City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager

Date: September 18, 2014

Initiated By: Steve Langworthy, Planning Director
Terry Foegler, Director of Strategic Planning/Special Initiatives

Re: Preliminary Plat – Bridge Park East (Case 14-070BPR/PP).

Summary

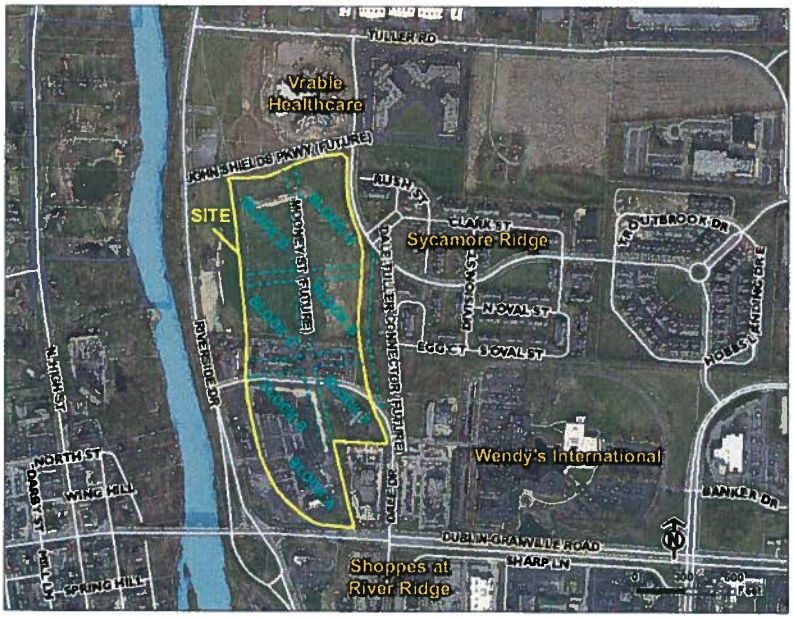
This is a request for review and approval of a Preliminary Plat for seven blocks on approximately 30.9 acres of land, coinciding with seven developable lots with new public rights-of-way to establish the street network, block layout and dimensions for a portion of the BSD Scioto River Neighborhood District. Additional internal access will be provided from private drives in dedicated reserves. The plat also includes the vacation of the east/west segment of Dale Drive and realignment of portions of existing rights-of-way.

Background

The Planning and Zoning Commission reviewed and approved the Basic Development Plan for the initial phases of the Bridge Park East mixed-use redevelopment project at their August 7, 2014 meeting. The Commission also reviewed and made a recommendation of approval to City Council on the Preliminary Plat request. Approval of the Basic Development Plan and Preliminary Plat sets the development framework for the public realm for the project, which is comprised of the street network, block layout, and lots for development.

Description

The Bridge Park East mixed-use development project involves the subdivision of land into multiple parcels/lots and blocks for development, in addition to the dedication of right-of-way, reconfiguration of lot lines, right-of-way vacation, and establishing reserves for private drives. The preliminary plat includes a preliminary master utility plan and tree survey, in addition to other information necessary for future final plats, likely to be phased in sections corresponding with development phasing.



The site is bounded by John Shields Parkway to the north, Riverside Drive (relocated) to the west, Dale Drive to the east, and S.R. 161/West Dublin-Granville Road to the south. The Preliminary Plat provides the publicly dedicated streets for the project.

The development blocks created by the new rights-of-way were approved by the Planning and Zoning Commission on August 7, 2014 with the Basic Development Plan Review, including approval of a waiver to exceed the maximum permitted block size for Blocks "D'" and "H" located in the northern portion of the site, along the south side of the new John Shields Parkway. The proposed street network meets the objectives of the Bridge Street District Code to create walkable blocks that place high value on pedestrian movement and safety and that appropriately distribute vehicular traffic. The access points onto the proposed public streets and the new intersections are acceptable at this preliminary stage, and the general layout of the streets conforms to the Street Network Map in the Bridge Street Code.

Street Section Details

The Subdivision Regulations require the Preliminary Plat to include the proposed street details, including lane widths, sidewalk dimensions, planting areas, etc. The plat provides right-of-way widths based on typical street sections developed as part of the Bridge Street District planning process, and as further refined through the review process for the proposed Bridge Park East mixed-use development.

The Plat provides rights-of-way for the following new or reconfigured streets:

- *Bridge Park Avenue* (formerly labeled Park Avenue and Broadstone Avenue) is an east-west District Connector street providing an eventual future road connection from Sawmill Road to Riverside Drive. The portion included in the plat is from the relocated Riverside Drive to the new Dale Drive (connecting Tuller Ridge Drive to the existing Dale Drive).

  The 76-foot street right-of-way section includes:
  - Two, 11-foot travel lanes (an 11-foot left turn lane is included in the segment adjacent to Riverside Drive, for a total 87 feet of right-of-way);
  - 8-foot parallel parking spaces on both sides of the street (constructed with permeable pavement for stormwater management);
  - 6-inch vertical curb;
  - 3-foot carriage walks adjacent to the parallel parking;
  - 5-foot planter/sidewalk area;
  - 5-foot cycletrack;
  - 6-foot sidewalk.

- *Tuller Ridge Drive* is an east/west Neighborhood Street that connects the existing, realigned Tuller Ridge Drive (realigned as part of the Dale/Tuller Connector road project currently under construction) with Riverside Drive.

  Mooney Street is a Neighborhood Street that runs north/south and connects the dedicated Mooney Street north of John Shields Parkway, south through the Bridge Park East development to the future Banker Drive extension.

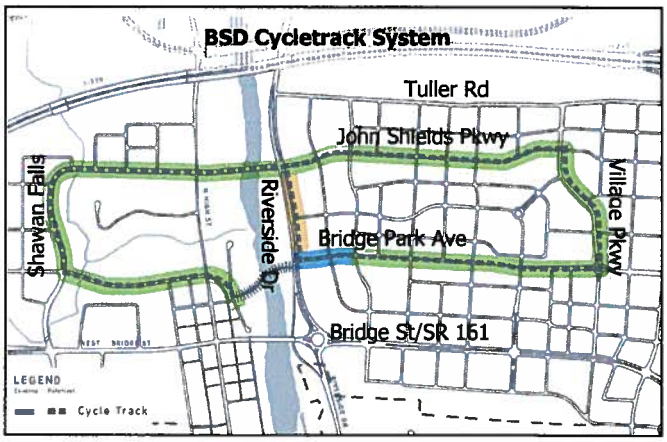
  The 65-foot right-of-way for both streets accommodates all required streetscape elements, including:
  - Two, 11-ft. travel lanes;
  - 8-foot parallel parking spaces on both sides of the street (constructed with permeable pavement for stormwater management);

- 2.5-foot carriage walks adjacent to the parallel parking;
- 5-foot planter/sidewalk area;
- 6-foot sidewalk.

Bridge Park Avenue

Streetscape Character

As part of the ongoing Bridge Street District planning efforts, the City engaged MKSK Studios to prepare recommended streetscape designs to ensure a consistent character for streets throughout the Bridge Street District, including "signature" streets like Riverside Drive, John Shields Parkway, and Bridge Park Avenue, in addition to the local "district" streets. Council reviewed preliminary concepts at their June 2, 2014 work session. A conceptual Bridge Street District cycletrack system (see graphic, at right) was presented, depicting a segment that would pass through the Bridge Park project as it approaches the riverside park and pedestrian bridge.



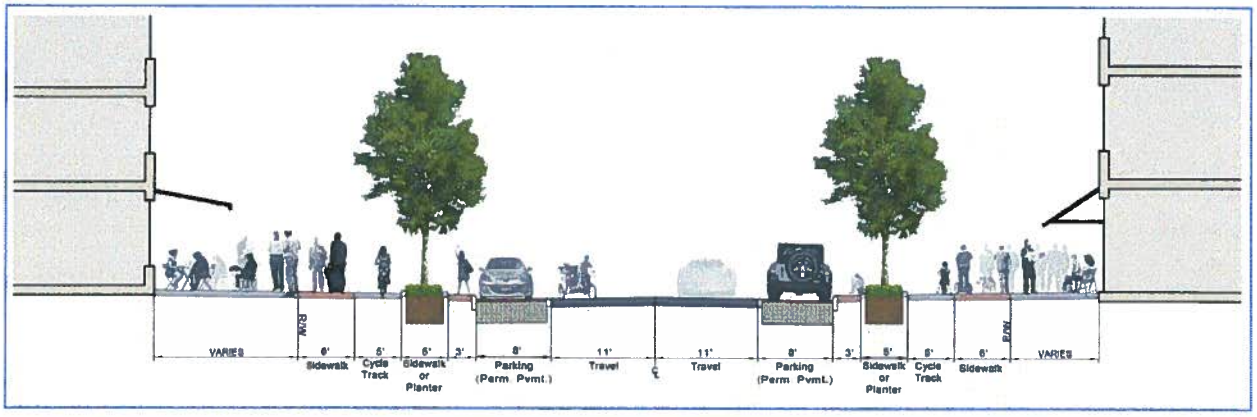
Planning and Zoning Commission Review

The Planning and Zoning Commission reviewed the Preliminary Plat on August 7th and confirmed that the proposed Preliminary Plat was consistent with the conceptual design for signature streets as reviewed by Council in June. The Commission also raised several concerns with the streetscape design along Bridge Park Avenue and Riverside Drive that will be addressed as part of future Development Plan and final plat applications. These included:

- The need for adequate space outside of the right-of-way for outdoor amenities including restaurant patios and seating areas;
- That adequate space be available for street trees, light poles, and other street furnishings without impeding pedestrians and bicyclists;
- That bicyclists and pedestrians can safely navigate and share the public space along Bridge Park Avenue and Riverside Drive; and
- That sufficient walkway space is provided to allow for a high degree of pedestrian activity and clear areas for sidewalk activities.

Bridge Park Avenue Streetscape Design Elements

The applicant submitted an illustrative street section as part of the preliminary plat, depicting each element within the right-of-way, as well as the relationship of the entire public realm between the faces of the buildings along the north and south sides of Bridge Park Avenue.



Bridge Park Avenue – Typical Section

The applicant has indicated that the distance between building façades ranges from 85 feet at the narrowest, up to approximately 115 at the intersection with Riverside Drive. These dimensions are highly consistent with great streets in urban contexts adjacent to four to six story buildings, as proposed in this development. Pushing the buildings any farther apart will compromise the proportional relationship between the width of the streetscape and the height of the buildings, which is critical to the successful urban design of this project.

Since the distance between building faces is, as a result, a fixed dimension, staff has been working with the applicant to carefully plan the dimensions of each of the public and private street design elements within that space to address the Commission's concerns, in addition to establishing an exceptional public realm that accommodates a wide variety of activities and types of users.

Highly successful urban streets by nature include a strong mix of users and activity, and do not always strictly segregate uses and activities. As this private development project has advanced and a greater level of detail is available to evaluate both the public and private development improvements, staff requested that MKSK look at the Bridge Park Avenue streetscape proposal, given the interrelationship between the private development and the City-initiated public projects in this area. Outside of the travel lanes and parking lanes, there are elements that could be modified to balance a variety of urban design objectives, described below, including potential alternatives to allow for increased walkways, patios, and/or bicycle facilities.
Feedback from City Council on the streetscape design elements described below is desired to provide direction to staff and the developer on the final streetscape design to be approved with the Development Plan and final plat.

Public Right-of-Way Elements

Carriage Walks
Three-foot walkways (including the granite curb) are provided to allow for passengers to exit parked vehicles and access the sidewalk, as well as provide some separation from the planting zone. Alternatives that have been evaluated include reducing the carriage walk to two and a half feet (including the granite curb).

Planting/Furnishings Zone
The proposed street design includes five-foot wide planter boxes with lengths of 12 feet to 20 feet that provide high quality landscaping areas and street trees. Alternatives include eliminating the

planter boxes in lieu of tree grates or an at-grade five-foot by five-foot paver system that serves to extend the carriage walk and sidewalk/cycletrack.

Bicycle Facilities

The proposed preliminary plat has five-foot cycletracks on the north and south sides of Bridge Park Avenue, adjacent to the 6-foot sidewalks, connecting to the regional cycletrack network. A large "sharrow" is also intended to be placed in the center of the travel lanes, signaling to motorists that cyclists will share the lanes with vehicles traveling at lower speeds through this highly pedestrian-oriented street corridor.

The cycletrack in this section is provided to recognize that the more "serious" bicyclists will likely travel on the street, and that the cycletrack will not function as a high-speed commuter route, given the amount and nature of the traffic along this street segment. Rather, the intent for the cycletrack in this portion of the Bridge Street District bicycle network is to permit the more casual cyclists to slow down, walk or park their bicycles, and/or move onto the street. In this way, the cycletrack is able to function more as an extension of the sidewalk, with markings that will signal to pedestrians that bicyclists will share the pedestrian zone.

Sidewalk

The six-foot sidewalk is the outermost portion of the public right-of-way, intended to seamlessly extend from the cycletrack onto the adjacent private property as a continuous extension of the streetscape.

In areas designated as "shopping corridors," a minimum of 12 feet of clear area (including the adjacent cycletrack) is required, necessitating one additional foot of clear area on private property within the Required Building Zone.

Private Streetscape Elements

Required Building Zone (Private Patios, Seating Areas, Sidewalk)

The Required Building Zone is the area located on private property between the right-of-way/front property line and the face of building. The applicant is in the process of finalizing the locations of the building footprints outside of the right-of-way, which are expected to be set back between two feet and up to 26 feet or more. The average building setback will provide about six feet of space available for on-site private restaurant patios and seating areas.

As part of the analysis for this project and the streetscape design, MKSK provided a series of patio size comparisons (attached to this memo) for urban developments throughout the Columbus region, including a mix of established neighborhoods like the Short North and new developments such as Easton. MKSK found that the average was about seven feet (ranging from 4 feet up to 10 feet), which is consistent with the average provided in the Bridge Park development. Further, the applicant has indicated that where the streetscape is too narrow for outdoor patios, architectural elements such as roll-up doors and windows will be installed to enliven the streetscape.

Other Plat Considerations

Street Names

The applicant has proposed street names for all public streets and private access drives. The applicant is proposing "Bridge Park Avenue" (also the name of the development project) for the

name of the principal corridor connector street from Riverside Drive to Dale Drive, eventually connecting east to Sawmill Road (which will require future renaming of Village Parkway). Feedback on this street name is requested from City Council.

Tuller Road, John Shields Parkway and Mooney Street (approved with a previous plat) are unchanged. Tuller Ridge Road is renamed to Dale Drive as an extension of the existing street. This will be official if Council approves Ordinance 67-14, which is currently under separate review.

Reconfigured Rights-of-Way

The plat vacates the east/west segment of Dale Drive. A portion of John Shields Parkway right-of-way is also adjusted to allow for appropriate intersection geometry with the relocated Riverside Drive.

Right-of-Way Lines at Street Intersections

The Subdivision Regulations 152.029(B)(6) require rights-of-way at street intersections be connected with a straight line tangent. The proposed plat does not include this chamfered intersection due to the Bridge Street Code requirements for corner occupancy by buildings; Engineering has confirmed that the subdivision requirement is not necessary in this location. Code allows the Planning and Zoning Commission and City Council to modify this requirement. The Commission approved a condition (Condition 4) recommending the modification. Approving the proposed preliminary and (future) final plat will finalize this modification.

Utility Infrastructure

A public 36-inch sanitary sewer trunk along the east side of the existing location of Riverside Drive will not be relocated with the roadway project. A connection to this sewer will serve Blocks "B," "C," "F," and "G." A new sanitary sewer along the south side of John Shields Parkway will serve Blocks "D" and "H." The applicant needs to indicate how sewer service to Block "A" is to be provided.

This proposal includes the removal of an existing 8-inch water line across the front of the existing Bridge Pointe shopping center, approval of which is necessary by both Dublin and Columbus. A new 12-inch water line will be installed along the east side of realigned Riverside Drive for the entire frontage of this project. Other water lines that exist in the area to serve this development include a 12-inch line on Tuller Ridge Drive (north/east sides), a 12-inch line on Dale Drive (south/west sides), and a 24-inch line on East Bridge Street (south side).

More information on the existing and proposed utility infrastructure is included in the August 7 Planning Report (attached to this memo).

Open Space

The locations and sizes of open spaces will be determined with the Development Plan and Site Plan Reviews. Preliminary locations of several open spaces have been provided. Public access easements for all publicly accessible open spaces will need to be included on the final plat.

Tree Preservation

The tree survey includes a table listing all trees to be removed and their condition and shows 136 trees, or 1,617 inches, to be removed. Code Section 153.065(D)(9)(b) provides for an exemption

to the tree replacement requirement when structures are located where required by the Zoning Code and for the provision of utilities.

Recommendation of the Planning and Zoning Commission

The Planning and Zoning Commission reviewed the proposed Preliminary Plat on August 7, 2014 and recommended approval to City Council with six conditions.

Recommended Conditions

1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
2) That the proposed utility easements be provided on the preliminary plat prior to review by City Council;
3) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
6) That the City and COTA resolve the issues associated with the acquisition and relocation of the Dale Drive Park and Ride facility before the final plat is recorded.

Condition 1 will be addressed through the Development Plan and final plat following feedback from City Council on the streetscape design considerations and approval of related development agreements.

Conditions 2, 3 and 5 have been addressed by the applicant to the satisfaction of Planning and Engineering. Condition 4 will be met with approval of the proposed preliminary plat by City Council.

Condition 6 relates to the timing of the resolution of the COTA facility and the recording of the final plat. (A representative of COTA, who owns a park and ride facility on the north side of Dale Drive within the project area, attended this meeting and requested clarification that they were not a party to this application.) Given the future roadways planned for this area, the City has taken the lead on working with COTA to work out an agreement on the land development and identify potential new locations for park and ride facilities to maintain consistent services for their ridership.

Recommendation

Staff recommends City Council approval of the proposed preliminary plat at the September 22, 2014 meeting.

Staff also requests feedback on the name of "Bridge Park Avenue" as a street name, as well as the public realm elements to be incorporated into the Development Plan and future final plat applications. These include the carriage walks, planting/furnishing zones, bicycle facilities, sidewalks, and required building zone areas for private patios, seating areas, etc.

MKSK

Outdoor Dining Comparisons

1

2

3

	Restaurant	Location	Outdoor Dining Width (ft)	Pedestrian Area (curb - bldg)	Urban Envelope (bldg - bldg)	Building Ht (story, avg)	On-Street Parking	Enclosed Patio
1	Claddagh Irish Pub	High Street (Brewery District)	8	18	88	4	Yes	Yes
2	Brioso	Gay Street (Downtown Columbus)	7.5	17.5	82	4	Yes	Yes
3	Boston's Gourmet Pizza	Nationwide Boulevard (Arena District)	7.5	24	100	5	Yes	Yes
4	Bodega	High Street (Short North)	5.5	12.5	122	3	Yes	Yes
5	Panera	High Street (Campus Gateway)	10	22	105	5	Yes	No
6	Cup O' Joe	High Street (River South)	8.5	22	95	6	Yes	Yes
7	Starbucks	3rd Street (German Village)	6	17.5	80	3	Yes	No
8	Giuseppe's	Main Street (Bexley)	6.5	20	85	2	Yes	Yes
9	Rishi	Third Street (Downtown Columbus)	9	17	84	5.5	Yes	Yes
10	Sidebar 122	Main Street (Downtown Columbus)	7	14.5	82	4.5	Yes	Yes
11	Matt the Miller's	Grandview Avenue (Grandview)	4	10	60	3	Yes	Yes
	Average		**7.2**	**17.7**	**89.4**	**4.1**		
	Park Avenue	**Park Avenue**	**see exhibit**	**19 - 41**	**84 - 115**	**5**	**Yes**	**Varies**

4

5

6

7

8

9

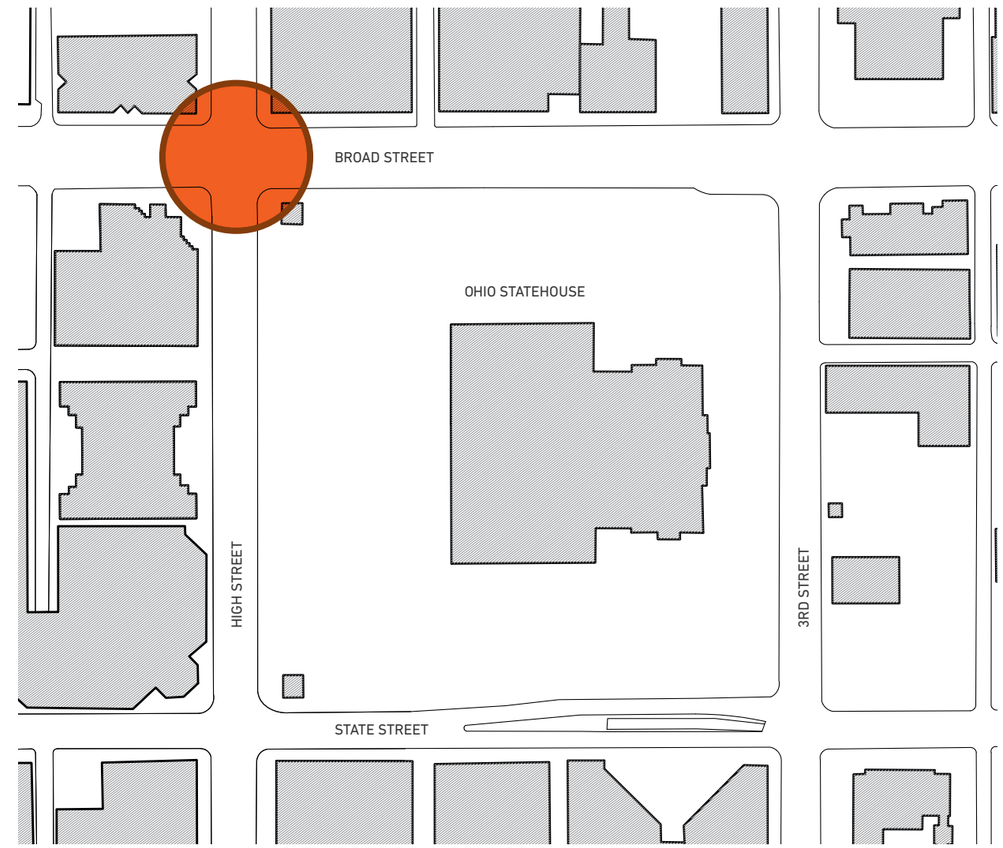
10

11

MKSK

Outdoor Dining Comparisons

Restaurant	Location	Outdoor Dining Width (ft)	Pedestrian Area (curb - bldg)	Clear Walk Width (ft)	Enclosed Patio	On-Street Parking
McCormick & Schmick	Easton Town Center	12.5	21.5	4	Yes	Yes
Smith & Wollensky	Easton Town Center	12	21	4	Yes	Yes
Brio	Easton Town Center	7.5	13.5	4.5	Yes	Yes
Rusty Bucket	Easton Town Center	8	16.5	4	Yes	Yes
Starbucks	Easton Town Center	5	11	3	No	Yes
Piada	Easton Town Center	5	20	4	No	Yes
Fado	Easton Town Center	9	15.5	3.5	Yes	Yes
Bon Vie	Easton Town Center	18.5	24.5	6	Yes	Yes
North Star	Easton Town Center	11.5	16.5	5	Yes	Yes
Panera (High Street)	Campus Gateway	10	21.5	6	No	Yes
Panera (11th Ave)	Campus Gateway	7	17.5	4	Yes	Yes
Pot Belly	Campus Gateway	6	18.5	10	No	No
Eddie George's	Campus Gateway	10	21.5	6.5	Yes	Yes
Mad Mex	Campus Gateway	8	20	6	Yes	Yes
The Oxley	Campus Gateway	9	34.5	12.5	Yes	Yes
Boston's Gourmet Pizza	Arena District	7.5	24	9	Yes	Yes



High Street & Broad Street, Downtown Columbus

High Street:

6,000+ pedestrians/day peak volume
22.5 ft pedestrian realm (curb to building)
4 ft clear walking space (minimum width at outdoor dining)

Broad Street:

6,000+ pedestrians/day peak volume
18.5 ft pedestrian realm (curb to building)
8 ft clear walking space (minimum width at outdoor dining)

Sidewalk Width Guidelines

morpc columbus pedestrian thoroughfare plan

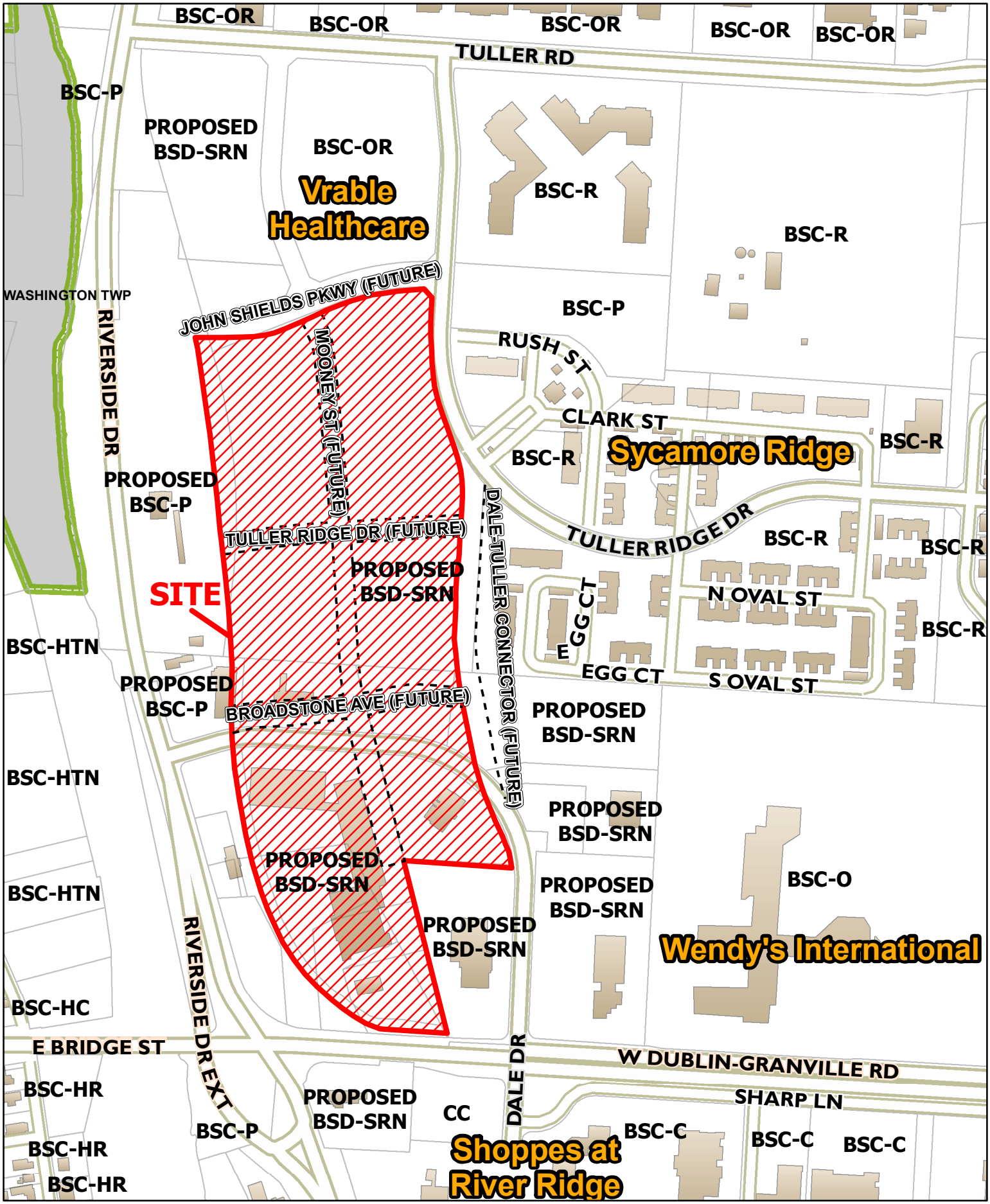
Class 1	Highest Demand	8-12ft	clear walking zone
Class 2	High Demand	8-10ft	clear walking zone
Class 3	Moderate Demand	7ft	clear walking zone
Class 4/5	Low Demand	5ft	clear walking zone

ite streetside design guidelines

C6	Urban Core	9-10ft	throughway
C5	Urban Center	9-10ft	throughway
C4	General Urban	6-8ft	throughway
C3	Suburban	6ft	

nacto urban street design guide

Downton Settings	8-12ft	pedestrian through zone
Commercial Settings	8-12ft	pedestrian through zone
Residential Settings	5-7ft	pedestrian through zone



City of Dublin

14-070BPR/PP
Basic Plan Review/Preliminary Plat
Bridge Park East
Riverside Drive and W. Dublin-Granville Road

0 250 500
Feet

N

City of Dublin

Case # 14 - 070 BPR/PP

APPLICATION FOR **DEVELOPMENT**

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

- ☐ Basic Plan Review
- ☑ Development Plan Review
- ☐ Minor Project
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION:

Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): Intersection of Dale Dr and Riverside Dr.

Tax ID/Parcel Number(s):		Parcel Size(s) in Acres:	
273-008831	273-008856	+/- 0.1 Acres	+/- 0.9 Acres
273-008832	273-008857	+/- 0.8 Acres	+/- 0.1 Acres
273-008834	273-008858	+/- 1.6 Acres	+/- 0.2 Acres
273-008838	273-008994	+/- 0.3 Acres	+/- 3.3 Acres

Existing Land Use/Development:	Zoning District:
Commercial Development	BSD Scioto River Neighborhood District

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION:

Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): BPACQ LLC

Mailing Address: 555 Metro Place N
Ste 600
Dublin, Ohio 43017

Daytime Telephone:	Fax:
614-335-2020	614-850-9191

Email or Alternate Contact Information: NYoder@crawfordhoying.com

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: 7/9/14	Next Decision Due Date:
Final Date of Decision:	Determination:

Director's (or Designee's) Signature:

FILE COPY

RECEIVED
JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN
PLANNING

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the **owner**, hereby authorize _____ to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date: 7/9/2014

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

NOTARIAL SEAL

(Notary Public Seal)

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

- ☐ Basic Plan Review
- ☑ Development Plan Review
- ☐ Minor Project
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 6720 Riverside Dr.	
Tax ID/Parcel Number(s): 273-012471	Parcel Size(s) in Acres: +/- 15.1 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): Scioto Tuller Acquisition, LLC	
Mailing Address: 555 Metro Place N Ste 600 Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

FILE COPY

RECEIVED JUL 09 2014 CITY OF DUBLIN PLANNING

14-070 BPR/PP

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the **owner**, hereby authorize _____ to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date: 7/9/2014

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

NOTARIAL SEAL

Notary Public Seal

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

- ☐ Basic Plan Review
- ☑ Development Plan Review
- ☐ Minor Project
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): Riverside Dr.	
Tax ID/Parcel Number(s): 273-012463 273-012427 273-012429 273-012430	Parcel Size(s) in Acres: +/- 1.1 Acres +/- 12.9 Acres +/- 0.02 Acres +/- 1.3 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): City of Dublin Ohio	
Mailing Address: 5200 Emerald Pkwy Dublin, Ohio 43017	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

FILE COPY

RECEIVED JUL 09 2014 CITY OF DUBLIN PLANNING

14-070 BPR/PP

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the **owner**, hereby authorize _____ to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date: 7/9/2014

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

(Notary Public Seal)

NOTARIAL SEAL

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

- ☐ Basic Plan Review
- ☑ Development Plan Review
- ☐ Minor Project
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 4351 Dale Dr	
Tax ID/Parcel Number(s): 273-008867	Parcel Size(s) in Acres: +/- 2.0 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): Dublin Imaging and Sports Medicine Building, LTD	
Mailing Address: 1695 Old Henderson Road Columbus, Ohio 43220	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

FILE COPY

RECEIVED JUL 09 2014 CITY OF DUBLIN PLANNING

14-070 BPR/PP

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the **owner**, hereby authorize _____ to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date: 7/9/2014

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 2014

State of Ohio

County of Franklin

NOTARIAL SEAL

Notary Public Signature

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

- ☐ Basic Plan Review
- ☑ Development Plan Review
- ☐ Minor Project
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 4500 Dale Dr	
Tax ID/Parcel Number(s): 273-008998	Parcel Size(s) in Acres: +/- 1.7 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): FHIT, LLC	
Mailing Address: 42 Woodcroft Trail Beavercreek, Ohio 45430	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

FILE COPY

JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN
PLANNING

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the **owner**, hereby authorize _____ to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date: 7/9/2014

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

{Notary Public Seal}

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

- ☑ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☑ Wireless Communication Facility (Chapter 99)

- ☐ Basic Plan Review
- ☑ Development Plan Review
- ☐ Minor Project
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Open Space Fee-in-Lieu
- ☐ City Council Appeal
- ☐ Master Sign Plan
- ☐ Parking Plan
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Alternative Structure
- ☐ Co-Location
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission**, **Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other:_____

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): Tuller Ridge Dr.	
Tax ID/Parcel Number(s): 273-009101	Parcel Size(s) in Acres: +/- 1.8 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): Invictus Land Holding LLC	
Mailing Address: 1605 NW Professional Plaza Columbus, Ohio 43220	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

FILE COPY

RECEIVED JUL 09 2014 CITY OF DUBLIN PLANNING

14-070BPR/PP

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the **owner**, hereby authorize _____ to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date: 7/9/2014

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

NOTARIAL SEAL

Official Public Seal

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

July 9, 2014

Rachel Ray
Planner II
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

Subject: Bridge Park East Phase 1
Basic Development Plan, Development Plan & Preliminary Plat Submittal

Dear Rachel,

I, Fauzi Hidmi, of FHIT, LLC hereby authorize Nelson Yoder, Principal of Crawford Hoying, to act as a representative in all matters pertaining to the processing and approval of City of Dublin site development applications for the FHIT property located in the City of Dublin with a PID of 273-008998-00.

Please let me know if you should have any questions at faveryshell@aol.com.

Sincerely,

Fauzi Hidmi
FHIT, LLC

FILE COPY

RECEIVED
JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN
PLANNING

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Preliminary Plat

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Intersection of Dale Dr. and Riverside Dr.

Tax ID/Parcel Number(s):		Parcel Size(s) (Acres):	
273-008831	273-008856	+/- 0.1 Acres	+/- 0.9 Acres
273-008832	273-008857	+/- 0.8 Acres	+/- 0.1 Acres
273-008834	273-008858	+/- 1.6 Acres	+/- 0.2 Acres
273-008838	273-008994	+/- 0.3 Acres	+/- 3.3 Acres

Existing Land Use/Development: Commercial Development

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Mixed Use

Total acres affected by application: +/- 38 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): BPACQ LLC

Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste 600, Dublin, Ohio 43017

Daytime Telephone: 614-335-2020 | Fax: 614-850-9191

Email or Alternate Contact Information: NYoder@crawfordhoying.com

RECEIVED

FILE COPY

JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN
PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes ☑ no ☐
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder ☒, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 7/9/2014

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Nelson Yoder, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.
Signature of applicant or authorized representative: Date: 7/9/14

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Nelson Yoder, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.
Signature of applicant or authorized representative: Date: 7/9/14

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

Notary Public

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☑ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6720 Riverside Dr.	
Tax ID/Parcel Number(s): 273-012471	Parcel Size(s) (Acres): +/- 15.1 Acres
Existing Land Use/Development: Commercial Development	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Mixed Use
Total acres affected by application: +/- 38 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Scioto Tuller Acquisition, LLC	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

RECEIVED
JUL 09 2014
CITY OF DUBLIN
PLANNING

14-070 BPR/PP

FILE COPY

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes ☑ no ☐
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder ☒, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 7/9/2014

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Nelson Yoder, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.
Signature of applicant or authorized representative: Date: 7/9/14

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Nelson Yoder, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.
Signature of applicant or authorized representative: Date: 7/9/14

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin Notary Public

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☑ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Riverside Dr.	
Tax ID/Parcel Number(s): 273-012463 273-012427 273-012429 273-012430	Parcel Size(s) (Acres): +/- 1.1 Acres +/- 12.9 Acres +/- 0.02 Acres +/- 1.3 Acres
Existing Land Use/Development: Commercial Development	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Mixed Use
Total acres affected by application: +/- 38 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): City of Dublin Ohio	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Pkwy Dublin, Ohio 43017	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

RECEIVED
JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN
PLANNING

FILE COPY

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder ☑, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 7/9/2014

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Nelson Yoder, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date: 7/9/2014

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Nelson Yoder, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:	Date: 7/9/2014

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

Notary Public

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☑ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 4351 Dale Dr.	
Tax ID/Parcel Number(s): 273-008867	Parcel Size(s) (Acres): +/- 2.0 Acres
Existing Land Use/Development: Commercial Development	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Mixed Use
Total acres affected by application: +/- 38 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Dublin Imaging and Sports Medicine Building, LTD	
Mailing Address: (Street, City, State, Zip Code) 1695 Old Henderson Road Columbus, Ohio 43220	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

RECEIVED
JUL 09 2014
CITY OF DUBLIN
PLANNING

FILE COPY
14-070 BPR/PP

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder ☒, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 7/9/2014

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Nelson Yoder, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.
Signature of applicant or authorized representative: Date: 7/9/14

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Nelson Yoder, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.
Signature of applicant or authorized representative: Date: 7/9/14

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin Notary Public

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☑ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 4500 Dale Dr.	
Tax ID/Parcel Number(s): 273-008998	Parcel Size(s) (Acres): +/- 1.7 Acres
Existing Land Use/Development: Commercial Development	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Mixed Use
Total acres affected by application: +/- 38 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): FHIT, LLC	
Mailing Address: (Street, City, State, Zip Code) 42 Woodcroft Trail Beavercreek, Ohio 45430	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

RECEIVED
JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN
PLANNING

FILE COPY

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder ☑, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 7/9/2014

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Nelson Yoder, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date: 7/9/2014

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Nelson Yoder, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:	Date: 7/9/2014

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

Notary Public

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☑ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Tuller Ridge Dr.	
Tax ID/Parcel Number(s): 273-009101	Parcel Size(s) (Acres): +/- 1.8 Acres
Existing Land Use/Development: Commercial Development	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Mixed Use
Total acres affected by application: +/- 38 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Invictus Land Holding LLC	
Mailing Address: (Street, City, State, Zip Code) 1605 NW Professional Plaza Columbus, Ohio 43220	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FILE COPY

RECEIVED
JUL 09 2014
14-070 BPR/PP
CITY OF DUBLIN

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder ☒, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 7/9/2014

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Nelson Yoder, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date: 7/9/2014

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Nelson Yoder, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:	Date: 7/9/2014

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

Notary Public

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

*Dale Holding of Cols LLC
Attn: Lori
6707 Sawmill Rd
Dublin, OH 43017

*Tuller Henderson LLC
1605 NW Professional PLZ
Columbus, OH 43220

*Jen-Josh LLC
10208 Wellington Blvd
Powell, OH 43065

*Peace Hanson LLC
8077 Crossgate Ct S
Dublin, OH 43017

*BPACQ LLC
555 Metro Pl N, Ste 600
Dublin, OH 43017

*Dublin Imaging & Sports Meds
1695 Old Henderson Rd
Columbus, OH 43220

*FHIT LLC
42 Woodcroft Dr
Beaver Creek, OH 45430

*Invictus Land Holding LLC
3248 W Henderson Rd
Columbus, OH 43220

*Central Ohio Transit Authority
1600 McKinley Ave
Columbus, OH 43222

*Joseph Realty LLC
250 E 5th St, STE 285
Cincinnati, OH 45202

*Larry Brueshaber
Elizabeth C. Connelly
7454 Lake Park Drive
West Chester, OH 45069

* Store Master Funding IV LLC
8501 E Princess Drive #190
Scottsdale, AZ 85255

* Enchanted Care Learning Center
4370 Dale Drive
Dublin, OH 43017

*Tim Hortons
6490 Riverside Drive
Dublin, OH 43017

*Dublin Imaging & Sports Med
4351 Dale Drive
Dublin, OH 43017

Dublin Corporate Resident
6570 Riverside Drive
Dublin, OH 43017

Peace Hanson LLC
8077 Crossgate Ct
Dublin, OH 43017

Invictus Land Holding LLC
1605 NW Professional PLZ
Columbus, OH 43220

FHIT LLC
42 Woodcroft Dr
Beaver Creek, OH 45430

Dublin Corporate Resident
6500 Riverside Drive
Dublin, OH 43017

Dublin Corporate Resident
6504 Riverside Drive
Dublin, OH 43017

Dublin Resident
4300 W. Dublin-Granville Road
Dublin, OH 43017

Jen-Josh LLC
6720 Riverside Drive
Dublin, OH 43017

G&I VI Sycamore Ridge LLC
220 E 42nd Street
New York, NY 10017

Dublin Corporate Resident
6700 Tuller Ridge Drive
Dublin, OH 43017

Dublin Resident
6514 Riverside Drive
Dublin, OH 43017

City of Dublin
6694 Riverside Drive
Dublin, OH 43017

Dublin Resident
4450 Dale Drive
Dublin, OH 43017

Dublin Resident
4393 Tuller Ridge Road
Dublin, OH 43017

Dublin Resident
6700 Sycamore Ridge Blvd
Dublin, OH 43017

Dublin Resident
6924 Riverside Drive
Dublin, OH 43017

Dublin Resident
4500 Dale Drive
Dublin, OH 43017

Dublin Resident
4444 Tuller Road
Dublin, OH 43017

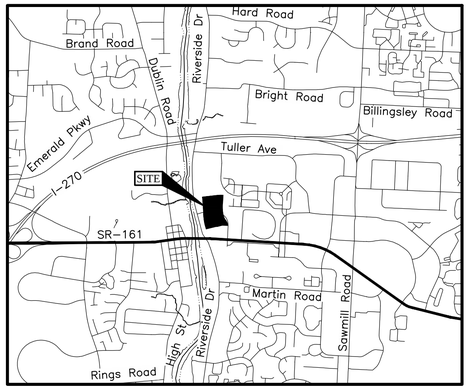
Dublin Resident
6530 Riverside Drive
Dublin, OH 43017

Dublin Resident
4340 W. Dublin-Granville Road
Dublin, OH 43017

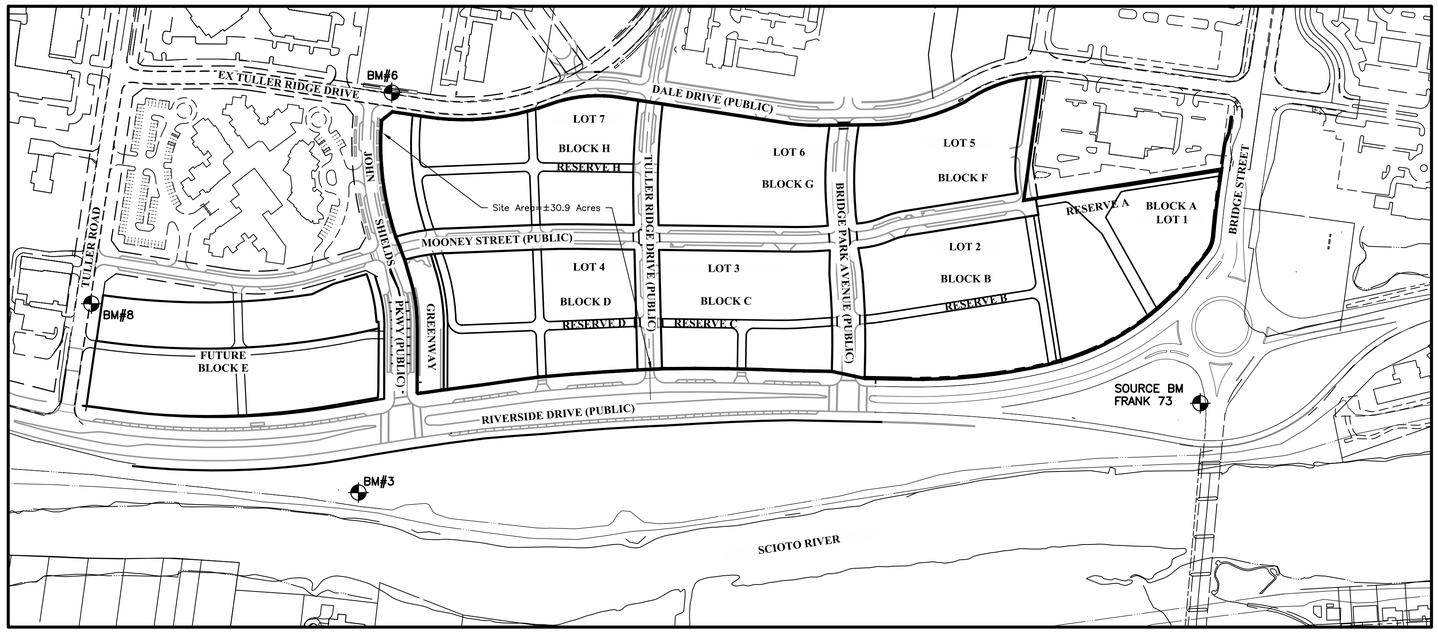
Dublin Resident
4555 W. Dublin-Granville Road
Dublin, OH 43017

Store Master Funding IV LLC
8501 E Princess Dr #190
Scottsdale, AZ 85255

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
QUARTER TOWNSHIP 2 & 3, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY DISTRICT
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST
2014



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

NOTES

1. Reserves are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
2. Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
3. Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
4. Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

SHEET INDEX

Sheet Title	Sheet Number
Title Sheet	PP 1
Preliminary Plat – Detail	PP 2
Preliminary Plat – Detail	PP 3
Preliminary Plat – Detail	PP 4
Preliminary Plat	PP 5
Preliminary Plat	PP 6
Preliminary Plat	PP 7
Master Utility Plan	PP 8
Preliminary Plat Typical Section	PP 9
Preliminary Plat Typical Section	PP 10
Preliminary Plat Typical Section	PP 11
Preliminary Plat Typical Section	PP 12
Tree Survey	STS 1
Tree Survey	STS 2
Tree Survey	STS 3

BENCH MARKS
(NAVD 1988)

Source BM Frank 73 — Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
Elev. = 801.706

BM #3 — Nail in the East side of power pole #3221341, being on the West side of Riverside Drive and 800 feet South of Tuller Road.
Elev. = 800.24

BM #6 — Chiseled "X" on the West bolt of the second fire hydrant South of the intersection of Tuller Road and Existing Tuller Ridge Drive, said hydrant being on the East side of Existing Tuller Ridge Drive.
Elev. = 845.50

BM #8 — Chiseled "X" on the North bold of the second fire hydrant East of the intersection of Riverside Drive and Tuller Road, said hydrant being on the South side of Tuller Road
Elev. = 821.18

DEVELOPER/OWNER
Crawford Hoying Development Partners
555 Metro Place North, Suite 600
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191

ENGINEER
EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800

ZONING
Zoned BSD Scioto River Neighborhood District

Site Area = ±30.9 Acres

REVISIONS

MARK	DATE	DESCRIPTION
1	9/12/14	City Council Submittal

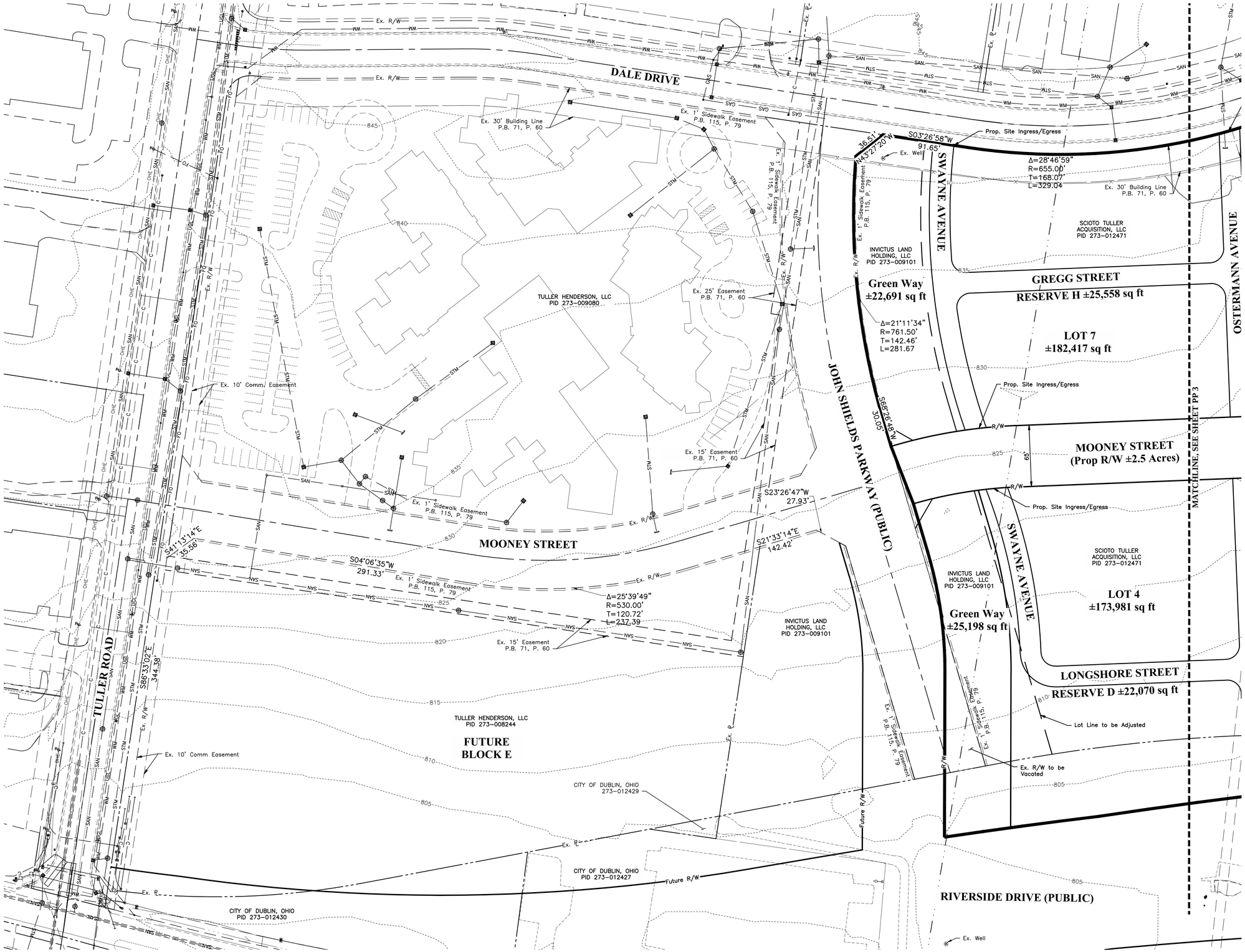
CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: July 28, 2014
SCALE: As Noted
JOB NO.: 2013-1481
SHEET: PP 1

J:\2013\1481\Dwg\04Sheets\Basic Development Plan\PP 1 Title Sheet.dwg Last Saved By: jmiller 9/11/2014 3:26 PM Last Printed By: Pattie Jones 9/12/2014 10:40 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

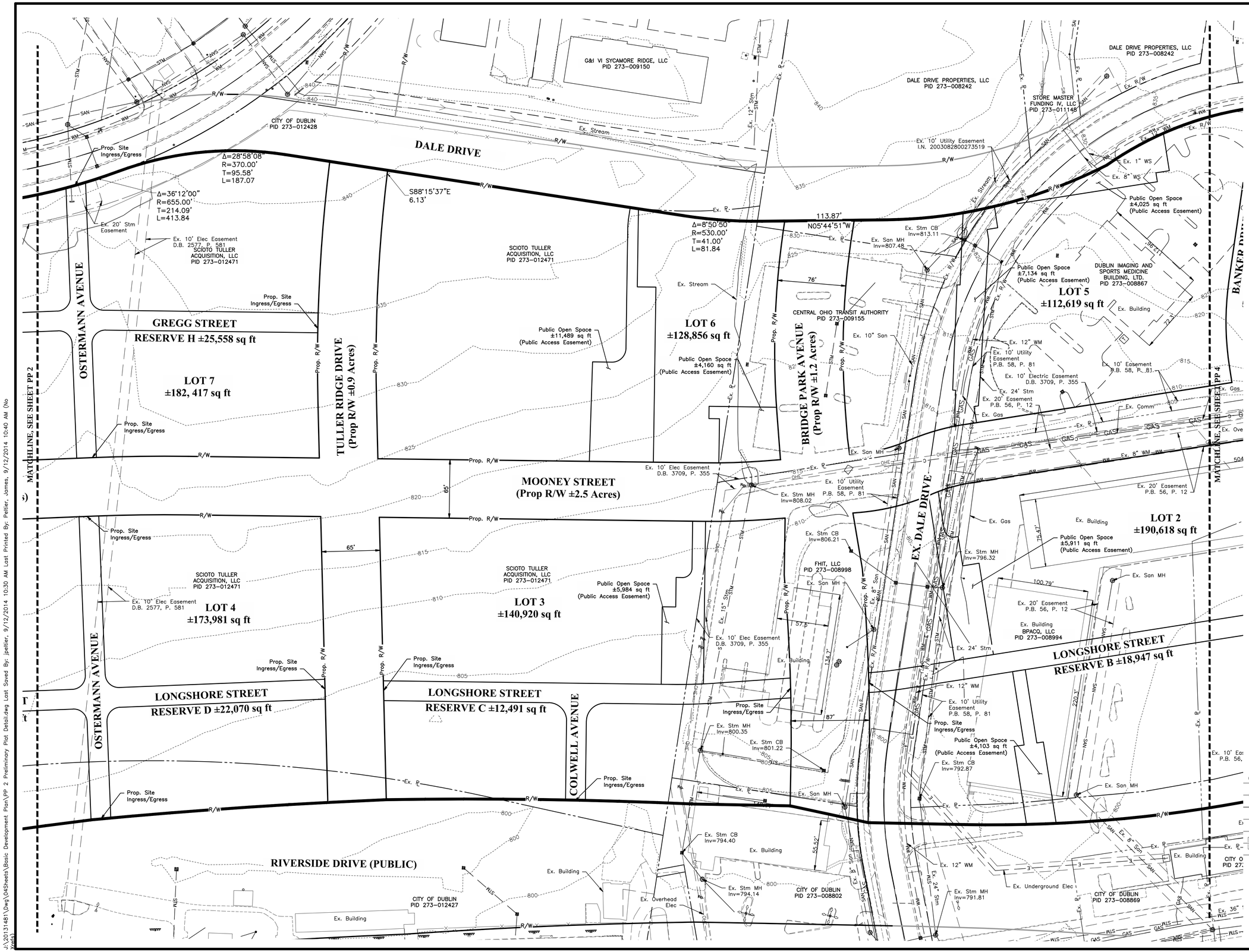
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 2

d:\2013\1481\Dwg\04Sheets\Basic Development Plan\PP 2 Preliminary Plat Detail.dwg Last Saved By: jpeltier, 9/12/2014 10:30 AM Last Printed By: Peltier, James, 9/12/2014 10:40 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

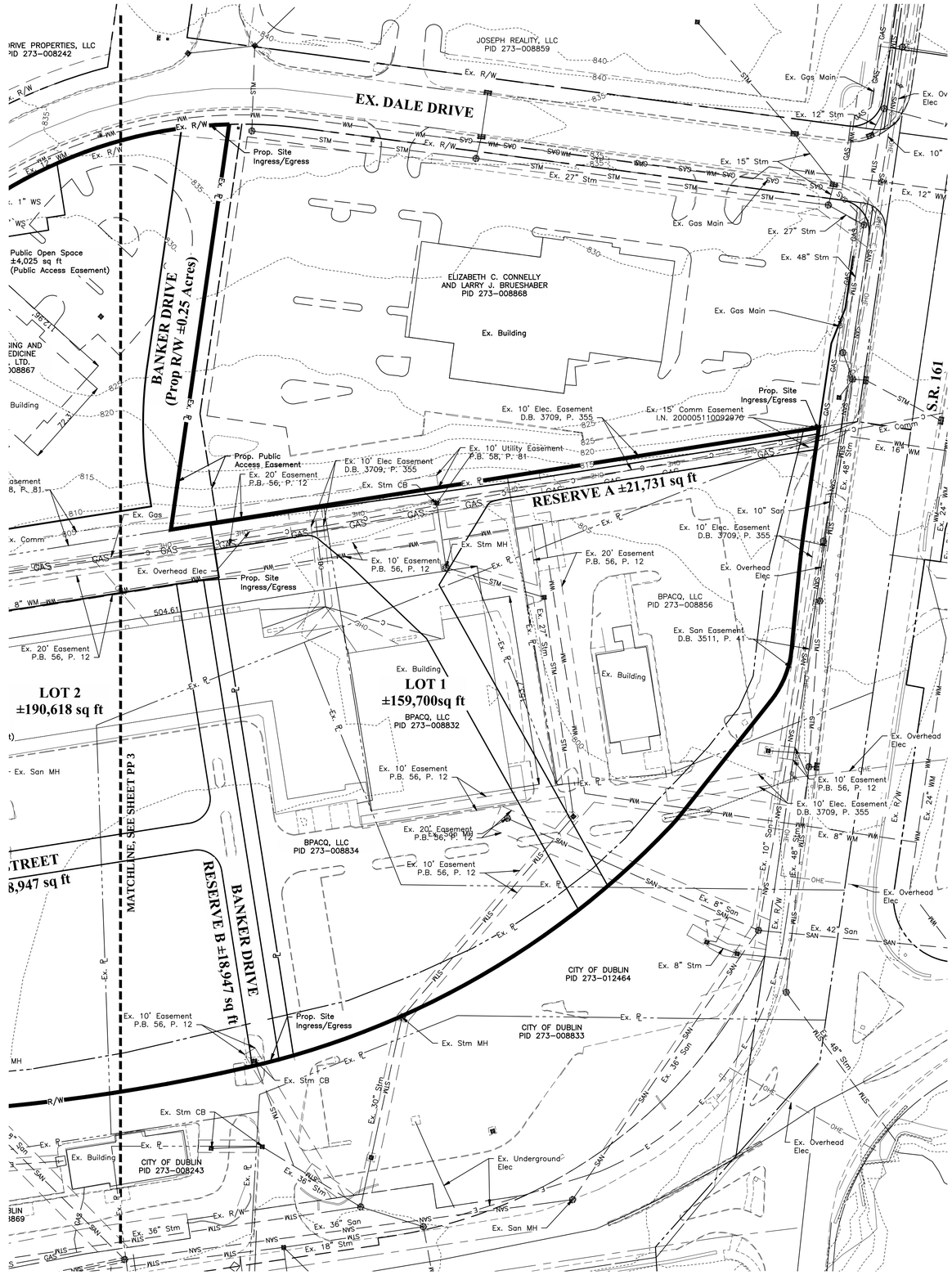
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 3

J:\2013\1481\Dwg\04Sheets\Basic Development Plan\PP 2 Preliminary Plat Detail.dwg Last Saved By: jpeltier, 9/12/2014 10:30 AM Last Printed By: Peltier, James, 9/12/2014 10:40 AM (No Xref(s))



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

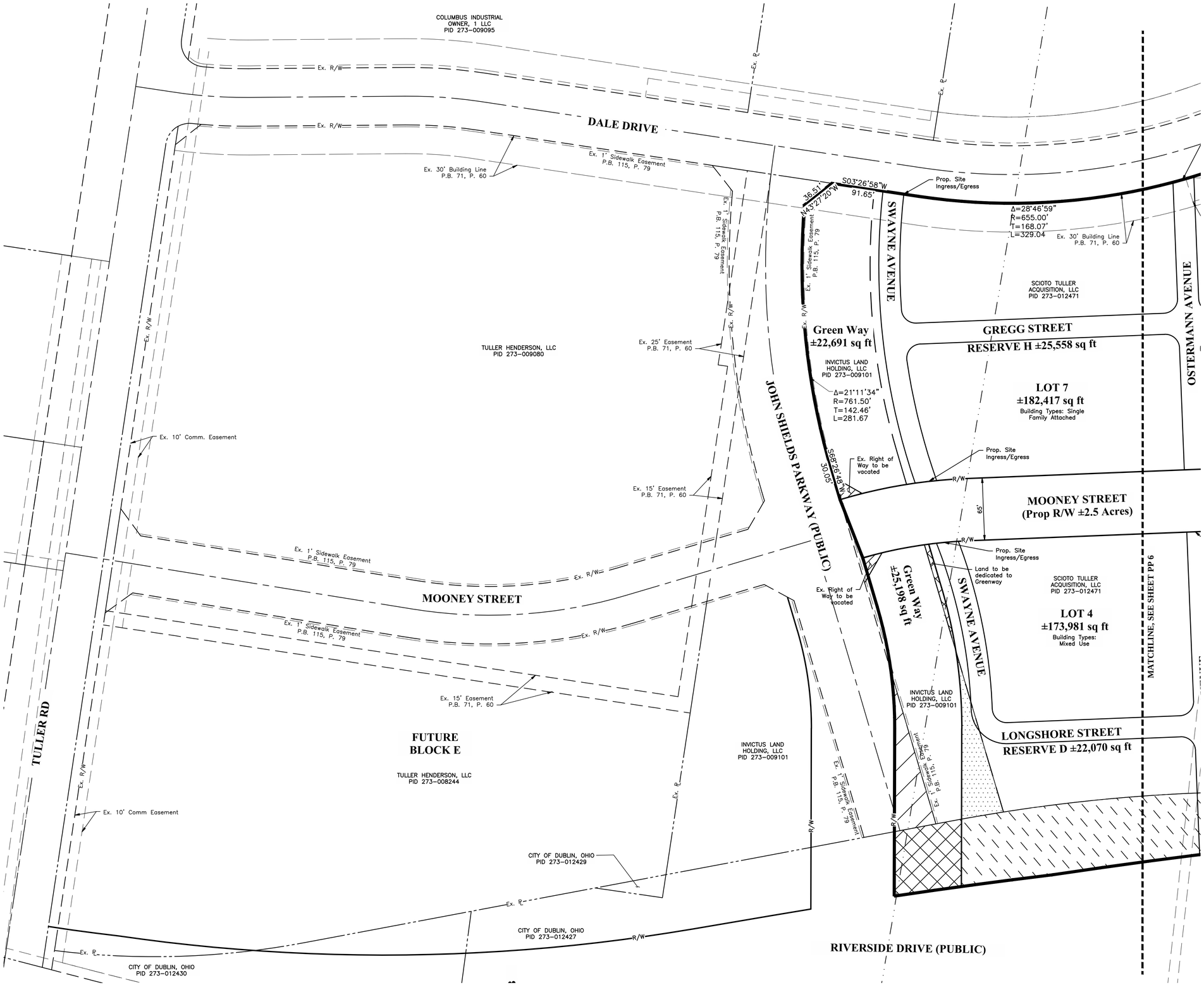
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 4

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 2 Preliminary Plat Detail.dwg Last Saved By: jpeltier, 9/12/2014 10:30 AM Last Printed By: Peltier, James, 9/12/2014 10:41 AM (No Xrefs)



LEGEND

- Existing Right of Way to be vacated
- Land to be dedicated to Greenway
- Land to be removed from Greenway
- Excess land owned by City of Dublin

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

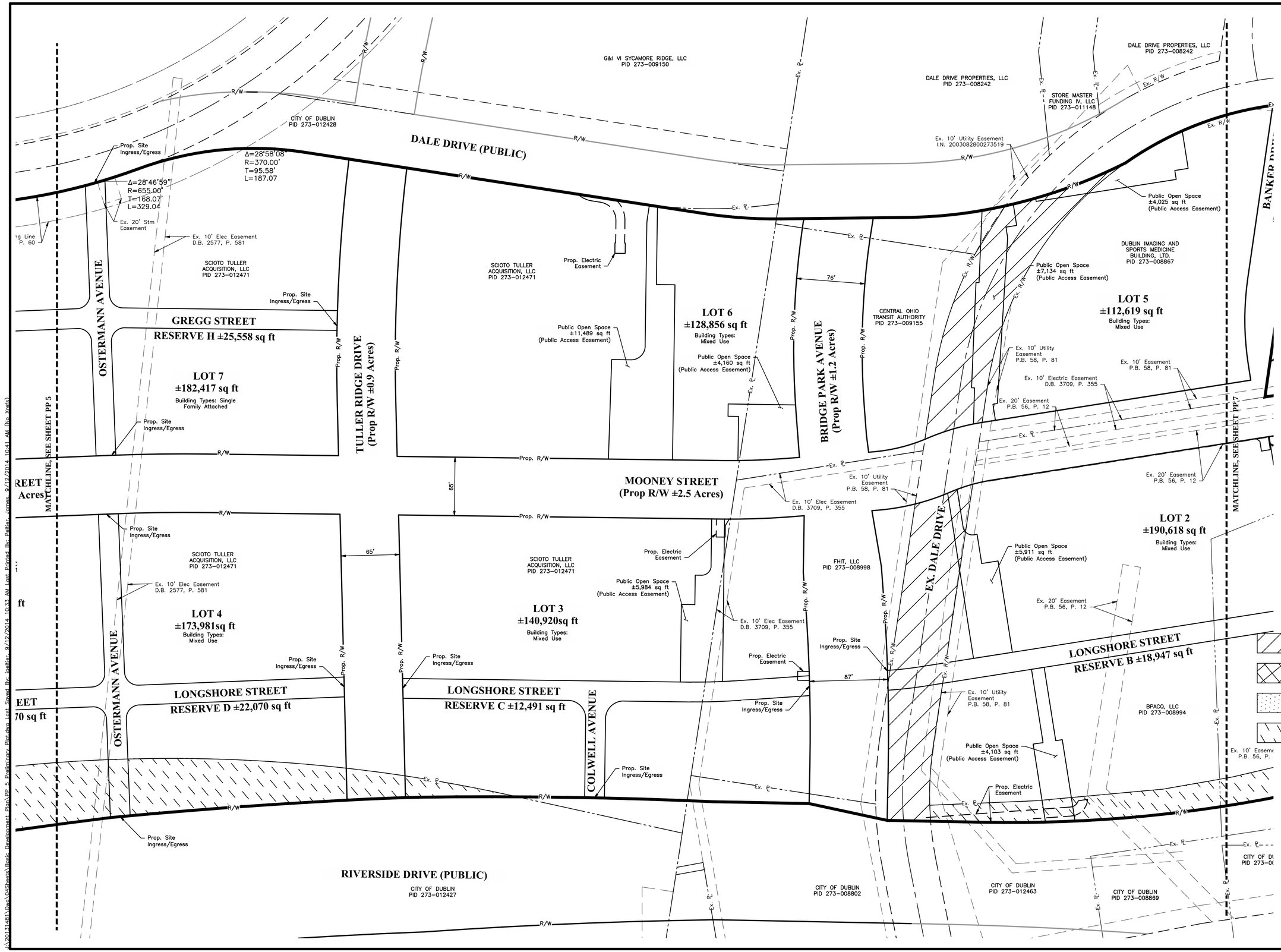
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 5

A:\2013\1481\Dwg\02Sheets\Basic Development Plans\PP 5 Preliminary Plat.dwg Last Saved By: jtelliier 9/12/2014 10:33 AM Last Printed By: jtelliier, jjames 9/12/2014 10:41 AM (No Xrefs)



REVISIONS			
MARK	DATE	DESCRIPTION	

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

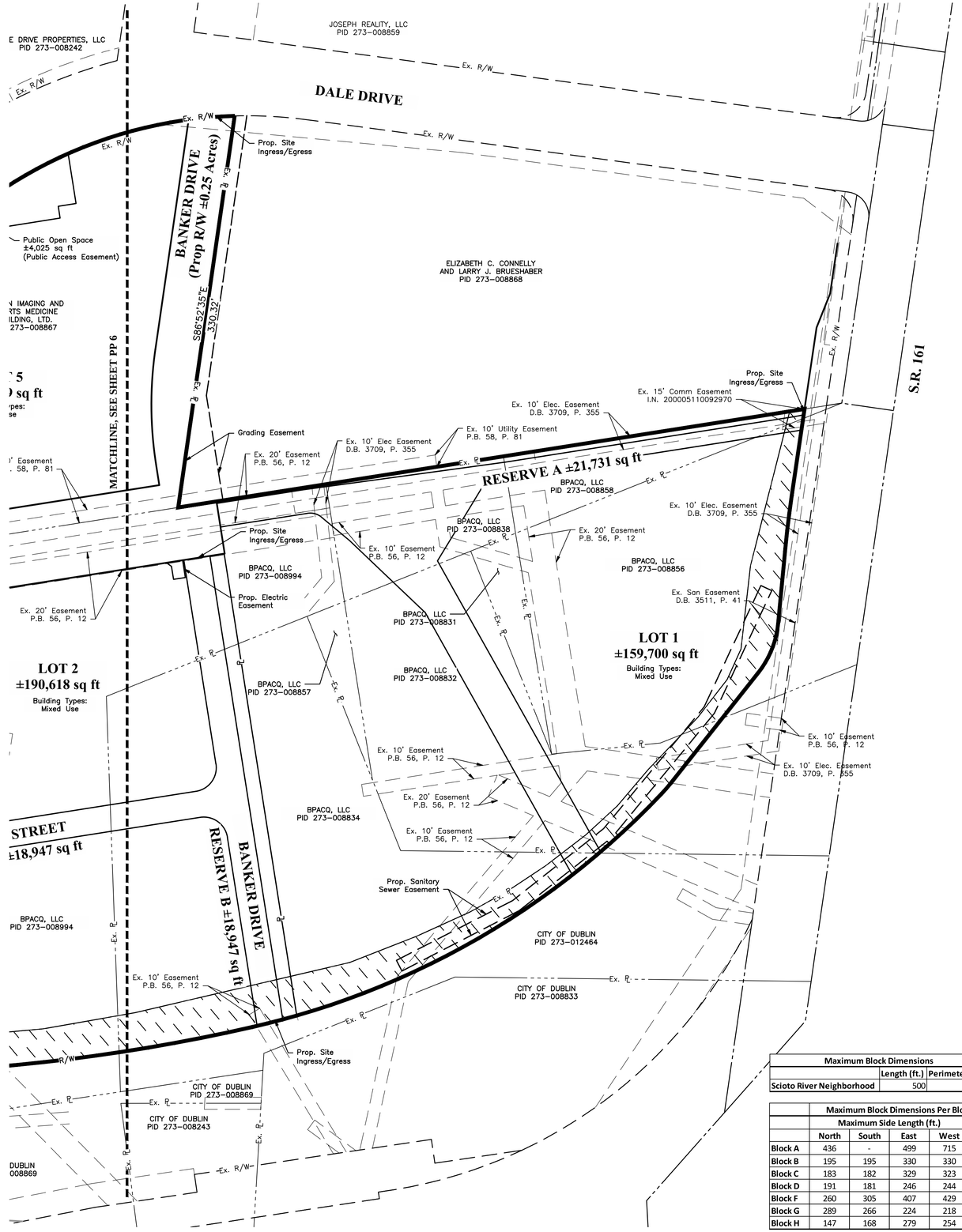
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 6



LEGEND

- Existing Right of Way to be vacated
- Land to be dedicated to Greenway
- Land to be removed from Greenway
- Excess land owned by City of Dublin

Maximum Block Dimensions		
	Length (ft.)	Perimeter (ft.)
Scioto River Neighborhood	500	1750

	Maximum Block Dimensions Per Block				
	Maximum Side Length (ft.)				
	North	South	East	West	Perimeter (ft.)
Block A	436	-	499	715	1650
Block B	195	195	330	330	1050
Block C	183	182	329	323	1017
Block D	191	181	246	244	862
Block F	260	305	407	429	1401
Block G	289	266	224	218	997
Block H	147	168	279	254	848

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

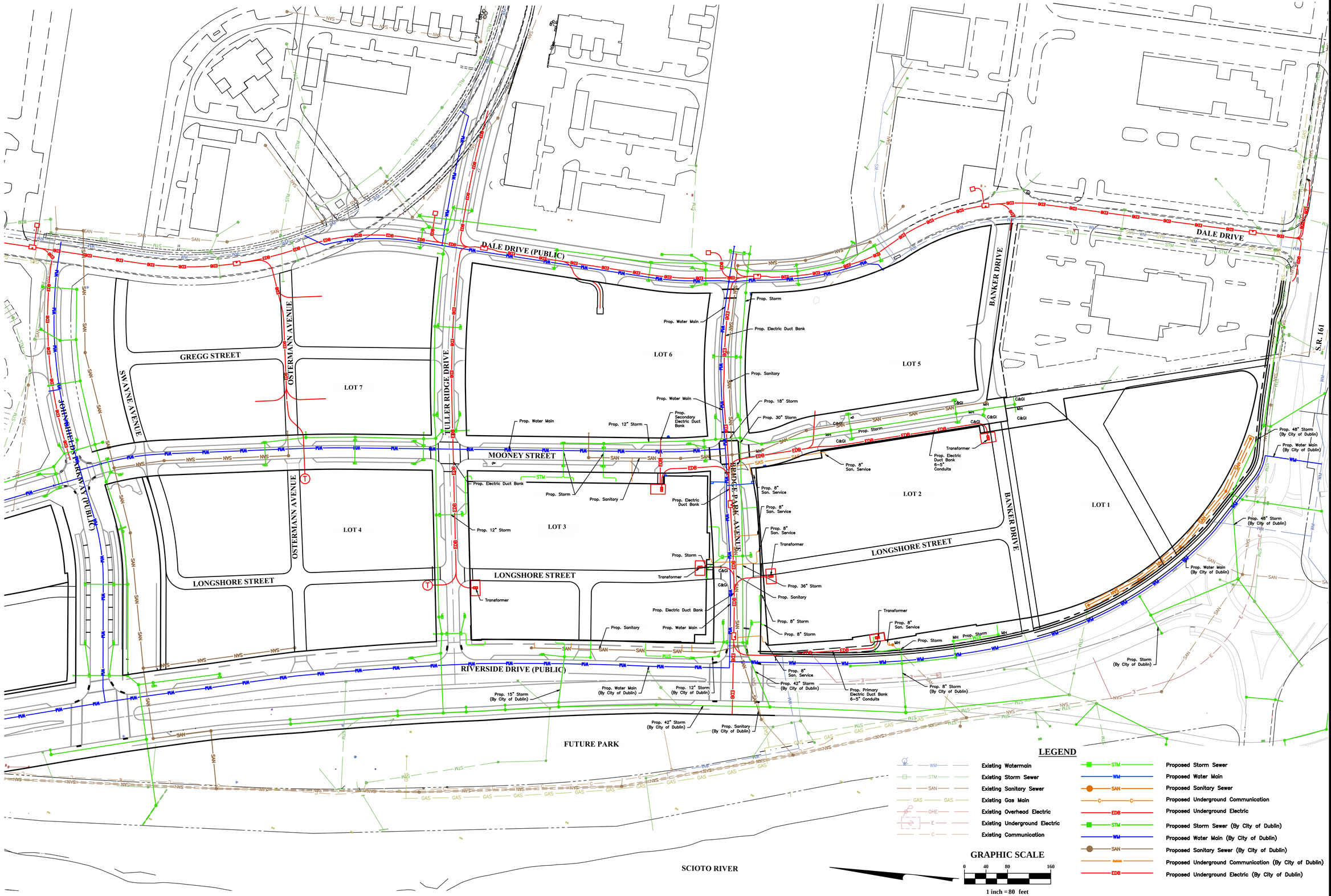
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 7

A:\2013\1481\Dwg\04Sheets\Basic_Development_Plan\PP_6_Preliminary_Plat.dwg Last Saved By: jpelletier 9/12/2014 10:33 AM Last Printed By: Pelletier, James 9/12/2014 10:41 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST
MASTER UTILITY PLAN

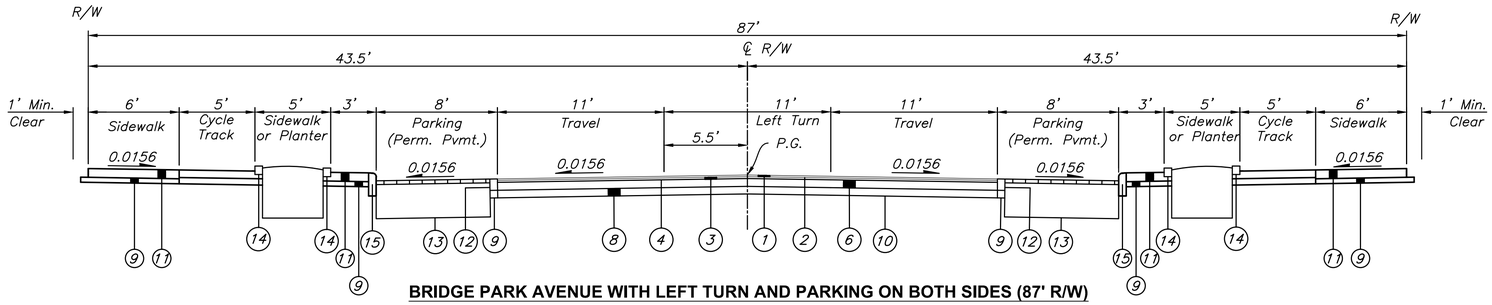
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 30, 2014

SCALE
1" = 80'

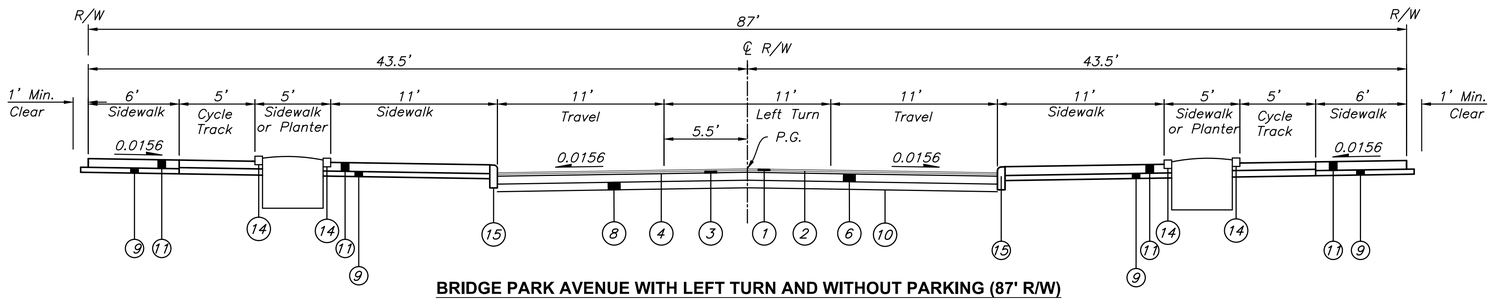
JOB NO.
2013-1481

SHEET
PP 8



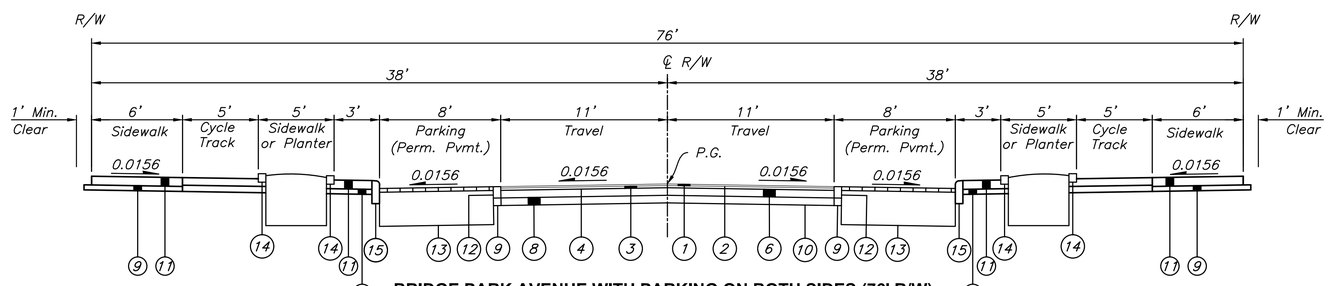
BRIDGE PARK AVENUE WITH LEFT TURN AND PARKING ON BOTH SIDES (87' R/W)

Applies to Bridge Park Avenue from Riverside Drive to Mooney Street



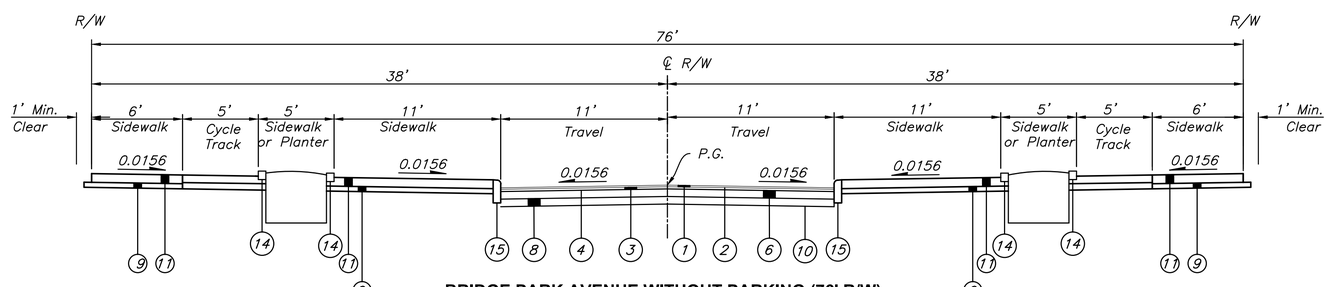
BRIDGE PARK AVENUE WITH LEFT TURN AND WITHOUT PARKING (87' R/W)

Applies to Bridge Park Avenue from Riverside Drive to Mooney Street



BRIDGE PARK AVENUE WITH PARKING ON BOTH SIDES (76' R/W)

Applies to Bridge Park Avenue from Mooney Street to Dale Drive



BRIDGE PARK AVENUE WITHOUT PARKING (76' R/W)

Applies to Bridge Park Avenue from Mooney Street to Dale Drive

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course, Type 1, PG64–22
2. Item 407 – Tack Coat for Intermediate Course (0.04 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course, Type 1, PG64–22
4. Item 407 – Tack Coat (0.075 Gal./Sq. Yd.)
5. Item 304 – 5" Aggregate Base
6. Item 301 – 6" Asphalt Concrete Base, PG64–22
7. Item 301 – 3" Asphalt Concrete Base, PG64–22
8. Item 304 – 6" Aggregate Base
9. Item 304 – 4" Aggregate Base
10. Item 204 – Subgrade Compaction and Proof Rolling
11. Item SPEC – Brick Sidewalk
12. Item SPEC– Granite Band
13. Item SPEC– Permeable Pavement
14. Item SPEC – Granite Planter Curb
15. Item 609 – Granite Curb
16. Not Used
17. Item 608 – 6" Concrete Walk, As Per Plan
18. Item 608 – 4" Concrete Walk, As Per Plan
19. Item 659 – Topsoil (T=4")
20. Item 659 – Seeding & Mulching, Class 1, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

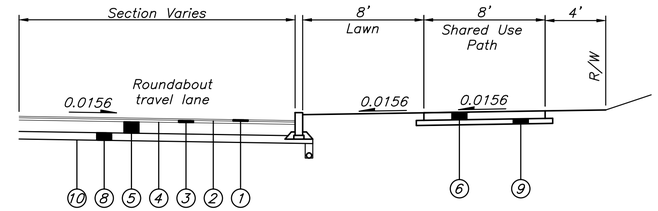
DATE
July 28, 2014

SCALE
None

JOB NO.
2013-1481

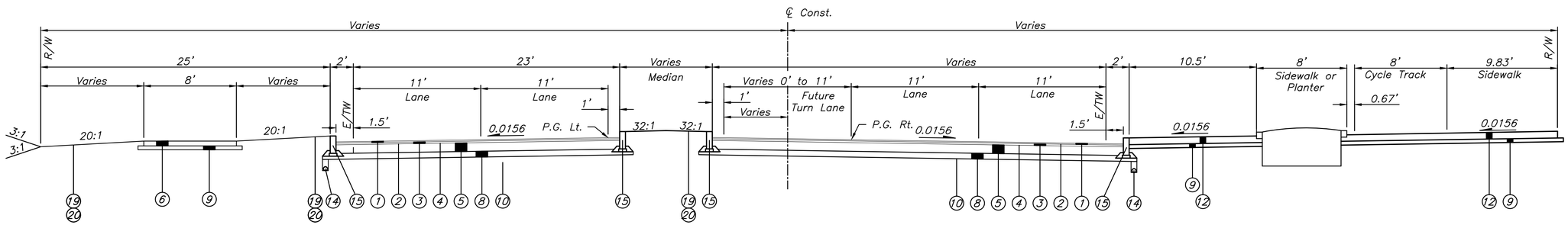
SHEET
PP 9

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41
AW (No Xrefs)



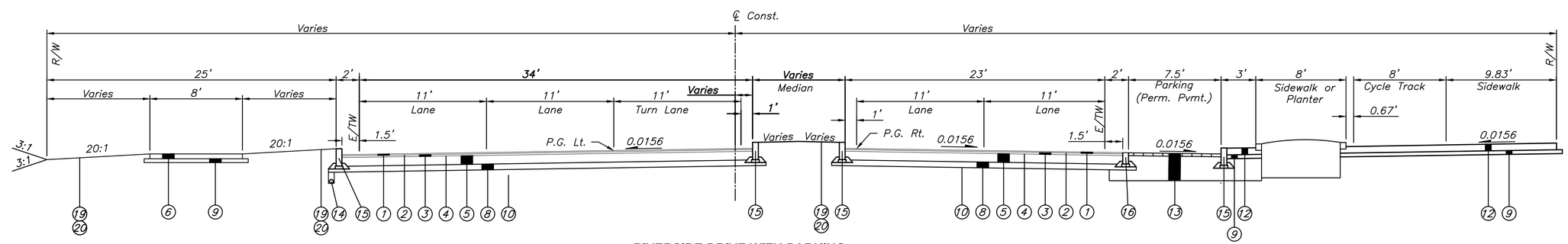
RIVERSIDE AT ROUNDABOUT

Applies to Riverside south of Bridge Park Avenue



RIVERSIDE DRIVE WITHOUT PARKING

Applies to Riverside from John Shields Parkway to Bridge Park Avenue



RIVERSIDE DRIVE WITH PARKING

Applies to Riverside from John Shields Parkway to Bridge Park Avenue

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 9" Asphalt Concrete Base, PG64–22
6. Concrete Walk – Buff Wash Finish, 5" Thick
7. Not Used
8. Item 304 – 6" Aggregate Base
9. Item 304 – 4" Aggregate Base
10. Item 204 – Subgrade Compaction and Proof Rolling
11. Not Used
12. Item SPEC – Brick Paver Walk
13. Item SPEC– Permeable Pavement
14. Item 605 – 4" Base Pipe Underdrain
15. Item 609 – Granite Curb (18" X 6")
16. Item 609 – Granite Band (12" X 6")
17. Not Used
18. Not Used
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan

E/TW = Edge of Traveled Way

MARK	DATE	DESCRIPTION

REVISIONS

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

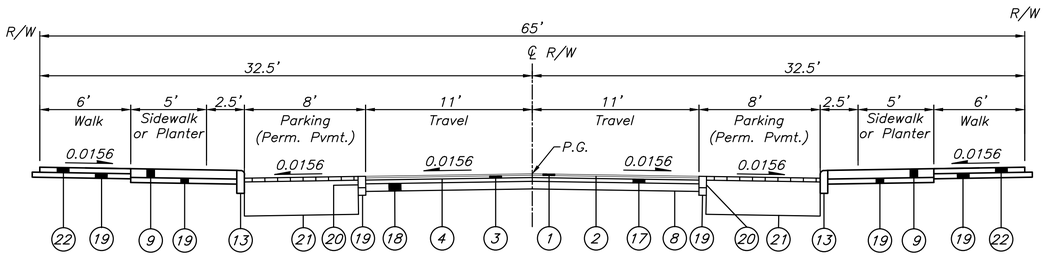
DATE
July 28, 2014

SCALE
None

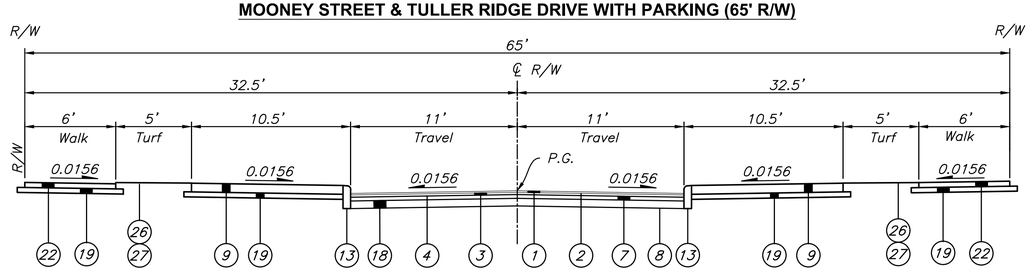
JOB NO.
2013-1481

SHEET
PP 10

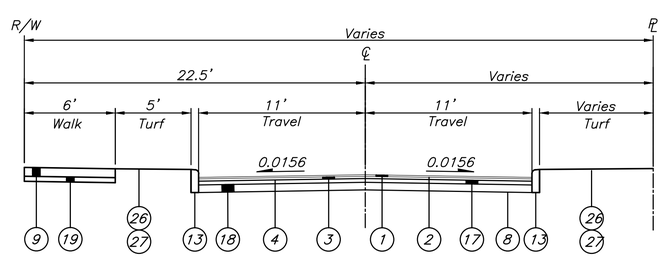
J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41 AM (No Xrefs)



MOONEY STREET & TULLER RIDGE DRIVE WITH PARKING (65' R/W)



MOONEY STREET & TULLER RIDGE DRIVE WITHOUT PARKING (65' R/W)



BANKER DRIVE ON GRADE WITHOUT PARKING (R/W VARIES)

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item SPEC – Brick Paver Walk
10. Item 609 – Granite Band (15" x 6")
11. Item 609 – Granite Curb (18" x 6")
12. Not Used
13. Item 609 – Straight 18" Curb
14. Item SPEC – Granite Planter Curb
15. Not Used
16. Item 448 – 2.5" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
17. Item 301 – 3" Asphalt Concrete Base, PG64–22
18. Item 304 – 6" Aggregate Base
19. Item 304 – 4" Aggregate Base
20. Item SPEC – 6" x 9" Concrete Band
21. Item SPEC – Permeable Paver Roadway
22. Item 608 – 6" Concrete Walk
25. Item 609 – Granite Band (12" x 6")
26. Item 659 – Topsoil (T=6")
27. Item 659 – Seeding & Mulching, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

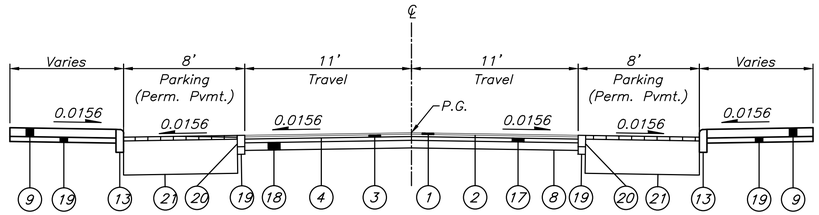
DATE
July 28, 2014

SCALE
None

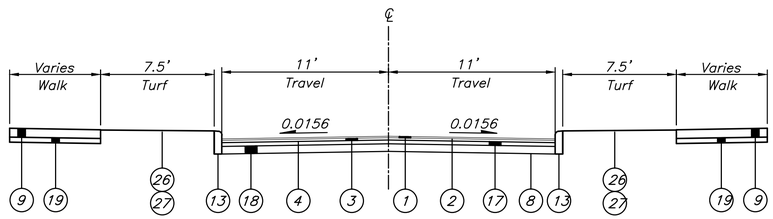
JOB NO.
2013-1481

SHEET
PP 11

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41
AW (No Xrefs)



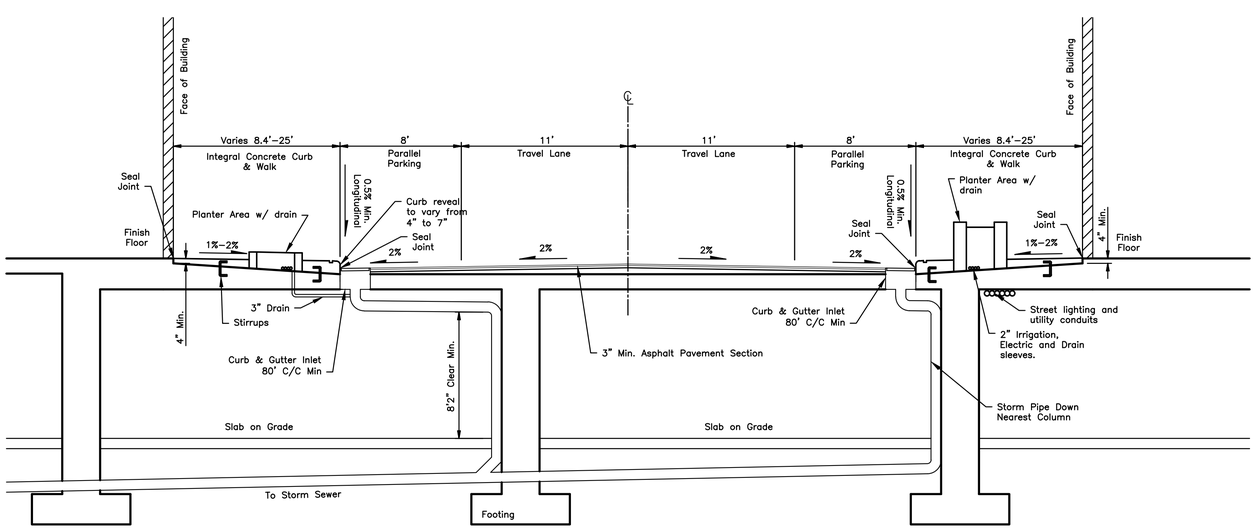
PRIVATE STREETS ON GRADE WITH PARKING
(Longshore, Swayne and Gregg)



PRIVATE STREETS ON GRADE WITHOUT PARKING
(Longshore, Swayne and Gregg)

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item SPEC – Brick Paver Walk
10. Item 609 – Granite Band (15" x 6")
11. Item 609 – Granite Curb (18" x 6")
12. Not Used
13. Item 609 – Straight 18" Curb
14. Item SPEC – Granite Planter Curb
15. Not Used
16. Item 448 – 2.5" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
17. Item 301 – 3" Asphalt Concrete Base, PG64–22
18. Item 304 – 6" Aggregate Base
19. Item 304 – 4" Aggregate Base
20. Item SPEC – 6" x 9" Concrete Band
21. Item SPEC – Permeable Paver Roadway
22. Item 608 – 6" Concrete Walk
25. Item 609 – Granite Band (12" x 6")
26. Item 659 – Topsoil (T=6")
27. Item 659 – Seeding & Mulching, As Per Plan



PRIVATE STREET SECTION
ON PARKING STRUCTURE
(Banker, Colwell and Longshore)

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

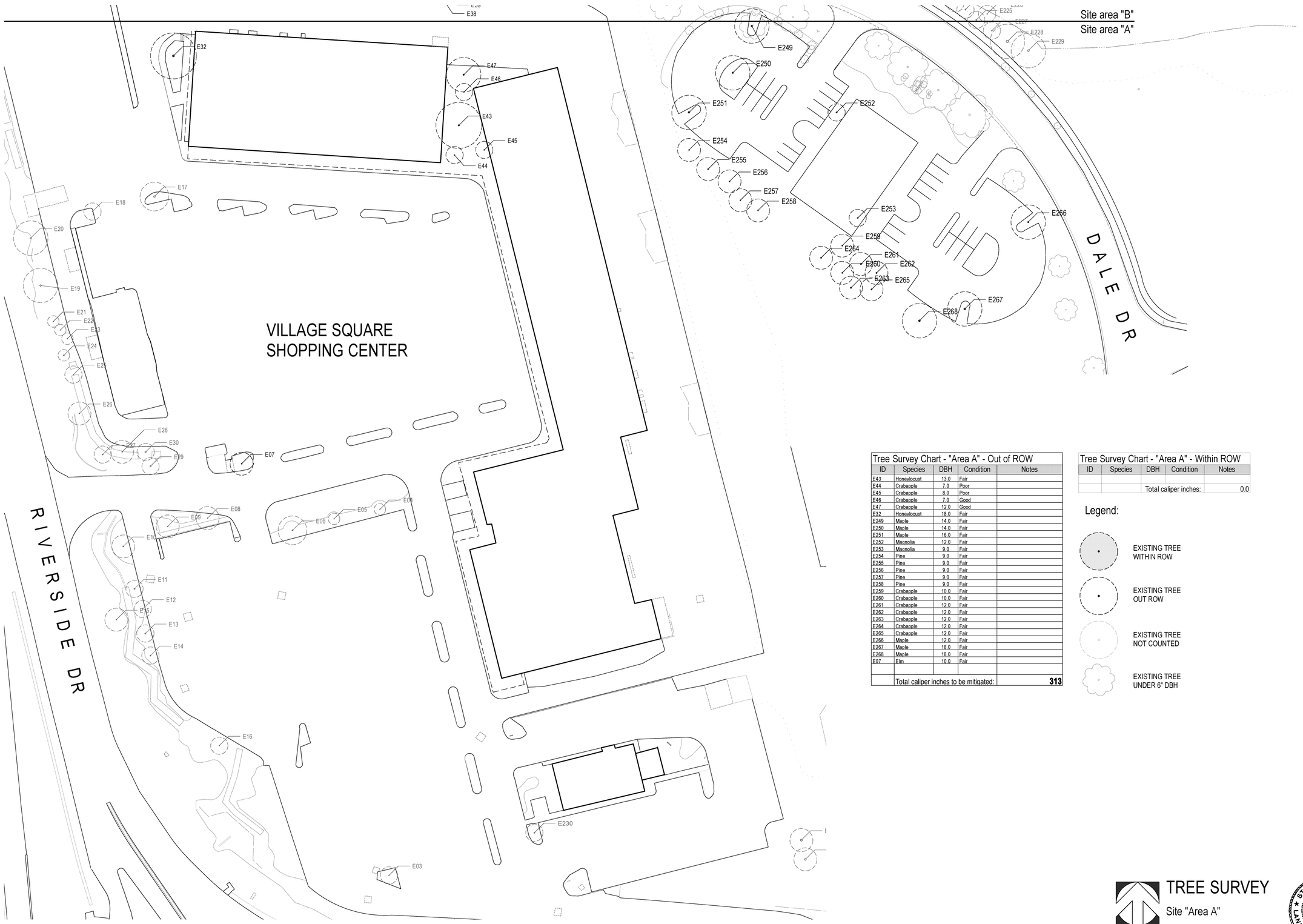
DATE
July 28, 2014

SCALE
None

JOB NO.
2013-1481

SHEET
PP 12

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41
AM (No Xrefs)



Tree Survey Chart - "Area A" - Out of ROW				
ID	Species	DBH	Condition	Notes
E43	Honeylocust	13.0	Fair	
E44	Crabapple	7.0	Poor	
E45	Crabapple	8.0	Poor	
E46	Crabapple	7.0	Good	
E47	Crabapple	12.0	Good	
E32	Honeylocust	18.0	Fair	
E249	Maple	14.0	Fair	
E250	Maple	14.0	Fair	
E251	Maple	16.0	Fair	
E252	Magnolia	12.0	Fair	
E253	Magnolia	9.0	Fair	
E254	Pine	9.0	Fair	
E255	Pine	9.0	Fair	
E256	Pine	9.0	Fair	
E257	Pine	9.0	Fair	
E258	Pine	9.0	Fair	
E259	Crabapple	10.0	Fair	
E260	Crabapple	10.0	Fair	
E261	Crabapple	12.0	Fair	
E262	Crabapple	12.0	Fair	
E263	Crabapple	12.0	Fair	
E264	Crabapple	12.0	Fair	
E265	Crabapple	12.0	Fair	
E266	Maple	12.0	Fair	
E267	Maple	18.0	Fair	
E268	Maple	18.0	Fair	
E07	Elm	10.0	Fair	
	Total caliper inches to be mitigated:			**313**

Tree Survey Chart - "Area A" - Within ROW				
ID	Species	DBH	Condition	Notes
		Total caliper inches:		0.0

Legend:

- EXISTING TREE WITHIN ROW
- EXISTING TREE OUT ROW
- EXISTING TREE NOT COUNTED
- EXISTING TREE UNDER 6" DBH

TREE SURVEY

Site "Area A"

SCALE: 1"=30'

STATE OF OHIO
JAMES L. BURKART 334
REGISTERED
LANDSCAPE ARCHITECT

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 7.3.2014

REVISIONS:
7.24.2014
7.29.2014

DRAWING PHASE:
- [X] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

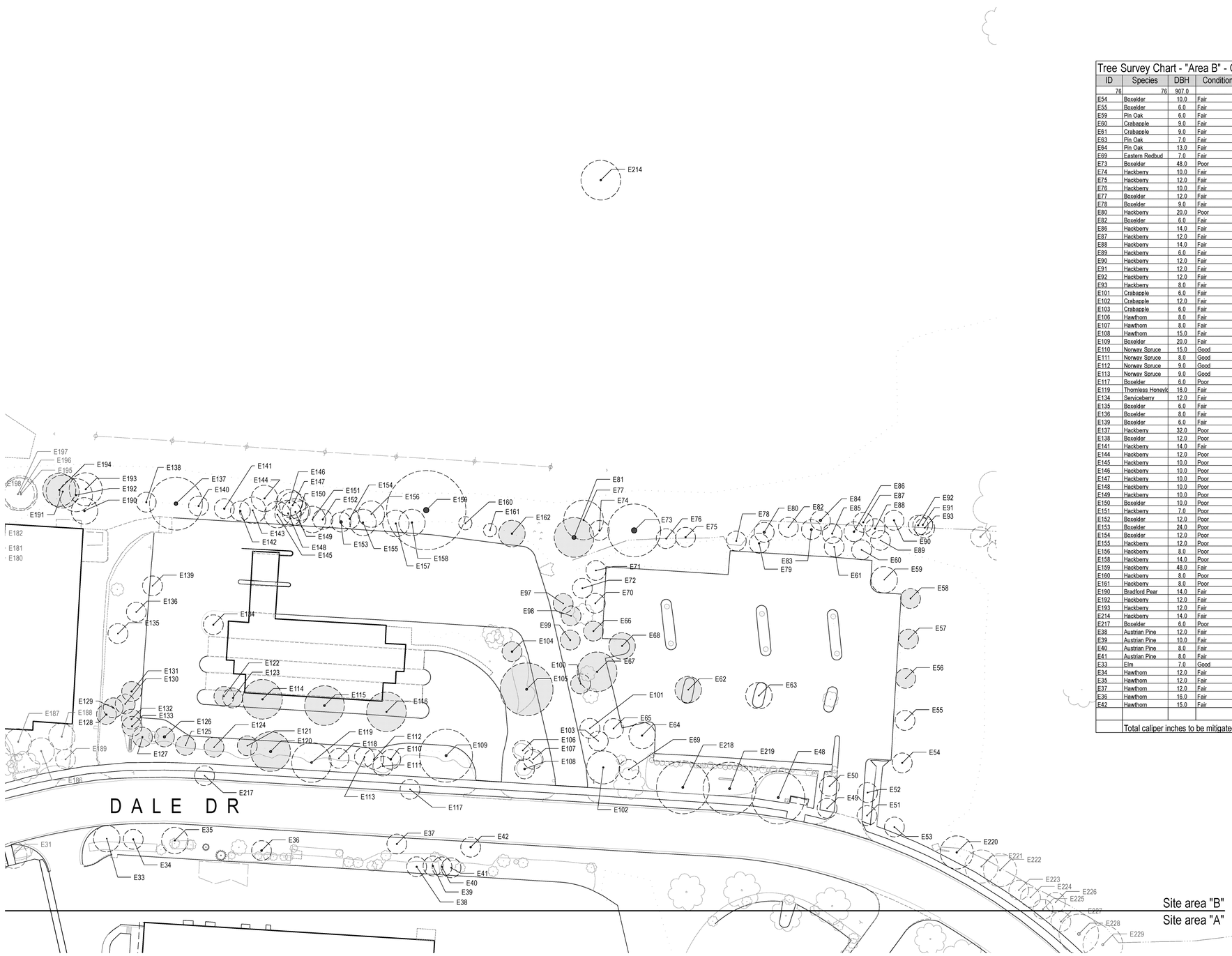
THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF JAMES BURKART ASSOCIATES INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT:
Dublin Bridge Park
Dublin, OH 43017

B U R K A R T
DESIGNING LANDSCAPE ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., 5757 LAKE FOREST WAY, WESTERVILLE, OH 43082, 614-895-5699
e-mail jburkart@jburkart.com

JBA #:

SHEET:
STS-1



Tree Survey Chart - "Area B" - Out of ROW

ID	Species	DBH	Condition	Notes
76	76	907.0	76	17
E54	Boxelder	10.0	Fair	
E55	Boxelder	6.0	Fair	
E59	Pin Oak	6.0	Fair	
E60	Crabapple	9.0	Fair	
E61	Crabapple	9.0	Fair	
E63	Pin Oak	7.0	Fair	
E64	Pin Oak	13.0	Fair	
E69	Eastern Redbud	7.0	Fair	
E73	Boxelder	48.0	Poor	
E74	Hackberry	10.0	Fair	
E75	Hackberry	12.0	Fair	
E76	Hackberry	10.0	Fair	
E77	Boxelder	12.0	Fair	
E78	Boxelder	9.0	Fair	
E80	Hackberry	20.0	Poor	
E82	Boxelder	6.0	Fair	
E86	Hackberry	14.0	Fair	
E87	Hackberry	12.0	Fair	Twin trunk
E88	Hackberry	14.0	Fair	
E89	Hackberry	6.0	Fair	
E90	Hackberry	12.0	Fair	
E91	Hackberry	12.0	Fair	
E92	Hackberry	12.0	Fair	
E93	Hackberry	8.0	Fair	
E101	Crabapple	6.0	Fair	
E102	Crabapple	12.0	Fair	Multi-stem
E103	Crabapple	6.0	Fair	
E106	Hawthorn	8.0	Fair	
E107	Hawthorn	8.0	Fair	Multi-stem
E108	Hawthorn	15.0	Fair	Multi-stem
E109	Boxelder	20.0	Fair	
E110	Norway Spruce	15.0	Good	
E111	Norway Spruce	8.0	Good	
E112	Norway Spruce	9.0	Good	
E113	Norway Spruce	9.0	Good	
E117	Boxelder	6.0	Poor	Split trunk
E119	Thornless Honeylo	16.0	Fair	
E134	Serviceberry	12.0	Fair	Multi-stem
E135	Boxelder	6.0	Fair	
E136	Boxelder	8.0	Fair	
E139	Boxelder	6.0	Fair	
E137	Hackberry	32.0	Poor	Split trunk
E138	Boxelder	12.0	Poor	Multi-stem
E141	Hackberry	14.0	Fair	
E144	Hackberry	12.0	Poor	
E145	Hackberry	10.0	Poor	
E146	Hackberry	10.0	Poor	
E147	Hackberry	10.0	Poor	
E148	Hackberry	10.0	Poor	
E149	Hackberry	10.0	Poor	
E150	Boxelder	10.0	Poor	
E151	Hackberry	7.0	Poor	
E152	Boxelder	12.0	Poor	Multi-stem
E153	Boxelder	24.0	Poor	Multi-stem
E154	Boxelder	12.0	Poor	
E155	Hackberry	12.0	Poor	
E156	Hackberry	8.0	Poor	
E158	Hackberry	14.0	Poor	Twin trunk
E159	Hackberry	48.0	Fair	
E160	Hackberry	8.0	Poor	
E161	Hackberry	8.0	Poor	
E190	Bradford Pear	14.0	Fair	
E192	Hackberry	12.0	Fair	
E193	Hackberry	12.0	Fair	
E214	Hackberry	14.0	Fair	Twin trunk
E217	Boxelder	6.0	Poor	split trunk
E38	Austrian Pine	12.0	Fair	
E39	Austrian Pine	10.0	Fair	
E40	Austrian Pine	8.0	Fair	
E41	Austrian Pine	8.0	Fair	
E33	Elm	7.0	Good	
E34	Hawthorn	12.0	Fair	Multi-stem
E35	Hawthorn	12.0	Fair	Multi-stem
E37	Hawthorn	12.0	Fair	
E36	Hawthorn	16.0	Fair	Multi-stem
E42	Hawthorn	15.0	Fair	Multi-stem
	Total caliper inches to be mitigated:			907

Tree Survey Chart - "Area B" - Within ROW

ID	Species	DBH	Condition	Notes
E56	Boxelder	6.0	Fair	
E57	Boxelder	6.0	Fair	
E58	Boxelder	9.0	Fair	
E62	Pin Oak	8.0	Fair	
E68	Pin Oak	10.0	Fair	
E81	Cottonwood	36.0	Fair	
E98	Crabapple	7.0	Fair	
E99	Crabapple	10.0	Poor	
E100	Crabapple	6.0	Fair	
E104	Norway Spruce	15.0	Good	
E105	Boxelder	18.0	Fair	
E114	Maidenhair Tree	14.0	Fair	
E115	Maidenhair Tree	16.0	Fair	
E116	Maidenhair Tree	12.0	Fair	
E118	Crabapple	8.0	Fair	
E120	Thornless Honeylo	20.0	Fair	
E121	Crabapple	6.0	Fair	
E122	Crabapple	8.0	Fair	
E123	Crabapple	8.0	Fair	
E124	Crabapple	6.0	Fair	
E125	Crabapple	6.0	Fair	
E126	Hawthorn	21.0	Fair	Multi-stem
E127	Hawthorn	11.0	Fair	Multi-stem
E128	Norway Spruce	12.0	Good	
E129	Norway Spruce	9.0	Good	
E130	Norway Spruce	9.0	Good	
E131	White Spruce	12.0	Good	
E132	Norway Spruce	10.0	Good	
E133	Norway Spruce	12.0	Good	
E162	Hackberry	14.0	Poor	
E191	Hackberry	12.0	Fair	
	Total caliper inches:			357.0

Legend:

- EXISTING TREE WITHIN ROW
- EXISTING TREE OUT ROW
- EXISTING TREE NOT COUNTED
- EXISTING TREE UNDER 6" DBH

TREE SURVEY

Site "Area B"

SCALE: 1"=30'

STATE OF OHIO — JAMES L. BURKART 334 — REGISTERED — LANDSCAPE ARCHITECT

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 7.3.2014

REVISIONS:
7.24.2014
7.29.2014

DRAWING PHASE:
- [X] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

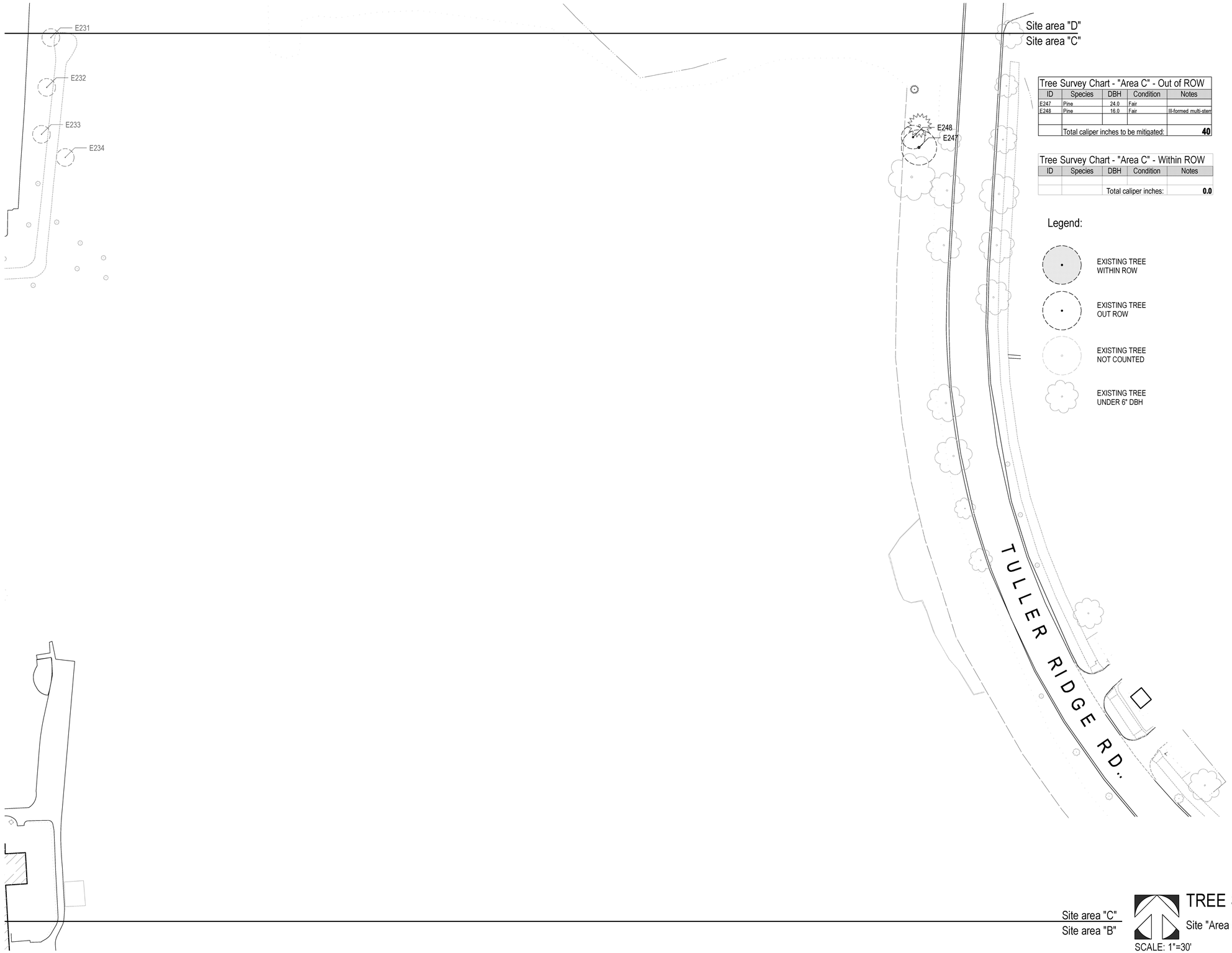
THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF JAMES BURKART ASSOCIATES INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT:
Dublin Bridge Park
Dublin, OH 43017

B U R K A R T
DISTINCTIVE LANDSCAPE ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., 5757 LAKE FOREST WAY, WESTERVILLE, OH 43082, 614-895-5699
e-mail jburkart@jburkart.com

JBA #:

SHEET:
STS-2



Tree Survey Chart - "Area C" - Out of ROW				
ID	Species	DBH	Condition	Notes
E247	Pine	24.0	Fair	
E248	Pine	16.0	Fair	Ill-formed multi-stem
	Total caliper inches to be mitigated:			**40**

Tree Survey Chart - "Area C" - Within ROW				
ID	Species	DBH	Condition	Notes
		Total caliper inches:		**0.0**

Legend:

- EXISTING TREE WITHIN ROW
- EXISTING TREE OUT ROW
- EXISTING TREE NOT COUNTED
- EXISTING TREE UNDER 6" DBH

TREE SURVEY

Site "Area C"

SCALE: 1"=30'

STATE OF OHIO
JAMES L. BURKART 334
REGISTERED
LANDSCAPE ARCHITECT

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 7.3.2014

REVISIONS:
7.24.2014
7.29.2014

DRAWING PHASE:
- [X] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF JAMES BURKART ASSOCIATES INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT:

Dublin Bridge Park

Dublin, OH 43017

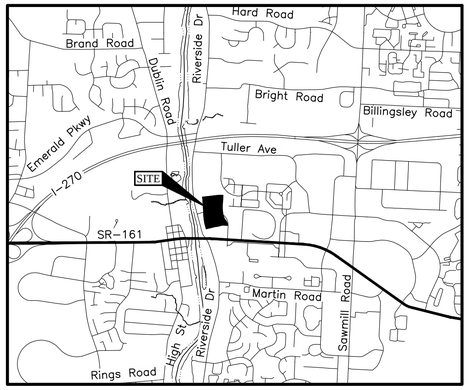
B U R K A R T
PLANNING · LANDSCAPE · ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., 5737 LAKE FOREST WAY,
WESTERVILLE, OH 43082, 614-895-5699
email: jburkart@jburkart.com

JBA #:

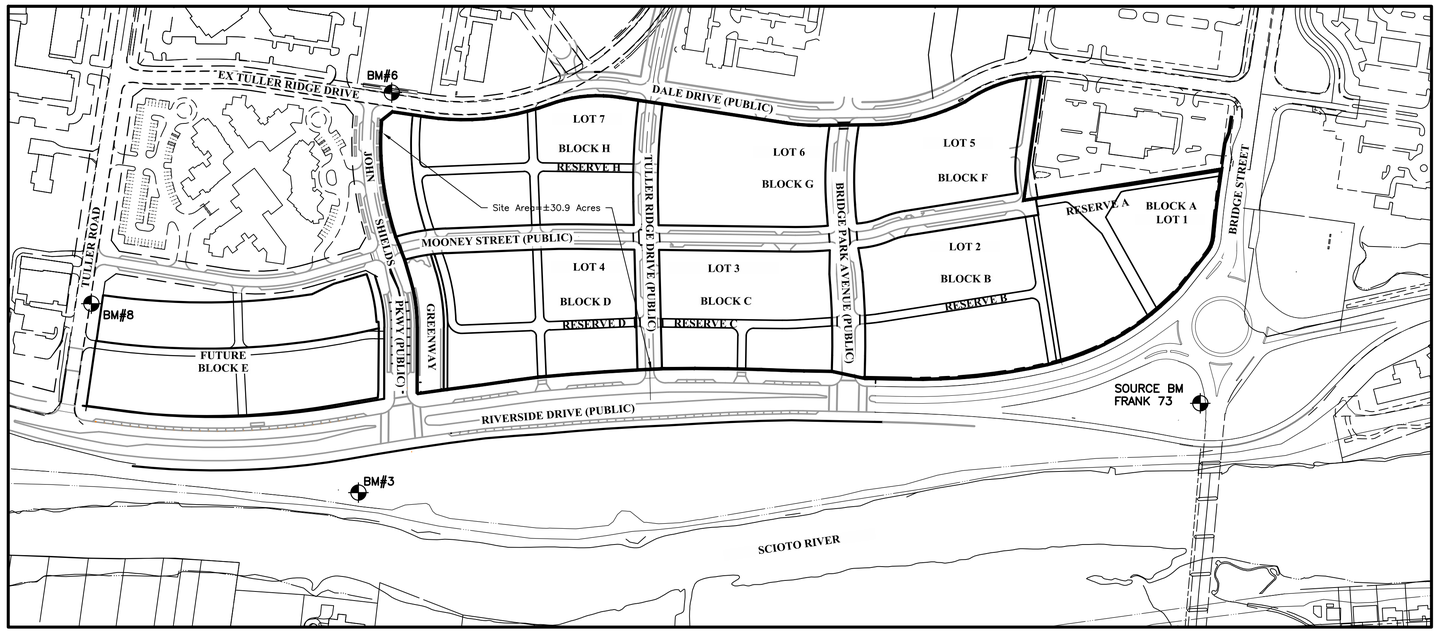
SHEET:

STS-3

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
QUARTER TOWNSHIP 2 & 3, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY DISTRICT
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST
2014



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

NOTES

1. Reserves are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
2. Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
3. Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
4. Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

SHEET INDEX

Sheet Title	Sheet Number
Title Sheet	PP 1
Preliminary Plat – Detail	PP 2
Preliminary Plat – Detail	PP 3
Preliminary Plat – Detail	PP 4
Preliminary Plat	PP 5
Preliminary Plat	PP 6
Preliminary Plat	PP 7
Master Utility Plan	PP 8
Preliminary Plat Typical Section	PP 9
Preliminary Plat Typical Section	PP 10
Preliminary Plat Typical Section	PP 11
Preliminary Plat Typical Section	PP 12
Tree Survey	STS 1
Tree Survey	STS 2
Tree Survey	STS 3

BENCH MARKS
(NAVD 1988)

Source BM Frank 73 — Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
Elev. = 801.706

BM #3 — Nail in the East side of power pole #3221341, being on the West side of Riverside Drive and 800 feet South of Tuller Road.
Elev. = 800.24

BM #6 — Chiseled "X" on the West bolt of the second fire hydrant South of the intersection of Tuller Road and Existing Tuller Ridge Drive, said hydrant being on the East side of Existing Tuller Ridge Drive.
Elev. = 845.50

BM #8 — Chiseled "X" on the North bold of the second fire hydrant East of the intersection of Riverside Drive and Tuller Road, said hydrant being on the South side of Tuller Road
Elev. = 821.18

DEVELOPER/OWNER
Crawford Hoying Development Partners
555 Metro Place North, Suite 600
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191

ENGINEER
EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800

ZONING
Zoned BSD Scioto River Neighborhood District

Site Area = ±30.9 Acres

REVISIONS

MARK	DATE	DESCRIPTION
1	9/12/14	City Council Submittal

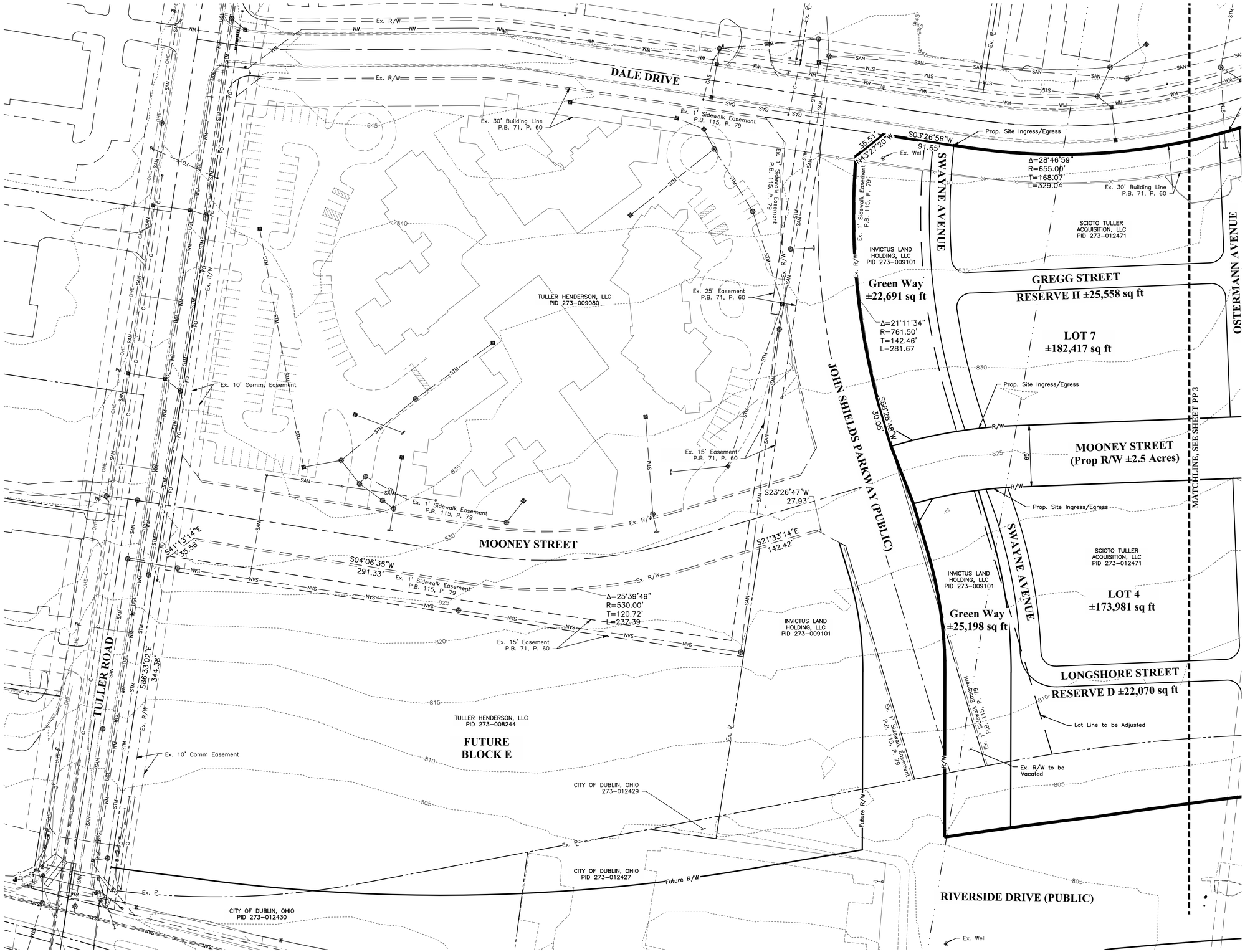
CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: July 28, 2014
SCALE: As Noted
JOB NO.: 2013-1481
SHEET: PP 1

J:\2013\1481\Dwg\04Sheets\Basic Development Plan\PP 1 Title Sheet.dwg Last Saved By: jmiller 9/11/2014 3:26 PM Last Printed By: Pattie Jones 9/12/2014 10:40 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

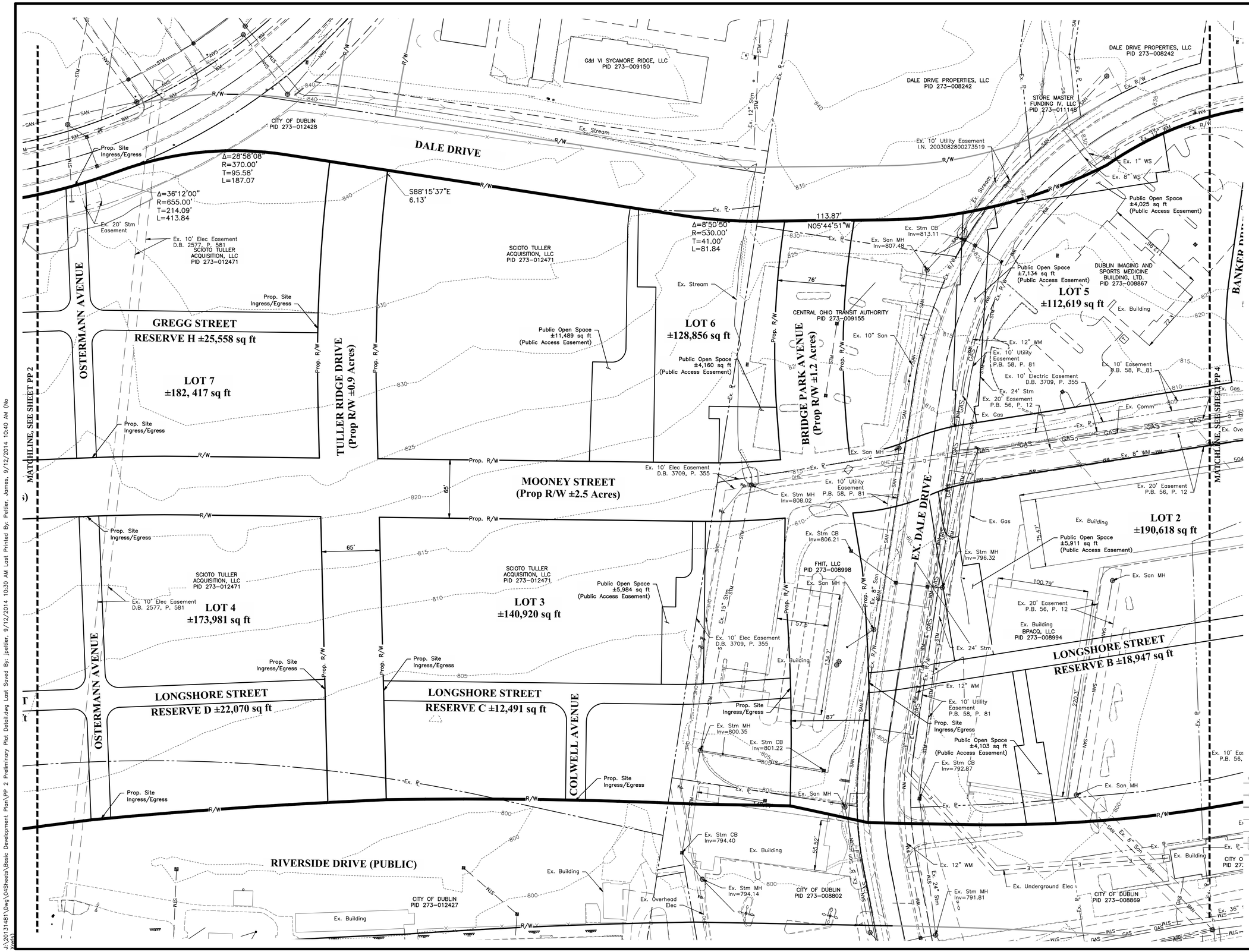
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 2

d:\2013\1481\Dwg\04Sheets\Basic Development Plan\PP 2 Preliminary Plat Detail.dwg Last Saved By: jpeltier, 9/12/2014 10:30 AM Last Printed By: Peltier, James, 9/12/2014 10:40 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

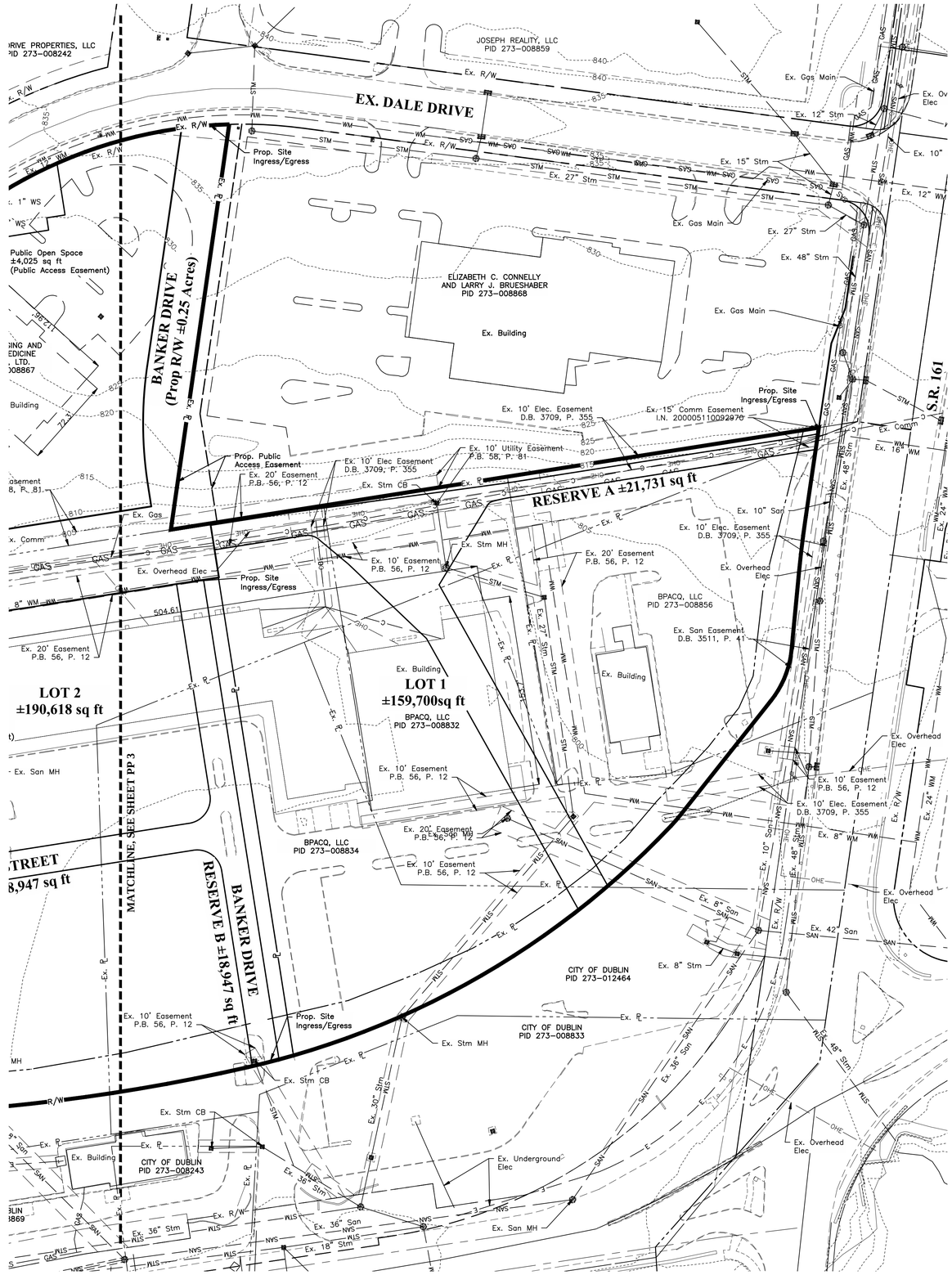
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 3

J:\2013\1481\Dwg\04Sheets\Basic Development Plan\PP 2 Preliminary Plat Detail.dwg Last Saved By: jpeltier, 9/12/2014 10:30 AM Last Printed By: Peltier, James, 9/12/2014 10:40 AM (No Xref(s))



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

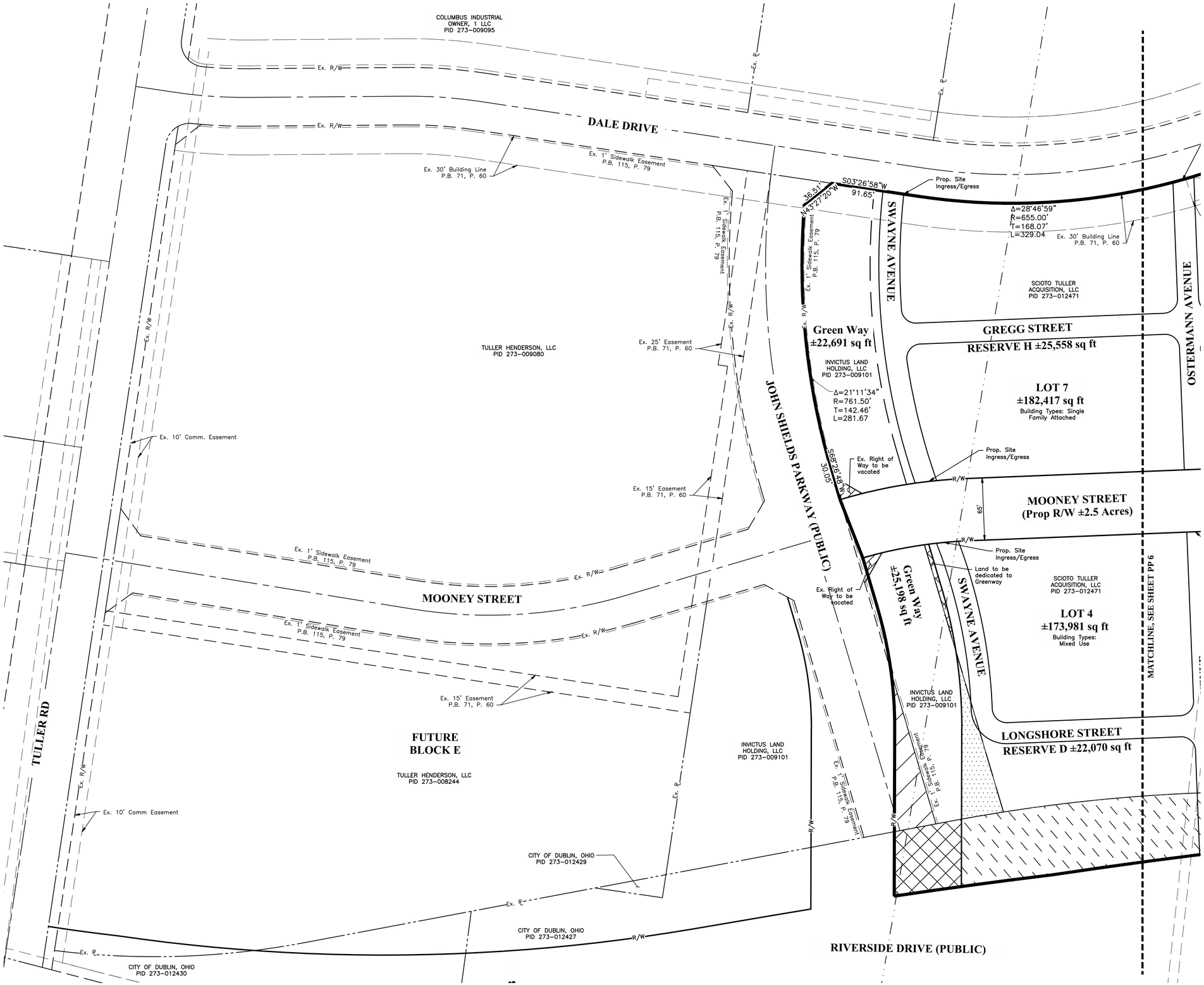
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 4

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 2 Preliminary Plat Detail.dwg Last Saved By: jpeltier, 9/12/2014 10:30 AM Last Printed By: Peltier, James, 9/12/2014 10:41 AM (No Xrefs)



LEGEND

- Existing Right of Way to be vacated
- Land to be dedicated to Greenway
- Land to be removed from Greenway
- Excess land owned by City of Dublin

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

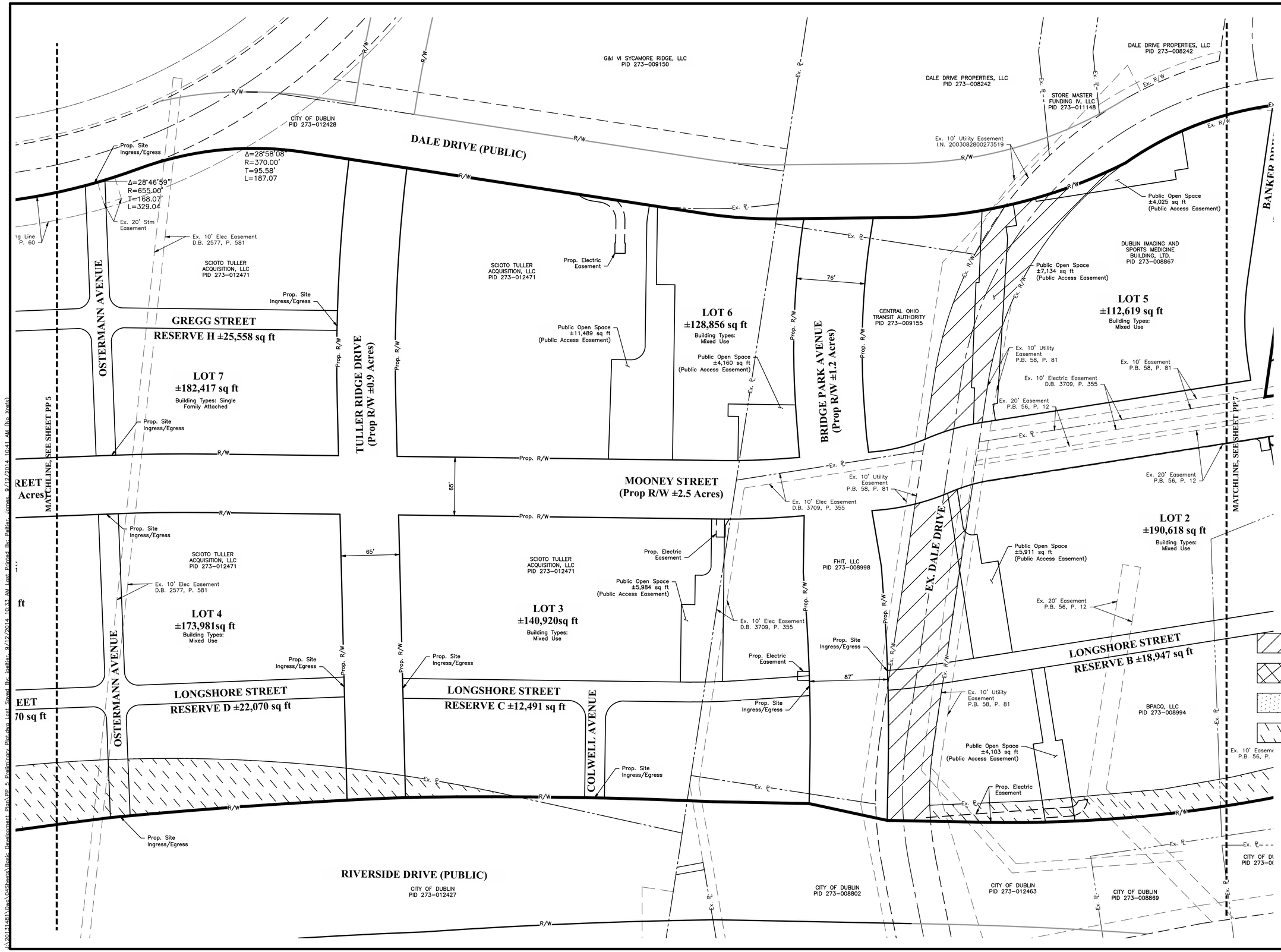
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 5

A:\2013\1481\Dwg\02Sheets\Basic Development Plans\PP 5 Preliminary Plat.dwg Last Saved By: jtelliier 9/12/2014 10:33 AM Last Printed By: jtelliier, jjames 9/12/2014 10:41 AM (No Xrefs)



REVISIONS			
MARK	DATE	DESCRIPTION	

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

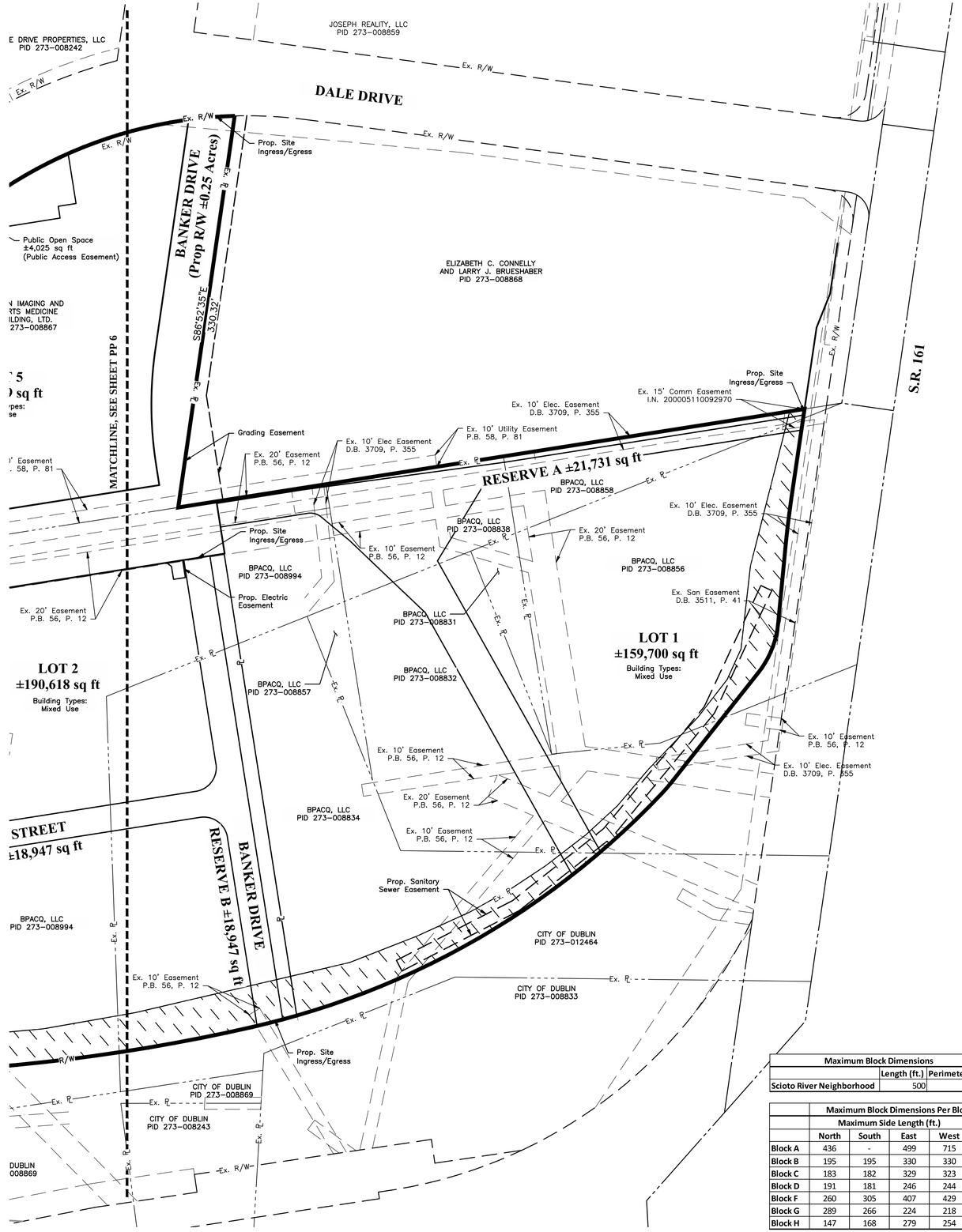
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 6



LEGEND

- Existing Right of Way to be vacated
- Land to be dedicated to Greenway
- Land to be removed from Greenway
- Excess land owned by City of Dublin

Maximum Block Dimensions		
	Length (ft.)	Perimeter (ft.)
Scioto River Neighborhood	500	1750

	Maximum Block Dimensions Per Block				
	Maximum Side Length (ft.)				
	North	South	East	West	Perimeter (ft.)
Block A	436	-	499	715	1650
Block B	195	195	330	330	1050
Block C	183	182	329	323	1017
Block D	191	181	246	244	862
Block F	260	305	407	429	1401
Block G	289	266	224	218	997
Block H	147	168	279	254	848

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

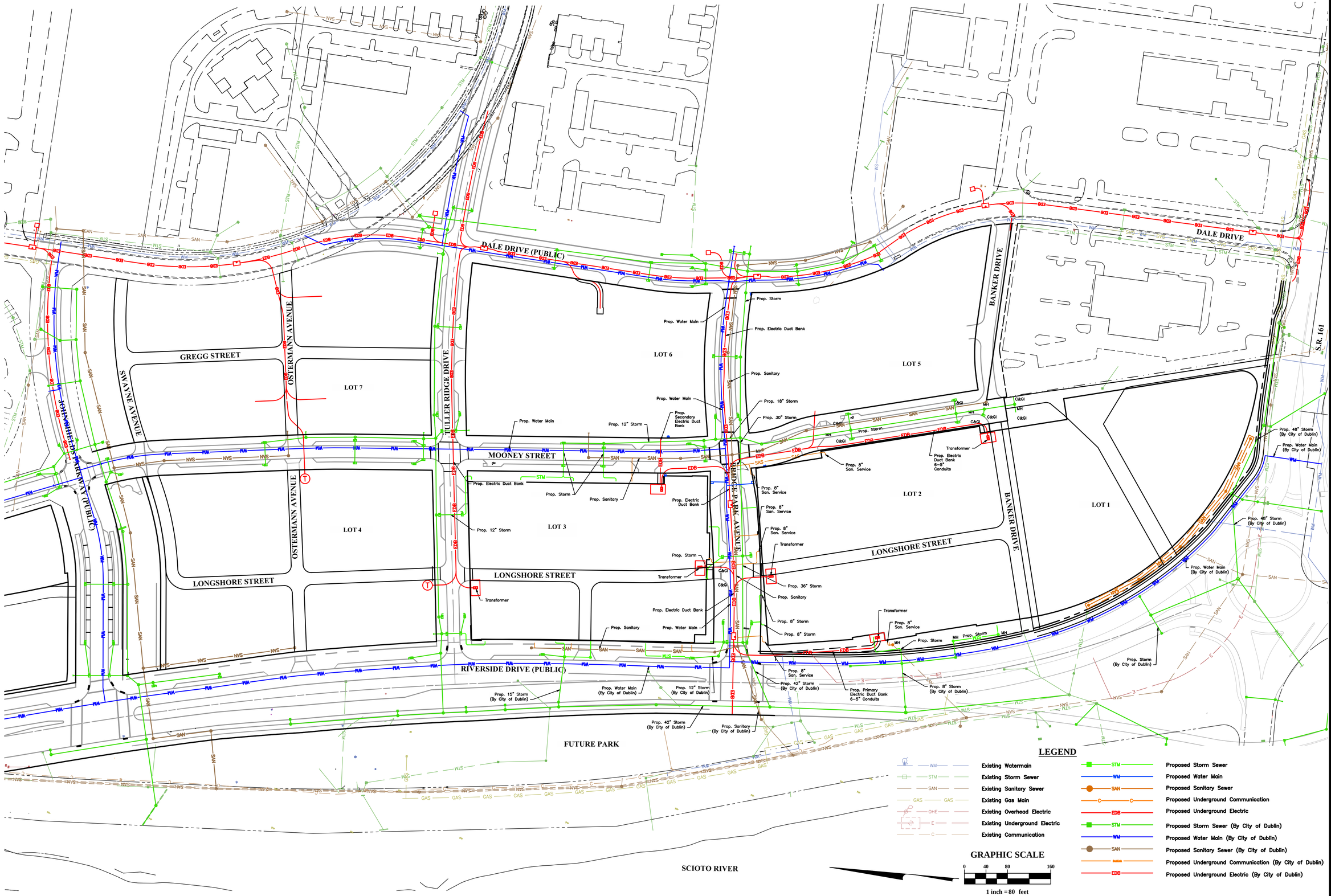
DATE
July 28, 2014

SCALE
1" = 50'

JOB NO.
2013-1481

SHEET
PP 7

A:\2013\1481\Dwg\04Sheets\Basic_Development_Plan\PP_6_Preliminary_Plat.dwg Last Saved By: jpelletier 9/12/2014 10:33 AM Last Printed By: Pelletier, James 9/12/2014 10:41 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST
MASTER UTILITY PLAN

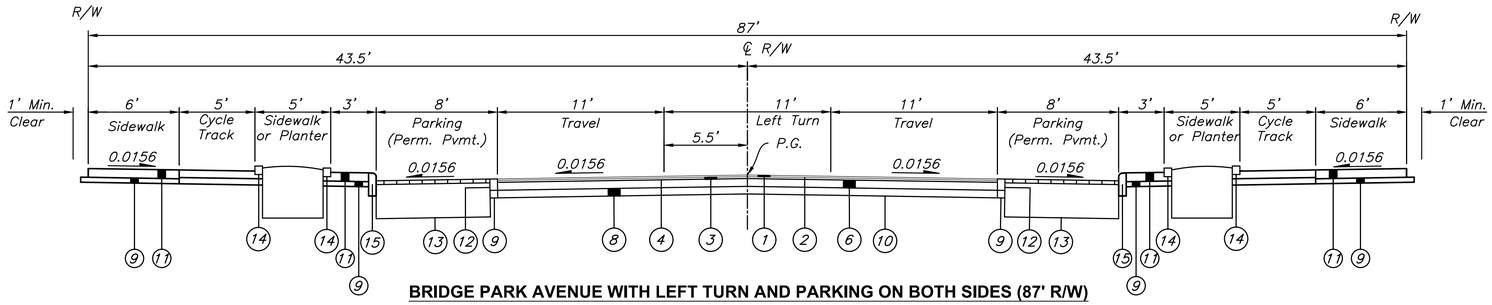
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 30, 2014

SCALE
1" = 80'

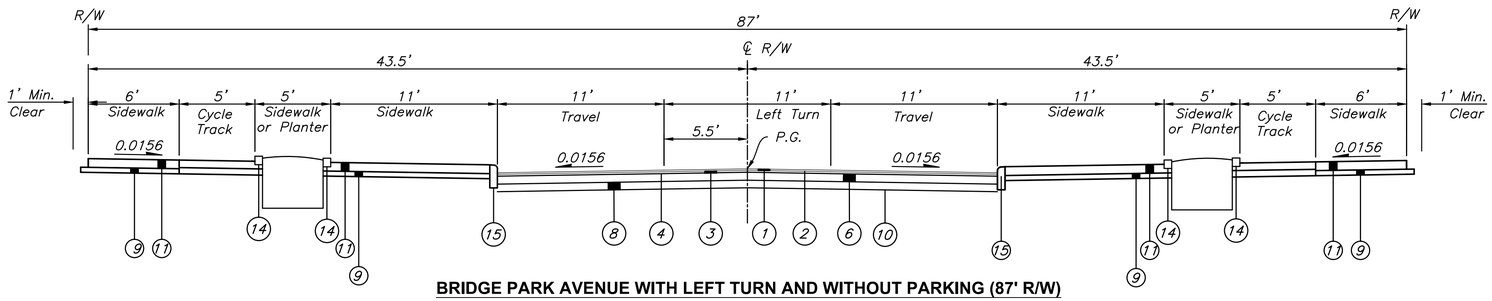
JOB NO.
2013-1481

SHEET
PP 8



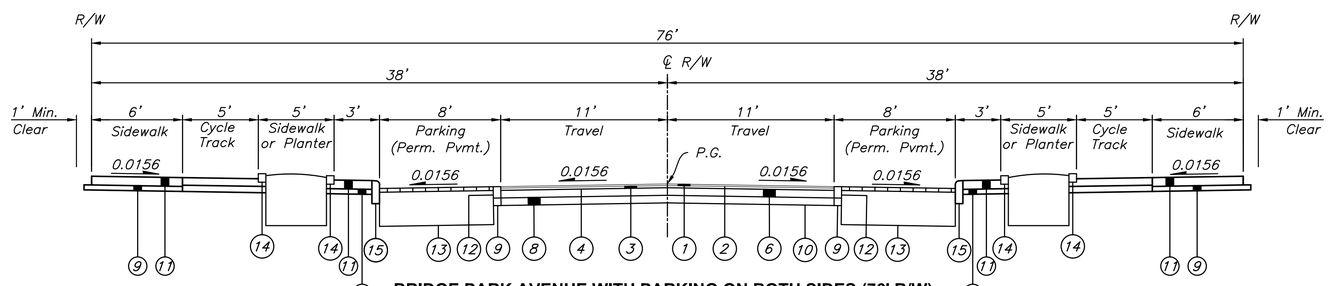
BRIDGE PARK AVENUE WITH LEFT TURN AND PARKING ON BOTH SIDES (87' R/W)

Applies to Bridge Park Avenue from Riverside Drive to Mooney Street



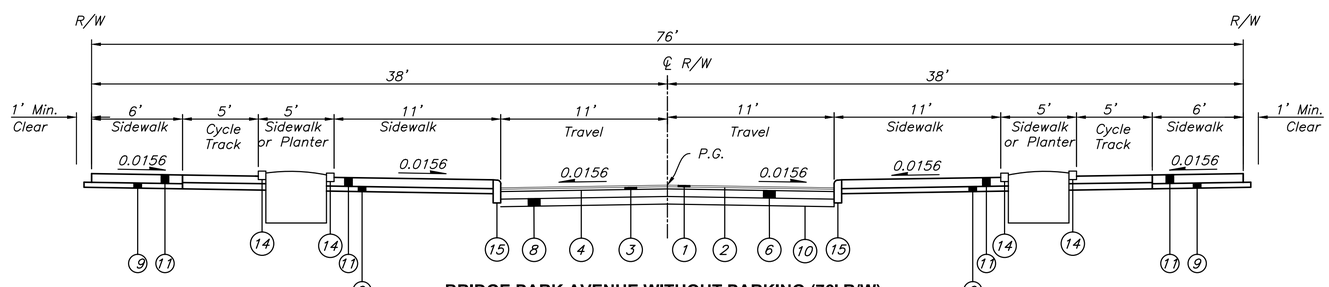
BRIDGE PARK AVENUE WITH LEFT TURN AND WITHOUT PARKING (87' R/W)

Applies to Bridge Park Avenue from Riverside Drive to Mooney Street



BRIDGE PARK AVENUE WITH PARKING ON BOTH SIDES (76' R/W)

Applies to Bridge Park Avenue from Mooney Street to Dale Drive



BRIDGE PARK AVENUE WITHOUT PARKING (76' R/W)

Applies to Bridge Park Avenue from Mooney Street to Dale Drive

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course, Type 1, PG64–22
2. Item 407 – Tack Coat for Intermediate Course (0.04 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course, Type 1, PG64–22
4. Item 407 – Tack Coat (0.075 Gal./Sq. Yd.)
5. Item 304 – 5" Aggregate Base
6. Item 301 – 6" Asphalt Concrete Base, PG64–22
7. Item 301 – 3" Asphalt Concrete Base, PG64–22
8. Item 304 – 6" Aggregate Base
9. Item 304 – 4" Aggregate Base
10. Item 204 – Subgrade Compaction and Proof Rolling
11. Item SPEC – Brick Sidewalk
12. Item SPEC– Granite Band
13. Item SPEC– Permeable Pavement
14. Item SPEC – Granite Planter Curb
15. Item 609 – Granite Curb
16. Not Used
17. Item 608 – 6" Concrete Walk, As Per Plan
18. Item 608 – 4" Concrete Walk, As Per Plan
19. Item 659 – Topsoil (T=4")
20. Item 659 – Seeding & Mulching, Class 1, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

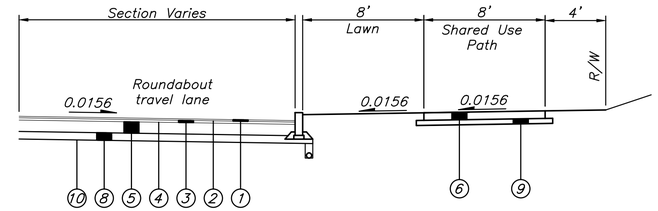
DATE
July 28, 2014

SCALE
None

JOB NO.
2013-1481

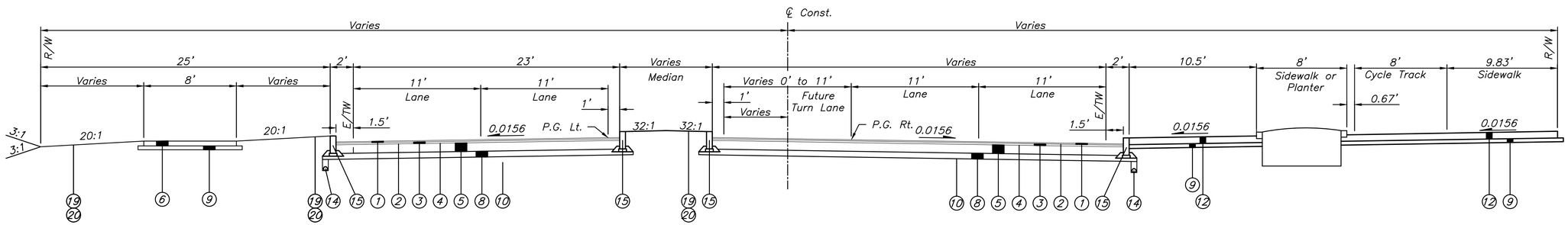
SHEET
PP 9

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41
AW (No Xrefs)



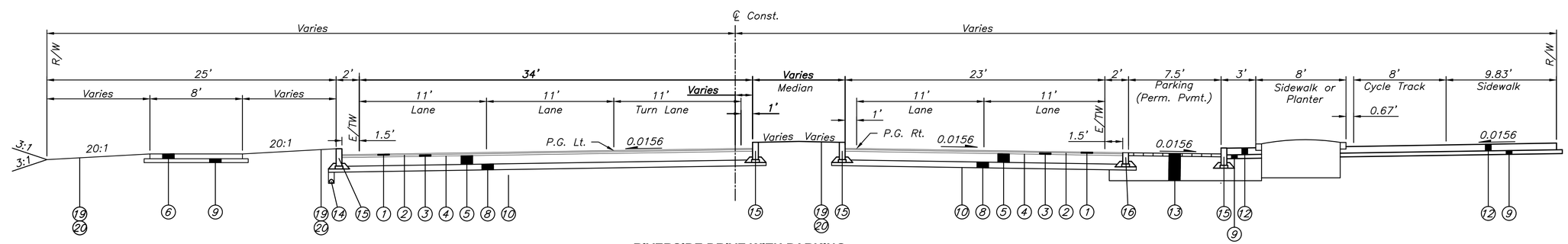
RIVERSIDE AT ROUNDABOUT

Applies to Riverside south of Bridge Park Avenue



RIVERSIDE DRIVE WITHOUT PARKING

Applies to Riverside from John Shields Parkway to Bridge Park Avenue



RIVERSIDE DRIVE WITH PARKING

Applies to Riverside from John Shields Parkway to Bridge Park Avenue

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 9" Asphalt Concrete Base, PG64–22
6. Concrete Walk – Buff Wash Finish, 5" Thick
7. Not Used
8. Item 304 – 6" Aggregate Base
9. Item 304 – 4" Aggregate Base
10. Item 204 – Subgrade Compaction and Proof Rolling
11. Not Used
12. Item SPEC – Brick Paver Walk
13. Item SPEC– Permeable Pavement
14. Item 605 – 4" Base Pipe Underdrain
15. Item 609 – Granite Curb (18" X 6")
16. Item 609 – Granite Band (12" X 6")
17. Not Used
18. Not Used
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan

E/TW = Edge of Traveled Way

MARK	DATE	DESCRIPTION

REVISIONS

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

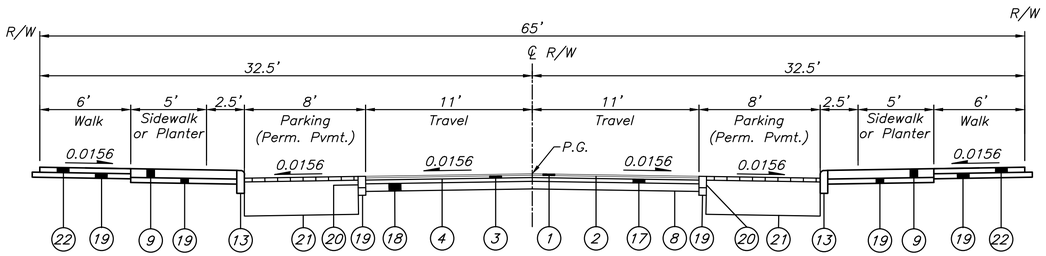
DATE
July 28, 2014

SCALE
None

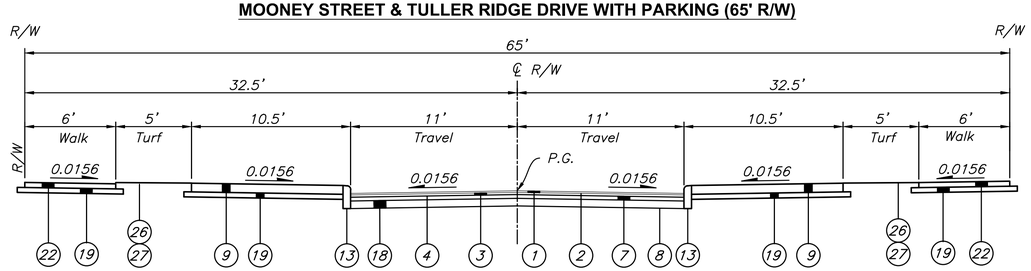
JOB NO.
2013-1481

SHEET
PP 10

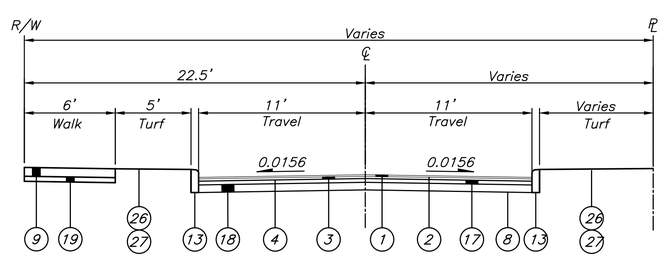
J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41 AM (No Xrefs)



MOONEY STREET & TULLER RIDGE DRIVE WITH PARKING (65' R/W)



MOONEY STREET & TULLER RIDGE DRIVE WITHOUT PARKING (65' R/W)



BANKER DRIVE ON GRADE WITHOUT PARKING (R/W VARIES)

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item SPEC – Brick Paver Walk
10. Item 609 – Granite Band (15" x 6")
11. Item 609 – Granite Curb (18" x 6")
12. Not Used
13. Item 609 – Straight 18" Curb
14. Item SPEC – Granite Planter Curb
15. Not Used
16. Item 448 – 2.5" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
17. Item 301 – 3" Asphalt Concrete Base, PG64–22
18. Item 304 – 6" Aggregate Base
19. Item 304 – 4" Aggregate Base
20. Item SPEC – 6" x 9" Concrete Band
21. Item SPEC – Permeable Paver Roadway
22. Item 608 – 6" Concrete Walk
25. Item 609 – Granite Band (12" x 6")
26. Item 659 – Topsoil (T=6")
27. Item 659 – Seeding & Mulching, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

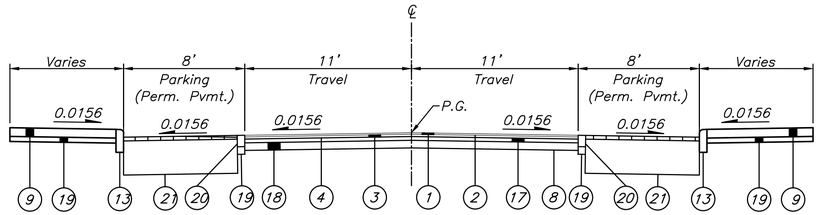
DATE
July 28, 2014

SCALE
None

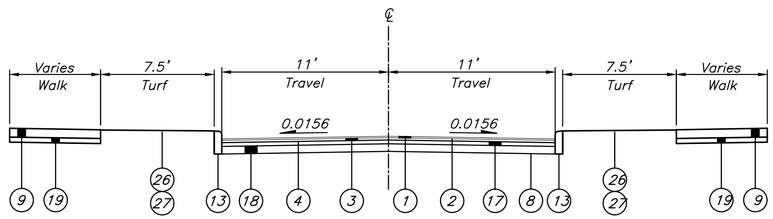
JOB NO.
2013-1481

SHEET
PP 11

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41
AW (No Xrefs)



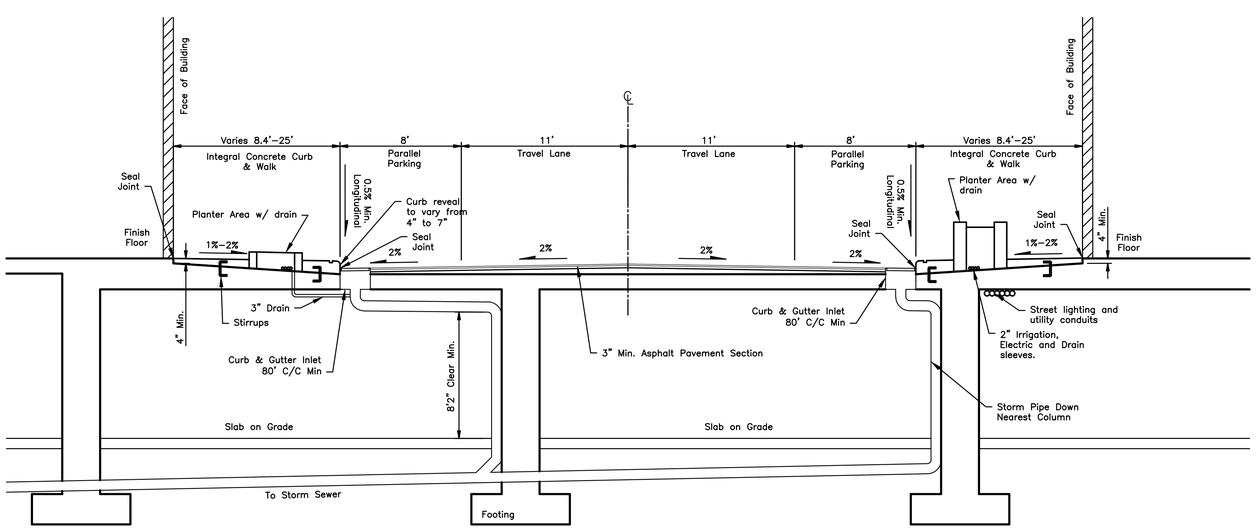
PRIVATE STREETS ON GRADE WITH PARKING
(Longshore, Swayne and Gregg)



PRIVATE STREETS ON GRADE WITHOUT PARKING
(Longshore, Swayne and Gregg)

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item SPEC – Brick Paver Walk
10. Item 609 – Granite Band (15" x 6")
11. Item 609 – Granite Curb (18" x 6")
12. Not Used
13. Item 609 – Straight 18" Curb
14. Item SPEC – Granite Planter Curb
15. Not Used
16. Item 448 – 2.5" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
17. Item 301 – 3" Asphalt Concrete Base, PG64–22
18. Item 304 – 6" Aggregate Base
19. Item 304 – 4" Aggregate Base
20. Item SPEC – 6" x 9" Concrete Band
21. Item SPEC – Permeable Paver Roadway
22. Item 608 – 6" Concrete Walk
25. Item 609 – Granite Band (12" x 6")
26. Item 659 – Topsoil (T=6")
27. Item 659 – Seeding & Mulching, As Per Plan



PRIVATE STREET SECTION
ON PARKING STRUCTURE
(Banker, Colwell and Longshore)

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

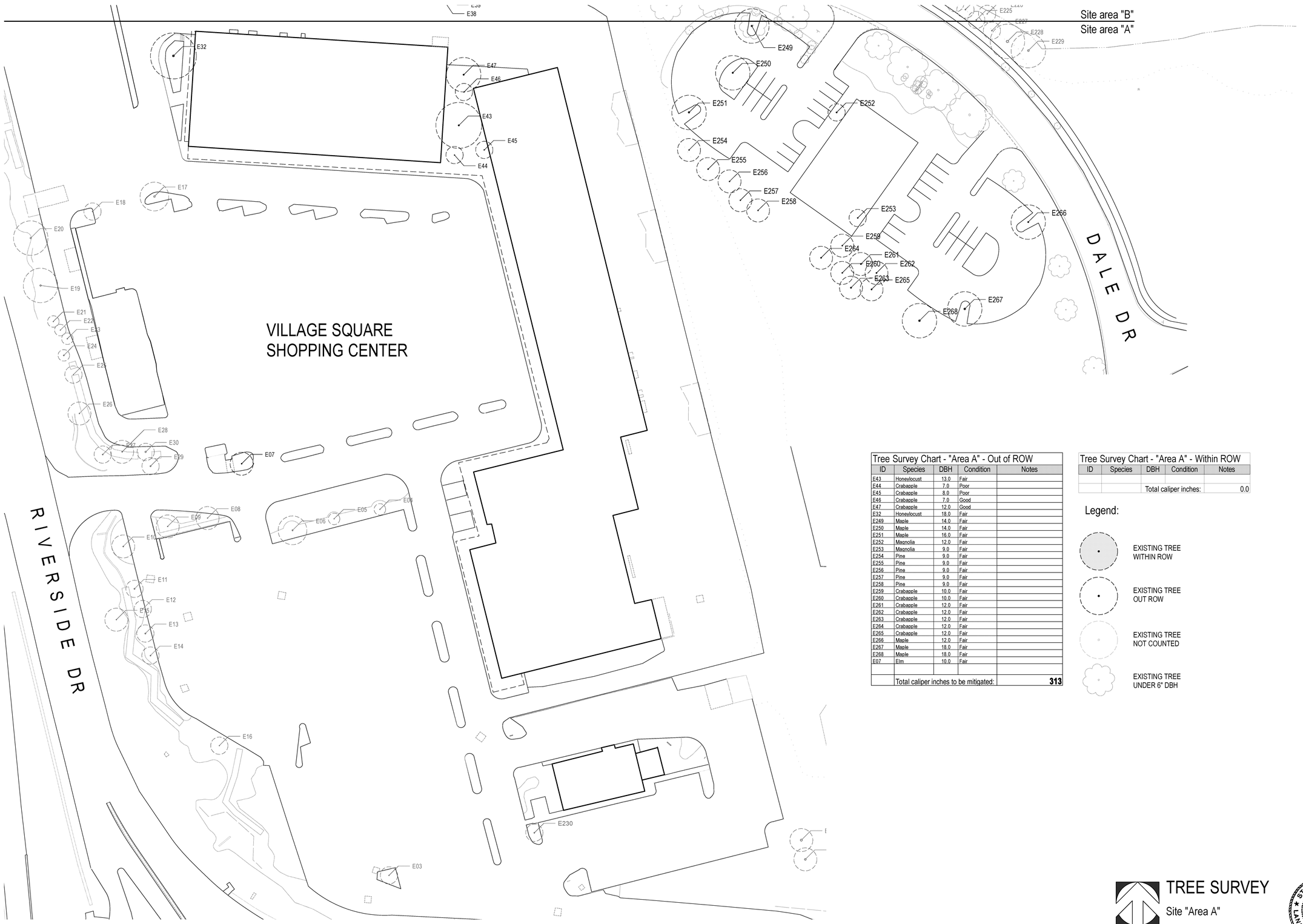
DATE
July 28, 2014

SCALE
None

JOB NO.
2013-1481

SHEET
PP 12

J:\20131481\Dwg\04Sheets\Basic Development Plan\PP 9 Preliminary Plat Typical Sections.dwg Last Saved By: jpeltier, 9/11/2014 3:25 PM Last Printed By: Peltier, James, 9/12/2014 10:41
AM (No Xrefs)



Tree Survey Chart - "Area A" - Out of ROW				
ID	Species	DBH	Condition	Notes
E43	Honeylocust	13.0	Fair	
E44	Crabapple	7.0	Poor	
E45	Crabapple	8.0	Poor	
E46	Crabapple	7.0	Good	
E47	Crabapple	12.0	Good	
E32	Honeylocust	18.0	Fair	
E249	Maple	14.0	Fair	
E250	Maple	14.0	Fair	
E251	Maple	16.0	Fair	
E252	Magnolia	12.0	Fair	
E253	Magnolia	9.0	Fair	
E254	Pine	9.0	Fair	
E255	Pine	9.0	Fair	
E256	Pine	9.0	Fair	
E257	Pine	9.0	Fair	
E258	Pine	9.0	Fair	
E259	Crabapple	10.0	Fair	
E260	Crabapple	10.0	Fair	
E261	Crabapple	12.0	Fair	
E262	Crabapple	12.0	Fair	
E263	Crabapple	12.0	Fair	
E264	Crabapple	12.0	Fair	
E265	Crabapple	12.0	Fair	
E266	Maple	12.0	Fair	
E267	Maple	18.0	Fair	
E268	Maple	18.0	Fair	
E07	Elm	10.0	Fair	
	Total caliper inches to be mitigated:			**313**

Tree Survey Chart - "Area A" - Within ROW				
ID	Species	DBH	Condition	Notes
		Total caliper inches:		0.0

Legend:

- EXISTING TREE WITHIN ROW
- EXISTING TREE OUT ROW
- EXISTING TREE NOT COUNTED
- EXISTING TREE UNDER 6" DBH

TREE SURVEY

Site "Area A"

SCALE: 1"=30'

STATE OF OHIO
JAMES L. BURKART 334
REGISTERED
LANDSCAPE ARCHITECT

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 7.3.2014

REVISIONS:
7.24.2014
7.29.2014

DRAWING PHASE:
- [X] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

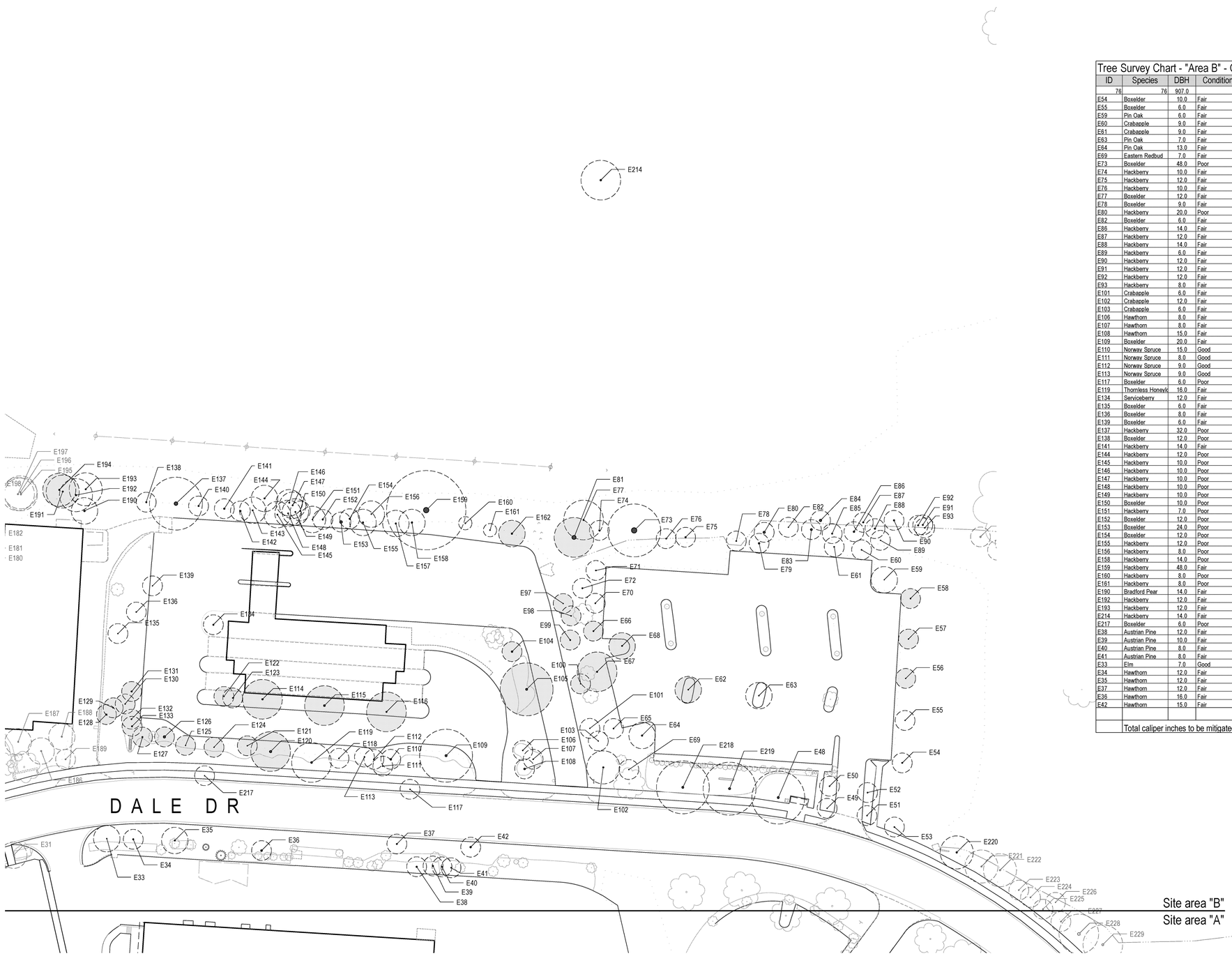
THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF JAMES BURKART ASSOCIATES INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT:
Dublin Bridge Park
Dublin, OH 43017

B U R K A R T
DESIGNING LANDSCAPE ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., 5757 LAKE FOREST WAY, WESTERVILLE, OH 43082, 614-895-5699
e-mail jburkart@jburkart.com

JBA #:

SHEET:
STS-1



Tree Survey Chart - "Area B" - Out of ROW

ID	Species	DBH	Condition	Notes
76	76	907.0	76	17
E54	Boxelder	10.0	Fair	
E55	Boxelder	6.0	Fair	
E59	Pin Oak	6.0	Fair	
E60	Crabapple	9.0	Fair	
E61	Crabapple	9.0	Fair	
E63	Pin Oak	7.0	Fair	
E64	Pin Oak	13.0	Fair	
E69	Eastern Redbud	7.0	Fair	
E73	Boxelder	48.0	Poor	
E74	Hackberry	10.0	Fair	
E75	Hackberry	12.0	Fair	
E76	Hackberry	10.0	Fair	
E77	Boxelder	12.0	Fair	
E78	Boxelder	9.0	Fair	
E80	Hackberry	20.0	Poor	
E82	Boxelder	6.0	Fair	
E86	Hackberry	14.0	Fair	
E87	Hackberry	12.0	Fair	Twin trunk
E88	Hackberry	14.0	Fair	
E89	Hackberry	6.0	Fair	
E90	Hackberry	12.0	Fair	
E91	Hackberry	12.0	Fair	
E92	Hackberry	12.0	Fair	
E93	Hackberry	8.0	Fair	
E101	Crabapple	6.0	Fair	
E102	Crabapple	12.0	Fair	Multi-stem
E103	Crabapple	6.0	Fair	
E106	Hawthorn	8.0	Fair	
E107	Hawthorn	8.0	Fair	Multi-stem
E108	Hawthorn	15.0	Fair	Multi-stem
E109	Boxelder	20.0	Fair	
E110	Norway Spruce	15.0	Good	
E111	Norway Spruce	8.0	Good	
E112	Norway Spruce	9.0	Good	
E113	Norway Spruce	9.0	Good	
E117	Boxelder	6.0	Poor	Split trunk
E119	Thornless Honeylo	16.0	Fair	
E134	Serviceberry	12.0	Fair	Multi-stem
E135	Boxelder	6.0	Fair	
E136	Boxelder	8.0	Fair	
E139	Boxelder	6.0	Fair	
E137	Hackberry	32.0	Poor	Split trunk
E138	Boxelder	12.0	Poor	Multi-stem
E141	Hackberry	14.0	Fair	
E144	Hackberry	12.0	Poor	
E145	Hackberry	10.0	Poor	
E146	Hackberry	10.0	Poor	
E147	Hackberry	10.0	Poor	
E148	Hackberry	10.0	Poor	
E149	Hackberry	10.0	Poor	
E150	Boxelder	10.0	Poor	
E151	Hackberry	7.0	Poor	
E152	Boxelder	12.0	Poor	Multi-stem
E153	Boxelder	24.0	Poor	Multi-stem
E154	Boxelder	12.0	Poor	
E155	Hackberry	12.0	Poor	
E156	Hackberry	8.0	Poor	
E158	Hackberry	14.0	Poor	Twin trunk
E159	Hackberry	48.0	Fair	
E160	Hackberry	8.0	Poor	
E161	Hackberry	8.0	Poor	
E190	Bradford Pear	14.0	Fair	
E192	Hackberry	12.0	Fair	
E193	Hackberry	12.0	Fair	
E214	Hackberry	14.0	Fair	Twin trunk
E217	Boxelder	6.0	Poor	split trunk
E38	Austrian Pine	12.0	Fair	
E39	Austrian Pine	10.0	Fair	
E40	Austrian Pine	8.0	Fair	
E41	Austrian Pine	8.0	Fair	
E33	Elm	7.0	Good	
E34	Hawthorn	12.0	Fair	Multi-stem
E35	Hawthorn	12.0	Fair	Multi-stem
E37	Hawthorn	12.0	Fair	
E36	Hawthorn	16.0	Fair	Multi-stem
E42	Hawthorn	15.0	Fair	Multi-stem
	Total caliper inches to be mitigated:			907

Tree Survey Chart - "Area B" - Within ROW

ID	Species	DBH	Condition	Notes
E56	Boxelder	6.0	Fair	
E57	Boxelder	6.0	Fair	
E58	Boxelder	9.0	Fair	
E62	Pin Oak	8.0	Fair	
E68	Pin Oak	10.0	Fair	
E81	Cottonwood	36.0	Fair	
E98	Crabapple	7.0	Fair	
E99	Crabapple	10.0	Poor	
E100	Crabapple	6.0	Fair	
E104	Norway Spruce	15.0	Good	
E105	Boxelder	18.0	Fair	
E114	Maidenhair Tree	14.0	Fair	
E115	Maidenhair Tree	16.0	Fair	
E116	Maidenhair Tree	12.0	Fair	
E118	Crabapple	8.0	Fair	
E120	Thornless Honeylo	20.0	Fair	
E121	Crabapple	6.0	Fair	
E122	Crabapple	8.0	Fair	
E123	Crabapple	8.0	Fair	
E124	Crabapple	6.0	Fair	
E125	Crabapple	6.0	Fair	
E126	Hawthorn	21.0	Fair	Multi-stem
E127	Hawthorn	11.0	Fair	Multi-stem
E128	Norway Spruce	12.0	Good	
E129	Norway Spruce	9.0	Good	
E130	Norway Spruce	9.0	Good	
E131	White Spruce	12.0	Good	
E132	Norway Spruce	10.0	Good	
E133	Norway Spruce	12.0	Good	
E162	Hackberry	14.0	Poor	
E191	Hackberry	12.0	Fair	
	Total caliper inches:			357.0

Legend:

- EXISTING TREE WITHIN ROW
- EXISTING TREE OUT ROW
- EXISTING TREE NOT COUNTED
- EXISTING TREE UNDER 6" DBH

TREE SURVEY

Site "Area B"

SCALE: 1"=30'

STATE OF OHIO — JAMES L. BURKART 334 — REGISTERED — LANDSCAPE ARCHITECT

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 7.3.2014

REVISIONS:
7.24.2014
7.29.2014

DRAWING PHASE:
- [X] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

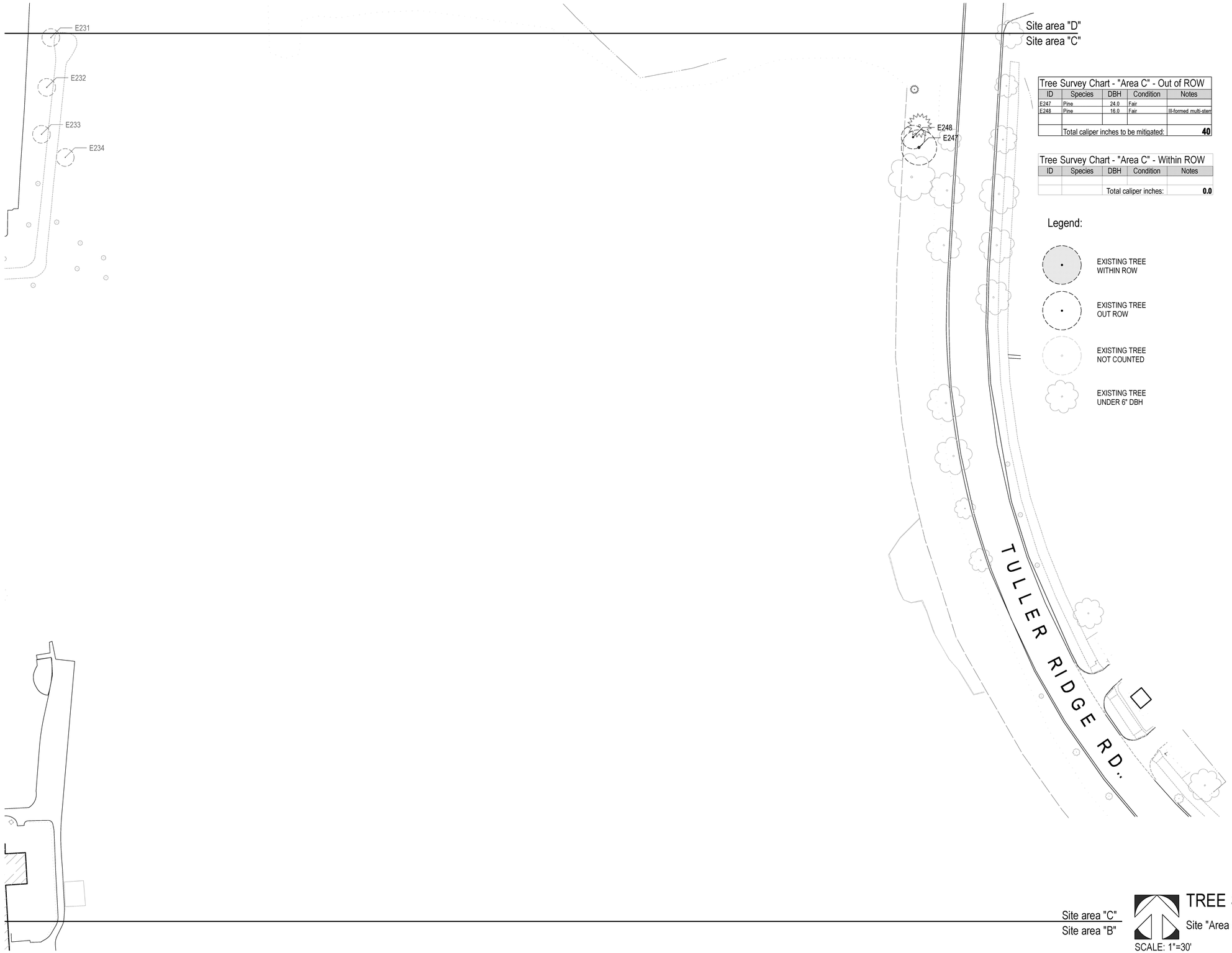
THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF JAMES BURKART ASSOCIATES INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT:
Dublin Bridge Park
Dublin, OH 43017

B U R K A R T
DISTINCTIVE LANDSCAPE ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., 5757 LAKE FOREST WAY, WESTERVILLE, OH 43082, 614-895-5699
e-mail jburkart@jburkart.com

JBA #:

SHEET:
STS-2



Tree Survey Chart - "Area C" - Out of ROW				
ID	Species	DBH	Condition	Notes
E247	Pine	24.0	Fair	
E248	Pine	16.0	Fair	Ill-formed multi-stem
	Total caliper inches to be mitigated:			**40**

Tree Survey Chart - "Area C" - Within ROW				
ID	Species	DBH	Condition	Notes
		Total caliper inches:		**0.0**

Legend:

- EXISTING TREE WITHIN ROW
- EXISTING TREE OUT ROW
- EXISTING TREE NOT COUNTED
- EXISTING TREE UNDER 6" DBH

TREE SURVEY

Site "Area C"

SCALE: 1"=30'

STATE OF OHIO
JAMES L. BURKART 334
REGISTERED
LANDSCAPE ARCHITECT

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 7.3.2014

REVISIONS:
7.24.2014
7.29.2014

DRAWING PHASE:
- [X] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF JAMES BURKART ASSOCIATES INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT:

Dublin Bridge Park

Dublin, OH 43017

B U R K A R T
PLANNING · LANDSCAPE · ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., 5737 LAKE FOREST WAY,
WESTERVILLE, OH 43082, 614-895-5699
email: jburkart@jburkart.com

JBA #:

SHEET:

STS-3

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2014

The Planning and Zoning Commission took the following action at this meeting:

2. Bridge Park East – Mixed-Use Development Project
14-070BPR/PP **Riverside Drive and W. Dublin-Granville Road**
Basic Plan Review/Preliminary Plat

Proposal:	A request for preliminary review for seven new blocks for future development on approximately 30.9 acres, in addition to new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.
Request:	Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat Review under the provisions of the Subdivision Regulations.
Applicant:	Nelson Yoder, Principal, Crawford Hoying Development Partners.
Planning Contact:	Rachel S. Ray, AICP, Planner II.
Contact Information:	(614) 410-4656; rray@dublin.oh.us

MOTION #1: Mr. Taylor moved, Ms. Kramb seconded, to recommend **approval** of the following Development Plan Waivers:

1) Maximum Block Size (Block 'D') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 feet to ±1,886 feet).

2) Maximum Block Size (Block 'H') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 feet to ±1,945 feet).

VOTE: 7 – 0.

RESULT: The Development Plan Waivers were **approved**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

2. Bridge Park East – Mixed-Use Development Project
14-070BPR/PP **Riverside Drive and W. Dublin-Granville Road**
Basic Plan Review/Preliminary Plat

MOTION #2: Mr. Hardt moved, Mr. Zimmerman seconded, to recommend **approval** of the Basic Development Plan with the following ten conditions:

1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
2) That the applicant selects building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
3) That the applicant works with the City to establish a Development Agreement for this project;
4) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
5) That the applicant addresses any remaining Engineering details as part of the Development Plan Review;
6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;
8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;
9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
10) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

* Mr. Nelson Yoder agreed to the above ten conditions.

VOTE: 7 – 0.

RESULT: The application for Basic Development Plan with ten conditions was **approved.**

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

MOTION #3: Ms. Newell moved, Mr. Zimmerman seconded, to recommend **approval** of the following Preliminary Plat with six conditions:

1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
2) That the proposed utility easements be provided on the Preliminary Plat prior to review by City Council;

2. Bridge Park East – Mixed-Use Development Project
14-070BPR/PP **Riverside Drive and W. Dublin-Granville Road**
Basic Plan Review/Preliminary Plat

3) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
6) That the City and COTA resolve the issues associated with the acquisition and relocation of the Dale Drive Park and Ride facility before the Final Plat is recorded.

* Mr. Nelson Yoder agreed to the above six conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat with six conditions was **approved** to be forwarded to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

MOTION #4: Mr. Hardt moved, Mr. Taylor seconded, to require the Development Plan Review by the Planning and Zoning Commission.

VOTE: 7 – 0.

RESULT: The Planning and Zoning Commission will be the Required Reviewing Body.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

STAFF CERTIFICATION

Rachel S. Ray, AICP, Planner II

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.Dublinohiousa.gov

PLANNING AND ZONING COMMISSION

MEETING MINUTES

AUGUST 7, 2014

AGENDA

1. Avondale Woods **Avery Road**
12-084Z/PDP/PP **Rezoning/Preliminary Development Plan (Approved 7 – 0)**
Preliminary Plat (Approved 7 – 0)

2. Bridge Park East – Mixed-Use Development Project
Riverside Drive and W. Dublin-Granville Road
14-070BPR/PP **Basic Plan Review (Approved 7 – 0)**
Preliminary Plat (Approved 7 – 0)

3. Perimeter Center, Subarea C – The Spa at River Ridge **5555 Wall Street**
14-072AFDP/CU **Amended Final Development Plan (Approved 7 – 0)**
Conditional Use (Approved 7 – 0)

The Chair, Chris Amorose Groomes, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Victoria Newell, Richard Taylor, Amy Kramb, John Hardt, Amy Salay, and Todd Zimmerman. City representatives present were Steve Langworthy, Gary Gunderman, Jennifer Readler, Alan Perkins, Claudia Husak, Rachel Ray, Joanne Shelly, Devayani Puranik, Dana McDaniel, Paul Hammersmith, Terry Foegler, Logan Stang, Andrew Crozier, Nikki Martin, and Laurie Wright.

Administrative Business

Motion and Vote
Mr. Taylor moved, Mr. Zimmerman seconded, to accept the documents into the record. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0)

Motion and Vote
Ms. Kramb moved, Ms. Newell seconded, to accept the June 19, 2014, meeting minutes as amended. The vote was as follows: Mr. Taylor, yes; Mr. Hardt, yes; Mr. Zimmerman, yes; Ms. Salay, abstain; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Ms. Kramb, yes. (Approved 6 – 0 –1)

Motion and Vote
Ms. Kramb moved, Mr. Zimmerman seconded, to accept the July 10, 2014, meeting minutes as amended. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor. (Approved 7 – 0)

Ms. Amorose Groomes said there were two cases on the consent agenda, Spa River Ridge and Avondale Woods but both Ms. Kramb and Mr. Zimmerman had questions on the Avondale Woods case so it was pulled. The Chair determined the cases would be heard in the following order: Spa at River Ridge,

Avondale Woods, and Bridge Park East. She briefly explained the rules and procedures of the Planning and Zoning Commission. [The minutes reflect the order of the published agenda.]

1. Avondale Woods **Avery Road**
12-084Z/PDP/PP **Rezoning/Preliminary Development Plan/Preliminary Plat**

The Chair Chris Amorose Groomes introduced this application for a request for a new residential subdivision with a maximum of 360 single and multiple family units on 120 acres on the west side of Avery Road, south of the intersection with Rings Road. She said the Commission will forward the recommendation on this to City Council. She said two motions are required: 1) Rezoning and Preliminary Development Plan; and 2) Preliminary Plat. She asked the two members that had questions if they needed a presentation. Ms. Kramb and Mr. Zimmerman both said they did not need a presentation as they just had a series of questions for clarification. The Chair asked if anyone else needed to see a presentation. [There were none.]

Amy Kramb inquired about the fence height. She said she could not find any reference to a fence in the development text but in the Planning Report there is a six-foot fence mentioned for along the railroad tracks.

Claudia Husak said it can be found in the buffering landscaping section.

Ms. Kramb said it mentions six feet of "screening" that can include a fence but it does not mention the height of the fence. It was stated that since there is no mention of a maximum height for a fence, a discussion ensued among the members and staff that included all the different fences and buffering in the different areas of this site.

Ms. Kramb also inquired about the development text that allows for entry signs at every subarea but it does not specify the number or size of signs.

Ms. Kramb said there was no mention anywhere about tree replacements and asked if Code was just being followed to which Ms. Husak agreed.

Ms. Kramb said because this is going to be in phases, and Scarlet Lane is stopping to the north and to the west, she is curious as to how those roadway ends would be treated.

Todd Zimmerman referred to page 11 of the Planning Report. He questioned the limit of 185 units when the road network is in place.

Ms. Husak said there was a phasing plan on page 12 in the development text and Phase 1 was identified as the attached residential just north of the entrance. She said Phase 2 is the single-family lots around the central green. She thought that the 185 were all single-family units and this multi-family.

Mr. Zimmerman referred to Subarea B and asked how many one-car garages are in the plans.

Ms. Husak said she did not have that information at this time. She said the development text requires two-car garages for all of the three-bedroom units but how that is mixed up is not known.

Mr. Zimmerman inquired about the windows to carry a grid pattern throughout and wanted to make sure it was for all four sides of the single-family units and not just the front.

Ms. Amorose Groomes invited the applicant to approach the podium and begin by stating their name and address for the record.

Linda Menerey, EMH&T, 5500 New Albany Road, New Albany, Ohio, 43054, said she wanted to split the four issues mentioned: fencing, entry signs, tree replacement, and street phasing. She wants to talk through the fencing to get a consensus. She said they are going to do tree replacement. She asked if the street phasing was answered.

Ms. Kramb said she got the phasing and was more curious about the termination treatment but understands that will come up at the Final Development Plan (FDP).

Ms. Menerey asked if it was ok that it was decided at FDP and Ms. Kramb said she was comfortable with that.

Ms. Menerey confirmed there is a mix of garages and encouraged Mr. Zimmerman to look at the plan. She said their client, Jim Lipnos has agreed with the window grid pattern on all four sides.

Ms. Menerey asked to discuss the fencing issue. She asked if the Commission was ok with mounding/fencing of a minimum of 6 feet and maximum of 8 feet, the applicant was in agreement with that. She offered this be left for the FDP.

Ms. Amorose Groomes suggested this be decided later.

Victoria Newell suggested adding one line that states the fence as an individual component cannot exceed a height of six feet to which everyone agreed to the solution.

Mr. Zimmerman asked who was responsible for the maintenance of the fence.

Ms. Menerey said it was the applicant.

Chris Cline, applicant, said they are comfortable with the Commission passing on this until the FDP but would like flexibility to do a good quality job.

Ms. Amorose Groomes concluded that the Commission would like to see the whole plan at the Final Development Plan and asked if Ms. Husak could write the conditions based on their discussion.

Ms. Kramb inquired about patios and where they could possibly be placed.

Ms. Menerey said this goes back to the 2010 – 2012 period when they finally got some footprints in front of the Commission. She said those units are double-sided. She said as seen on the site plan, they feel like a two-sided unit and explained further what she meant. She said the front is not intended to have a six-foot fence but a four or six foot fence could go on the back for a little privacy.

Ms. Kramb noted that when driving by, all that would be seen are the garages and privacy fences.

Ms. Menerey asked the Commission if they would prefer a four-foot fence be stipulated.

Ms. Amorose Groomes stated that before they are willing to issue the ability for fences, they want a lot more detail and again is in favor of deciding at the FDP to which Ms. Menerey agreed that a condition should be written to state that.

Ms. Husak summarized that the condition should state that any kind of exterior amenities, including patios and fences, will be part of the Final Development Plan to which everyone agreed.

Ms. Menerey referred back to the entry feature issue.

Ms. Kramb thought there should be a limit to the size and numbers of these entry features.

John Hardt thought it would fall under the same conversation as the site amenity statement.

Mr. Cline said their intent was not a large intrusive sign but one that tastefully identified the neighborhoods.

Amy Salay suggested something should be written so that any materials used must be of natural quality to endure the elements and not burden the neighborhoods with all the open space they will need to maintain.

Both Ms. Kramb and Mr. Zimmerman stated all their questions were answered satisfactorily.

Ms. Salay asked what parts of this development are going to be maintained and deeded to the City as public parkland and what is going to be private.

Mr. Cline said there is a table in the text that spells out who owns what and who maintains everything.

Ms. Salay said there are very few homes that are required to maintain a large amount of open space in a couple different areas of our community. She said when things are decided at Commission, they do not know how it will all shake out and how much it will cost to maintain this private open space. She said neighborhoods find themselves burdened with high fees and struggle to maintain these areas. She thought the way it is written opens it up to too much interpretation.

Ms. Amorose Groomes referred to the table and stated which areas were owned by the City but the maintenance on the various areas differed.

Ms. Salay maintained it could still be problematic. She asked if Mr. Hahn, of Parks and Open Space, could consider what the City is going to be doing and what it is the private sector is supposed to be doing so that it could be spelled out - how areas are to be maintained and if it would come back to Council.

Ms. Husak said Mr. Hahn did send a mark-up map to staff that was forwarded to the applicant.

Ms. Amorose Groomes asked if there were any further questions or concerns from the Commission. [There were none.] She asked the public to speak with respect to this application. [Hearing none.] She asked Ms. Husak to reveal the conditions.

Ms. Husak said there would be two motions: 1) Rezoning and the Preliminary Development Plan; and 2) Preliminary Plat. She said for the first motion there were 10 conditions and noted the first 8 on a slide with no changes. She said conditions 9 and 10 were retained from the Planning Report. She said conditions 11 through 15 were added per the discussion:

11) That the development text be revised to require a divided light grid pattern for all windows on all four sides of the buildings of all subareas;
12) That the development text be revised to limit the height of a fence if used as part of the landscape buffer to six feet;
13) That the western buffer along Subarea A not be permitted to include a fence;
14) That all details for outdoor amenities including decks, patios, and or fences for the multiple family units be included for approval at the Final Development Plan stage; and that the development text be revised to reflect this requirement; and
15) That the entry feature details be submitted for approval at the Final Development Plan stage for each section and also that the development text be revised.

Ms. Amorose Groomes asked the applicant if he agreed to those 15 conditions as amended.

Mr. Cline agreed.

Motion and Vote
Ms. Kramb moved, Mr. Hardt seconded, to recommend approval of the Rezoning/Preliminary Development Plan with 15 conditions:

1) That the development text be revised to eliminate a fence as an option to indicate demarcations between open spaces and rear lot lines and require their approval at the Final Development Plan stage;
2) That the development text be revised to address unit separation and require a minimum distance between units of at least 12 feet required for all multiple-family subareas;
3) That the front setbacks for Lots 37 through 40 to be separately addressed in the development text;
4) That the development text be revised to require front-loaded garages to be located behind the front façade of the home;
5) That the applicant continues working with Engineering on the roundabout design details in Subarea D, prior to submitting for a Final Development Plan;
6) That the applicant works with staff to further review the proposed street names for the development;
7) That Lot 58 be eliminated from the proposal;
8) That the development text be revised to eliminate vinyl as a permitted primary building material;
9) That the roundabout center and splitter islands be included as HOA maintained reserves on a plat; and
10) That the applicant enters into an infrastructure agreement with the City, prior to submitting the first Final Development Plan, for the development thresholds and public project contributions and that the infrastructure agreement details be referenced in the development text.
11) That the development text be revised to require a divided light grid pattern for all windows on all four sides of the buildings of all subareas;
12) That the development text be revised to limit the height of a fence if used as part of the landscape buffer to six feet;
13) That the western buffer along Subarea A not be permitted to include a fence;
14) That all details for outdoor amenities including decks, patios, and or fences for the multiple family units be included for approval at the Final Development Plan stage; and that the development text be revised to reflect this requirement; and
15) That the entry feature details be submitted for approval at the Final Development Plan stage for each section and also that the development text be revised.

The vote was as follows: Ms. Salay, yes; Mr. Zimmerman, yes; Ms. Newell, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Ms. Kramb, yes. (Approved 7 – 0)

Motion and Vote
Ms. Kramb moved, Mr. Hardt seconded, to recommend approval to City Council for the following Preliminary Plat with one condition:

1) That the plat be revised to include the roundabout center and splitter islands as reserves and a table listing each reserve size and intended maintenance responsibility.

Mr. Cline agreed to the condition as written in the staff report.

The vote was as follows: Ms. Amorose Groomes, yes; Mr. Taylor, yes; Ms. Newell, yes; Mr. Zimmerman, yes; Ms. Salay, yes; Mr. Hardt, yes; and Ms. Kramb, yes. (Approved 7 – 0)

2. Bridge Park East – Mixed-Use Development Project
Riverside Drive and W. Dublin-Granville Road
14-070BPR/PP **Basic Plan Review/Preliminary Plat**

Chair Chris Amorose Groomes introduced this application for a request for a preliminary review for seven new blocks for future development on approximately 30.9 acres, in addition to new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.

The Chair swore in anyone intending to address the Commission on this case.

Rachel Ray presented the aerial photo that shows the site, which is on the east side of the 'to be relocated' Riverside Drive, south of the 'now under construction' John Shields Parkway, west of Tuller Ridge Drive and the connector roadway to Dale Drive, and north of W. Dublin-Granville Road.

Ms. Ray said given this project's size and complexity, there are a number of aspects related to this project and the properties involved that will be addressed as part of the upcoming development agreement. She said resolution is expected before all final development approvals can be secured. She said one of the elements related to the real estate matters associated with this project relates to the existing COTA Park and Ride site on the north side of Dale Drive. Given the future roadways planned in this area, she said the City has taken the lead to work out an agreement with COTA on the land development and also identify potential locations for an alternative facility that would maintain consistent services for their ridership. Ms. Ray said the applicant for the Bridge Park project erroneously submitted an application form that suggested they had authorization to file an application on behalf of COTA. She said Staff is making it clear on the website that COTA is not a party to this application. However, she said COTA is involved in separate discussions with the City on development-related matters.

Ms. Ray said Dublin City Council has not approved a development agreement for this site, though it is in the works. She said Staff is working with the developers as well as the property owners adjacent to this site and finalizing the development agreement is a condition of approval recommended by Planning.

Ms. Ray gave a brief overview of her presentation. First, she said she will provide a background on the development context and everything that has happened regarding this site, leading up to the case that is before the Commission this evening. She said she would also provide an overview of the review and approval process and what the Commission can expect to see with future applications. She said she would next provide an overview of the applications that are before the Commission this evening, which include the Basic Development Plan, as well as the Preliminary Plat. Then, she said she would provide a brief overview of the recommendations that the ART has made to the Commission, followed by the summary of the recommendations that are made. She reported a total of four motions will be required.

Ms. Ray said the first step in the process is a City-sponsored Zoning Code Amendment and Area Rezoning of land that includes the project area. She said previously, the project area was a series of separate parcels with three different zoning district classifications that are now going to be included in a single neighborhood zoning district designation. She presented the project area outlined in red in the proposed zoning map as well as the proposed neighborhood district graphic that is associated with the Zoning Code Amendment. She reported on July 10, 2014 the Planning and Zoning Commission recommended approval to City Council for both the Area Rezoning as well as the Zoning Code Amendment. She said both items are scheduled for a first reading by City Council on August 11, 2014. She stated another one of the conditions on tonight's application is subject to Council's approval of the zoning actions related to this area.

Ms. Ray said in terms of process, the purpose of this application for Basic Development Plan Review is to evaluate, at a conceptual level, the cohesiveness of the framework that will enable the Bridge Park East

mixed-use development. She stated the application includes an analysis of the project based on the Principles of Walkable Urbanism and the Community Plan's (Bridge Street District Area Plan) objectives for this area. She said the development framework included with the Basic Development Plan sets the tone for the public realm, which is comprised of the street network and block layout. She said the Development Plan also establishes lots and parcels for development. She reported the applicant has begun to conduct a preliminary analysis of the applicable placemaking foundations described in the BSD Scioto River Neighborhood zoning district requirements. She emphasized this application is not intended to provide a determination on all project details associated with the public or private realm; further details will be determined at the Development Plan Review, Basic Site Plan/Site Plan Reviews, and Final Plat stages.

Ms. Ray explained the next step following this application is the Development Plan Review to determine the detailed elements of the public realm, which Staff expects to generally correspond with the timing of the Final Plat (first section). She said Preliminary and Final Plats require review and approval by the Planning and Zoning Commission as well as City Council.

Ms. Ray said the applicant may then proceed with filing an application for Basic Site Plan Review, which is a higher level, conceptual look at the above-ground elements of the project: the buildings, site, landscape, parking, signs, and architecture. She said the last step prior to building permitting is the Site Plan Review, which is a highly detailed review of all those above ground elements just mentioned.
Ms. Ray began presenting an overview of the proposed Basic Development Plan (BDP) that includes:

- A grid street network;
- Seven development blocks (Blocks A, B, C, D, F, G, H) subdivided by private access drives and mid-block pedestrianways (Block 'E' is the designation currently applied to land north of John Shields Parkway, east of Riverside Drive, and is not included with this application);
- Three new public streets (Broadstone Avenue – *referred to Park Avenue in the past*, Tuller Ridge Drive, Mooney Street);
- A future mixed-use shopping corridor designated along portions of Broadstone Avenue and Riverside Drive; and
- A Preliminary Plat for the project site that includes the reconfiguration of rights-of-way for John Shields Parkway and Riverside Drive and the necessary vacation and reconfiguration of the right-of-way for the east/west portion of Dale Drive.

Ms. Ray stated that potential street names have been applied to all proposed streets; final street names will be determined prior to City Council review of the Preliminary Plat.

Ms. Ray said the Code analysis for the BDP centers on three main sections in the BSD zoning regulations, the first of which being Code Section 153.060, the <u>Lots and Blocks</u> requirements. She explained this section includes maximum dimensional requirements for block size, requirements for access, and mid-block pedestrianways. She explained that five of the blocks meet the block size requirement – not exceeding 500 feet on any one side, nor the entire perimeter exceeding 1,750 feet. However, she said two of the blocks on the north side of the project area *do* exceed that requirement; therefore, Waivers are required. She indicated the intent of the maximum block length provisions is to prevent the creation of 'superblocks' to adequately distribute traffic and provide pedestrian permeability through the development. She explained that because the development does include the series of private drives, block size is measured from right-of-way to right-of-way and because the private drives break up the blocks, Planning believes the intent of the requirement is met. She summarized, for the two Waivers requested for those two blocks, approval is recommended. She said the proposed 80-foot greenway along the south side of the John Shields Parkway right-of-way also adds to the length of the blocks, creating a special circumstance.

John Hardt inquired about the revised Code language for this new BSD Scioto River Neighborhood District that the Commission voted on several weeks ago that included a provision that said if there is a private

street going through a block that is constructed, then it should be used to measure block size. He asked if they are being asked to consider these Waivers simply because the new regulations are not yet applicable.

Ms. Ray said that the Code provision that Mr. Hardt is referencing was intended to apply only to the block adjacent to the roundabout.

Mr. Hardt noted the specific paragraph that addresses the block on the roundabout and noted a separate paragraph that says "…for the purposes of measuring block length, the limits of private street sections designed and constructed to public street standards in the final development plan shall be used in lieu of right-of-way" – under the whole subheading of calculating block length. He said he wanted to understand why they were approaching things the way they are. In his opinion, he said if that language were enforced today, it would effectively result in those private streets dividing the blocks that currently exceed the requirements, and a Waiver would be unnecessary.

Ms. Ray said she would check the language, but ultimately, the block size is something Staff supports. Ms. Ray presented a graphic that showed mid-block pedestrianways that would be provided through the blocks that require them due to their lengths exceeding 400 feet.

Ms. Ray said the second main section of the BSD Code analysis is Code Section 153.061, Street Types. She presented an illustration of the street families and bicycle facilities. She explained that many of the elements of the street network map depicted in the Code were incorporated into the Thoroughfare Plan, which was updated last summer. She pointed out the regional roadways indicated on the map with the expectation that as development occurs, the neighborhood streets would fill in consistent with the Lot and Block requirements and Street Type requirements of the Code. She pointed out the proposed District Connector streets, which are also principle frontage streets (the "front doors" of the project) as well as the Neighborhood Streets. Again, she said this project involves a combination of a public and private street system. She stated the existing streets bordering this development will not be dedicated as part of this project but will include minor right-of-way adjustments, lot line adjustments, and other adjustments to better coordinate with the project, now that a preliminary design has been established. She explained that includes Riverside Drive, John Shields Parkway, and the Dale/Tuller connector. She added many of the neighborhood streets shown on the plans are going to be privately owned with public access easements. She said several of the streets are going to be constructed over below-grade parking, which she pointed out on the slide. She said the intent for the private drives is that they are to be constructed as a seamless extension of the public street network. The pedestrians, she said, should not notice a difference between the public and private streets. She said long-term maintenance, serviceability, and access elements will be addressed through the Development Agreement. She indicated that Planning recommends the Reserve 'I' private drive is dedicated as public right-of-way to accommodate fire access for that portion of the site.

Ms. Ray noted the Bicycle Facilities. She referred to the cycletrack network map that was presented to City Council as part of their recent streetscape discussions and pointed out the typical section for Broadstone Avenue. She asked the Commission to focus on the one-way, five-foot-wide cycletrack proposed on each side of the street to connect into the regional network. She said as this bicycle facility transitions over to Riverside Drive, it turns into one, two-way, eight-foot-wide cycletrack. She said they expect there to be bicycle facilities in the park as well but as far as the cycletrack goes, it is a continuation of the network that will be provided along this side of Riverside Drive, adjacent to the project, leading up to John Shields Parkway.

Ms. Ray said another aspect of the street network is to identify potential locations for transit stops and other related infrastructure as the development progresses, and Planning has added a condition that the applicant continue to work with the City and other interested parties.

Ms. Ray said the third and final section of the BSD Code analysis for Basic Development Plan Review is Code Section 153.063, the Neighborhood District Standards. She said consideration of this section includes placemaking elements such as the shopping corridor, the pedestrian-oriented streetscape, street terminations of the terminal vistas, as well as gateways, and in the future, sign plans and the distribution of open space. She presented a conceptual graphic that the applicant prepared to start thinking about how the private development is going to interface with the public realm but said the applicant would want to speak to this more in their presentation. She focused on the shopping corridors from her slides that showed portions of "Broadstone Avenue" and Riverside Drive. She said the Neighborhood Standards require a minimum of 12 feet of clear sidewalk area, so between the six-foot-wide sidewalk and the five-foot-wide cycletrack area, that totals 11 feet provided within the right-of-way. Therefore, she said the applicant would need to provide one additional foot within the Required Building Zone area, outside of the right-of-way. Again, she expects this to be heavily coordinated with the location of public open spaces with the pocket plazas as well as the private open spaces such as seating areas, restaurant patios, etc.

Amy Kramb inquired about the rendering provided in the Commission's packet. She requested confirmation that any portion of the building footprints and uses shown on the left-hand side of the rendering (toward the northern portion of the project) is conceptual and not before the Commission for a decision on the uses and layout. Ms. Ray said that was indeed correct; the focus is on the public realm and street network.

Ms. Ray explained the Preliminary Plat portion of the project. She said this development involves the subdivision of land as multiple parcels/lots and blocks for development, in addition to: the dedication of rights-of-way; reconfiguration of lot lines; the vacation of right-of-way of the east/west portion of Dale Drive; and establishes the reserves for private drives. She said the Preliminary Plat includes this information in addition to a preliminary Master Utility Plan and Tree Survey. She said the Preliminary Plat incorporates typical street sections coordinated with the City.

Ms. Ray explained that *Broadstone Avenue* is the east-west District Connector intended to provide a future road connection from Sawmill Road to Riverside Drive. She said the road currently connects Shamrock Boulevard and Sawmill Road at existing Village Parkway. She said the proposed 76-foot street section includes:

- two 11-foot travel lanes;
- eight-foot parallel parking spaces on both sides of the street;
- three-foot carriage walks;
- five-foot planter zone;
- five-foot cycletrack; and
- six-foot sidewalks.

Ms. Ray said *Tuller Ride Drive* is a Neighborhood Street that runs east/west and connects the existing realigned Tuller Ridge Drive (realigned as part of the Dale/Tuller connector road project currently advancing toward construction) with Riverside Drive.

Ms. Ray stated that Mooney Street is the Neighborhood Street that runs north/south and connects the existing, dedicated Mooney Street north of John Shields Parkway, south through the Bridge Park East development to the future Banker Drive extension. She explained the 65-foot right-of-way for both streets (Tuller Ridge and Mooney) accommodates all required streetscape elements, including private access drives, which are 22 feet in width that will provide vehicular and pedestrian access through the site and are designed with:

- two 11-foot travel lanes
- eight-foot parallel parking spaces;
- two and a half-foot carriage walks;

- five-foot planter areas; and
- six-foot sidewalks.

Ms. Ray presented a slide that illustrated how these would be constructed over parking structures in some areas.

Ms. Ray said on July 31, 2014, the ART made their recommendations to the Commission on this application and reiterated to the applicant that following the Commission's review and feedback on the Basic Development Plan this evening, Staff's intent is to dig down deeper into the details of the physical aspects of the project as well as working toward resolution on the Development Agreement and related issues. In particular, she said, one aspect relates to the open spaces. Ms. Ray noted that the applicant has begun to share concepts that demonstrate a variety of open spaces, many of which are in the form of high quality, **private** open spaces such as rooftop terraces and gathering spaces. She said clearly this project will create a need for other **public** open spaces as well. Therefore, she said the applicant will need to continue to work with the City to identify and provide that required open space within the walkable distance requirements of the Code, consistent with the open space character and network consideration described in the Neighborhood Standards section.

Ms. Ray said the City will need to work with the applicant to integrate measures for stormwater quality management into the project as well. She said that the Fire Department is requiring a portion of area noted as a private drive to be public, and will also need to coordinate with the applicant on the design of the garages to ensure their ability to support fire apparatus.

Ms. Ray said the Building Department has encouraged the applicant to start thinking about building services including loading and trash collection as early as possible to ensure that they are well incorporated into the plans, given the tightness of the urban environment.

Ms. Ray summarized that four actions are required of the Commission at this meeting tonight, three of which include recommendations from the ART:

1) **Development Plan Waiver Review –** 2 Waivers
   ART Recommendation of Approval
2) **Basic Development Plan Review**, based on the review criteria of §153.066(D)(3) for Development Plan Review
   ART Recommendation of Approval with Conditions
3) **Preliminary Plat Review**
   ART Recommendation of Approval with Conditions
4) **Required Reviewing Body Determination** for Development Plan Reviews

Ms. Ray said two of the blocks exceed the maximum block size requirements of Code, principally due to the location of the John Shields Parkway greenway and the configuration of the adjacent roadways. She reported that the ART has found that all the required criteria have been met, as well as the intent of the regulation, and therefore approval of the two Waivers is recommended.

Ms. Ray stated that, in terms of the second recommendation, the Basic Development Plan Review requires a determination from the Commission within 28 days from the date of submission of a complete application. She demonstrated on a slide how all the criteria for the Basic Development Plan Review had been met or met with conditions. Ms. Ray listed the 10 conditions:

1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
2) That the applicant selects building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
3) That the applicant works with the City to establish a development agreement for this project;

4) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
5) That the applicant addresses any remaining Engineering details as part of the Development Plan Review;
6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;
8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;
9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
10) That the applicant provide an outline of the details for each open space type, including the intended users, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Ms. Ray noted a few of the recommended conditions are details to correct notes on the plans, such as the selection of permitted building types; while others are reminders for the applicant on the items for which a much greater level of detail will be expected as part of the Development Plan Review, such as open space, gateway treatments, and public improvement details.

Ms. Ray said for the third Commission action, approval is recommended to City Council with six conditions, including an additional condition added since speaking with COTA over the past few days, that was shared with the applicant prior to this meeting. She said the six conditions are as follows:

1) That the modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
2) That the proposed utility easements be provided on the Preliminary Plat prior to review by City Council;
3) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
6) That the City and COTA resolve the issues associated with the acquisition and relocation of the Dale Drive Park and Ride facility before the Final Plat is recorded.

Ms. Ray said the other conditions are technical in nature and require any minor corrections to be made prior to review by City Council. Condition four relates to the manner in which street rights-of-way are drawn at corners – that the intersections occur with a 90-degree angle instead of a "chamfered" corner as required by the Subdivision Regulations.

Ms. Ray concluded that the Commission shall also make a motion to require Development Plan Review, the next step in the process, by either the PZC or the ART as the reviewing body, with consideration of the factors listed on the screen.

Ms. Ray reiterated that the street network, block framework, site, building, and open space designs for the Bridge Park East mixed-use development *must* serve as examples of desirable BSD development, and this can only be accomplished through exacting attention to detail, thorough and well-coordinated planning, and adherence to applicable Code requirements. She said Staff is happy to work with the applicant weekly, if not on a daily basis in many instances to work through a lot of details that she

highlighted for the Commission this evening. She asked the Commission to think about this application as the first of a series of opportunities to continuously refine the project to ensure that the result is a distinctive, high-quality mixed-use urban neighborhood with a sense of community that will stand the test of time.

Ms. Amorose Groomes asked the applicant to step forward and state their name and address for the record.

Nelson Yoder, 555 Metro Place North, Dublin, Ohio, Crawford Hoying Development Partners, thanked the Commission for having them back this evening. He said this is just the first step of many – which can be frustrating to those of us that are eager to get into the meat of the exacting of detail that Ms. Ray mentioned, which is what they are focused on each and every day and are looking forward to sharing with the Commission. He reiterated that tonight is about the "big picture" and location of streets and welcomes feedback from the Commission. He apologized to COTA for misrepresenting the zoning application. Mr. Yoder said they understood all along that COTA and the City of Dublin were involved in negotiations. He apologized for the record for the oversight.

Ms. Amorose Groomes invited public comment.

Laura Comek, attorney for COTA, 500 W. Broad St., Columbus, Ohio, 43215, thanked the Commission for the time and consideration. She said this process is moving at a great speed and without certain details that COTA as a political subdivision, as an ongoing prior business still needed to work through. She thanked Jennifer Readler and the City's administration for working with them and requested the COTA property to be taken out of any plan approval and COTA removed as an applicant. She said they are working with the City on future plans and what they can do to facilitate transit service in this area.

Ms. Amorose Groomes said the Commission looks forward to COTA helping their community and finding a great place to service the residents.

Mr. Yoder added that Crawford Hoying really embraces the idea that COTA provide service for the project and sees them as potentially being an integral part of the project.

Ms. Amorose Groomes asked if anyone else wanted to speak with regards to this application. [Hearing none.]

Amy Kramb confirmed that the street sections were consistent with what had been reviewed by City Council back in June. Ms. Ray agreed.

Ms. Amorose Groomes suggested starting with the <u>Development Plan Waivers</u>.

Ms. Ray took the opportunity to address Mr. Hardt's question from earlier. She stated that she had reviewed the Code section he had referred to. She explained there is a specific section related to block access and street layout with three subsections beneath that, one of which relates to the frontage along Riverside Drive that mentions what Mr. Hardt was referring to, how private drives can serve as the public right-of-way, essentially. She said there is another one that states for the purposes of measuring block length, the limits of private streets sections designed and constructed to public standards and approved with the Development Plan shall be used in lieu of right-of-way. She explained she interpreted these sections more conservatively, that the first one she read did not apply to the blocks to the north, but said it could be read as not necessarily being required. She stated for the purposes of clarity, Planning preferred to review it as a Waiver.

Ms. Amorose Groomes invited comments about these two Waivers as requested. [Hearing none.]

Motion and Vote
Mr. Taylor made the motion, Ms. Kramb seconded, to approve the following Development Plan Waivers:

1) Maximum Block Size (Block 'D') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 feet to ±1,886 feet).

2) Maximum Block Size (Block 'H') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 feet to ±1,945 feet).

The vote was as follows: Mr. Zimmerman, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Ms. Salay, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 7 – 0)

Ms. Amorose Groomes said the next motion was for the Basic Development Plan with ten conditions and asked the Commission if they had any questions or comments.

Ms. Kramb inquired about Mooney Street because of its termination at the south end of this project, which is not included as part of the Basic Development Plan Review. She asked if Mooney Street was eventually being extended to the south.

Ms. Ray stated that the first section of Mooney Street is being constructed as part of the Vrable skilled nursing project. She pointed out that the road would continue south through the project to "Reserve I," which Staff recommended be made a public roadway – the extension of Banker Drive. Ms. Ray explained that the east/west portion of Banker Drive between Riverside Drive and Mooney Street would continue to be a private access drive because it will be constructed over a parking structure.

Ms. Kramb confirmed that Mooney Street would end at Banker Drive, and asked how the transition to the block adjacent to the roundabout would look.

Ms. Ray said that is a development detail that will need to be worked out but it would not be an abrupt transition. She said as part of the Development Plan and Final Plat, Planning will look at phasing to make sure that the road terminates in a logical location with an appropriate transition.

Ms. Kramb asked about the "little Y" section shown on Block B on the plans, and Ms. Ray identified it as a mid-block pedestrianway. Ms. Kramb confirmed that they are not being asked to approve exact locations of all the little alleys. Ms. Ray said that was correct; the locations and dimensions may change slightly as the plans advance further to the Development Plan and Site Plan Reviews.

Richard Taylor said that while the Waivers seemed to be within the spirit and intent of the Code regulations, he said he was concerned with the street sections that state the sidewalk varies as far as the distance from the sidewalk to the building front. He said he was less concerned about that situation on the private streets and more concerned about that on Riverside Drive and Broadstone Avenue. He said the travel lanes are great, the parallel parking lanes are great, he understood the carriage walk and the planting zone, and he understood that there would be a cycletrack and a sidewalk for which that is designed to feel like one big sidewalk that bikes will happen to use a part of it. But from the edge of the six-foot sidewalk to the building front, he said the Commission had always imagined having a lot of outdoor amenities. He asked what is going to happen in that space, and what kind of process is being used to decide how far back the buildings are going to be pushed.

Mr. Yoder responded that the developers had been envisioning some of what was being shown on the street sections such as outdoor dining at strategic locations all along the corridor, trying to prepare for flexibility to accommodate tenants from day one, but also those that may come along later. He explained that was their overall detailed look at the buildings and how they interface with the streets. Once these lines are fixed, he said they will work to accommodate between the proposed buildings and the edge of that right-of-way the ability to have outdoor seating.

Mr. Taylor asked which lines are fixed. Mr. Yoder answered both the locations of the rights-of-way and the building faces.

Mr. Taylor said he was fine with everything between the right-of-way lines; he is concerned with what happens beyond the right-of-way.

Mr. Yoder said they would like to accommodate a double row of seating for a full service restaurant location, and most full-service restaurants will end up needing enclosures such as guardrails or fencing around these seating areas. To accomplish all these things, he said the 12-foot open walkway, the railing required, and then seating, is part of the detailed review they are going through right now. He explained they are going through a leasing plan, working internally and with Staff, and will be presenting to the Commission where along Broadstone Avenue, and some of these other streets, that are appropriate places now or potentially in the future to function as outdoor seating areas. He said there will also be entries for storefronts providing a little bit of relief along the streetscape. He said some areas could be inside/outside space using roll-up doors so there is a mixture of some spaces truly out on the sidewalk. He recommended a variety for the energy and excitement. He explained, as they develop the final leasing plan, the developer will have some areas that can serve as locations for benches and relief for other little pocket plazas along the streetscape. Mr. Yoder said streetscapes have been a big part of the last few weeks of work they have been focusing on internally as well as with Staff to define a network of open spaces. He stated that the public realm the developers are creating between the building faces on Broadstone is really going to make or break the development.

Mr. Taylor said, what Mr. Yoder just said implies that along Broadstone, some buildings might be closer to the right-of-way and some might be farther away. He asked if the buildings will be easily convertible to other uses. He said you might have something different than what you initially planned as a restaurant. Mr. Yoder said that was true.

Mr. Taylor asked if it would make more sense to establish a distance and set the buildings all at least that far back and that would represent enough distance to accommodate any future outdoor amenities.

Mr. Yoder said part of that future flexibility can play into the partial inside/outside spaces; if a tenant happened to move into an area that did not have as much area out in front of the door, those are spaces that can help dictate the design of that space and that will create natural variety along that streetscape as well. He said there will not be a wall of buildings that are completely consistent. He said they have opened up the aperture of the bottom of the hill so a lot of what is being shown varies that when you are coming down Broadstone from the east and you approach the river, the buildings are opened up a little bit to provide more open space at that location to accommodate more outdoor seating and public gathering spaces.

Mr. Taylor said that will probably be the thing he is most interested in seeing as the developer brings buildings forward. He said he now sees a tighter realm than he had imagined.

Mr. Taylor said there was a specific distance shown on section C at Riverside Drive at just under 10 feet beyond the cycletrack. He stated that he expects this area to be the most visible part of the development, directly across from the park, and if there is traffic on the street, this is going to be where a lot of action happens. He said that 10 feet beyond the cycletrack to accommodate the sidewalk right up

to the building front does not seem like nearly enough space to allow for the kind of activity he imagines might happen there.

Mr. Yoder said where the right-of-way can happen or that additional space can happen that comes out of where the buildings are located relative to the right-of-way, first of all.

Ms. Amorose Groomes asked if the building had to be located immediately adjacent to the right-of-way.

Mr. Yoder said the building location can vary, and referred to the cycletrack and planters. He said they have been discussing this internally and with Staff to make sure there is enough space between where the new buildings want to be relative to the park and where all the activity is happening.

Mr. Taylor said, in urban areas, people like to walk across the face of buildings like that, look in the windows in a much more urban setting. He said he was concerned about allowing plenty of room there, and didn't want it to become a bottleneck. He said again, he will be anxious to see what the developer comes up with for that location.

Mr. Taylor said the beauty of the building construction is that the first few floors will be easy to redo if and when a tenant wants a different use in that space, and that is what the Commission asked for when they specifically asked for a walkable urban environment.

Mr. Taylor said he sees wonderful street trees but asked if there will be street lighting and other street elements and asked where they would go, because those things can clog up sidewalks really quickly.

Ms. Ray said those elements are part of the streetscape planning that Staff has been involved with and shared with City Council a few weeks ago. She explained that would be in the same planting zone as the trees, so there would be tree, light fixture, other types of street furnishings like trash receptacles, benches, etc. in that same zone.

Mr. Taylor noted that transit stops, if not designed appropriately, have a tendency to be fairly awful. He said they are constructed with storefront aluminum framing and Plexiglas, and benches, with hand-bills posted on them. He asked if there are going to be transit stops that are going to be covered, he recommended that those be well designed and look special as opposed to just letting COTA come in and drop in their off-the-shelf version.

Amy Salay said her sense would be that the City would be participating in those discussions and they would expect to see very attractive transit stops.

Ms. Salay said Ms. Ray had mentioned in her presentation the need for another foot of sidewalk area on Broadstone Avenue and asked her to clarify.

Ms. Ray stated that the Code requirement for the shopping corridor is a 12-foot-wide clear area. She said currently it includes the five-foot cycletrack and six-foot sidewalk that equals only 11 feet of clear area. Ms. Ray said their expectation of the use of the cycletrack is that it will be used intermittently and should function as an active, spill over area. She thought most active, commuter cyclists will be in the street depending on the time of day and their destination; while most casual riders will be traveling at lower speeds and will be more interested in using the cycletrack.

Ms. Salay asked if that would require the developer to move the building back. Ms. Ray said potentially and explained they had been working with the applicant to begin thinking through the building footprint locations and pointed out that in most cases, they should have space for one additional foot, if not more, in most of the areas.

Ms. Salay said her recollection, along with another Council member, was that when Shopping Corridors were discussed along with the cycletrack loop, they were considering the City's bike path system in this urban environment. She said she was not considering this shopping corridor accommodating a cycletrack. She said her interpretation of connecting with the overall network, while introducing bicycle traffic that might not otherwise be there or should not be there, if there is outdoor dining, and shopping and lots of pedestrian activity that is the goal, a cycletrack in this area may not be the best idea. She explained she just spent 10 days in Boston, MA with her daughter, doing all sorts of touring and paying attention to a true urban landscape. She said almost everywhere, they separate their pedestrians and their cyclists. She said she does a fair amount of bike riding on the City's shared use system, and it is kind of scary when approaching pedestrians at a pretty good clip. She said it is scary if they have a dog on a leash or a child in a stroller, or a child by the hand, and explained that she has to slow way down to make sure everyone is aware of one another. So, she said when she sees those bike facilities and pedestrian facilities right next to each other, she gets concerned about everybody's safety. She said all Council members have met with the Crawford Hoying folks and this was discussed. Upon reflection, she said they had discussed not mixing cycle tracks in these heavily pedestrian use areas. She reiterated that Mr. Yoder said this would be a heavy activity area and with the bridge connection that will have bicycle facilities as well, she wonders if some of that right-of-way can accommodate everything they want as well as a cycletrack.
Ms. Salay inquired about the sidewalk and planters intended.

Joanne Shelly explained the planter boxes have been designed as part of the details in the streetscape guidelines. She said the idea is the planter boxes will actually be at grade with a six-inch granite curb around the perimeter of each tree box. She said the developer and Staff have been working very closely with MKSK and Parks to determine the appropriate size for each of the various street sections. She noted that along the Broadstone Avenue area, the tree boxes are probably smaller in length but the width remaining the same, surrounded by a granite curb and in-filled with appropriate perennials and bulbs seasonally adjusted.

Ms. Amorose Groomes asked for clarification on the varied lengths. Ms. Shelly thought that along John Shields Parkway, as it is currently designed, the planter boxes are eight-foot in length and five-foot wide. She anticipates the minimum size would be five-foot by five-foot in size with connection underneath with structural soil and pavement, etc. so the trees and plants will thrive along that area. She stated that in urban environments, such as this, the planted area just becomes trampled by people as they step sideways to avoid or pause, so Staff is trying to create an appropriate level of open space for a tree to grow in but understanding they need to create enough hardscape that they are not damaging the tree.

Ms. Amorose Groomes inquired about the estimated distance between planter boxes. Ms. Shelly said Code requires the trees be placed 40-foot on center, which is typical for city streets.

Ms. Amorose asked her to clarify if they would just be tree boxes and not other shrub boxes or planting boxes. Ms. Shelly thought the intent was to be individualized per the tenant. She said the City's view is that we provide the basic infrastructure and then allow the areas between the buildings in that segment to create additional amenities so they are varied, giving each individual building its own character.

Mr. Yoder addressed Ms. Salay's comments about the cycletrack idea. He said the developer believes that having bicycles zipping through this area, which should be an active urban corridor with outdoor dining, people walking to and from parallel parked cars, a lot of activity, etc., the developers agree it is not the best place to have a cycletrack. He said it still allows for a nice pedestrian realm. He said they just visited Greenville, SC as an example that has a street wall of about 85 feet between building faces, which is very consistent with historic downtowns. He thought they could get the buildings close enough together that the outdoor living space feels right, even with taller buildings. He said initially they were considering a streetscape that would accomplish a cycletrack by itself, then a gap, and a pedestrian path that is at least 12 feet, then a gap, and when you string all these dimensions together, instead of it being 85 feet between building faces, it could be stretched to 135 feet or 140 feet, making it feel very suburban. He

said the idea of combining the cycletrack and the sidewalk is great in terms of getting the dimension where we need it, but they should still consider whether bicyclists should be included in this area. He would like to allow for flexibility for outdoor dining, possibly expanding outside that space. He said as for the planters, he asked that tree grates be considered in certain areas to help keep that 12-foot wide walkway maintained. He said things that are introduced up above grade become an obstacle. He said he preferred the height at 6 inches high but would like to keep the conversation open to consider tree grates in some of these locations to keep it as pedestrian-friendly as possible.

Mr. Hardt thanked the applicant for the informal presentation in July, which he found to be extremely helpful by providing a big picture perspective on the whole project. He said that made reviewing this project a lot easier. He thanked both the Staff and applicant for presenting the application in manageable chunks.

Mr. Hardt said he was not in favor of the Broadstone name and would prefer that streets that continue through the district keep one name instead of changing mid-stream and encouraged the group to consider this holistically.

Mr. Yoder explained why we were now seeing Broadstone instead of Park Avenue is because the police dispatchers did not like Park Avenue as there are so many others with similar names in Franklin County. He said several different names were considered. Mr. Hardt suggested that whatever name is chosen, he would prefer consistency.

Mr. Hardt said he disagreed strongly with eliminating the cycletrack from Broadstone. He stated that he found it astounding that a community that claims to be bicycle friendly that has bicycles on the front of our Community Plan, a bicycle task force, the members of which had participated in this design solution, in addition to contemporary cities like Austin, Indianapolis, Portland, and Memphis, all of which are implementing something that Europe did decades ago, and for us after all this time to question whether it should be there or not it is remarkable. He said this district is supposed to accommodate a wide variety of transportation modes, including pedestrians, cyclists, and cars, and he believes it is a mistake to view that graphic as the bicycles are on the sidewalk. He said they are not, they are on the cycletrack. He said the three-dimensional images they have viewed and the more thorough design documents clearly indicate that is a delineated space with the different paving materials. He said the purpose of a cycletrack is to generate safety. He is concerned that bicycles will end up on the sidewalk if it is not there. He hoped that removal of the cycletrack is not the consensus of Council.

Ms. Salay suggested possibly moving the cycletrack to a different street.

Ms. Amorose Groomes suggested relocating the planter in this case to include the cycletrack adjacent to the on-street parking.

Mr. Hardt said he and the other Commissioners thought engineering staff should be tasked with figuring this out, so he is not inclined to redesign the streetscape, but the elimination of the cycletrack is not something he could support.

Victoria Newell said she agreed with Mr. Hardt. She said this is something the Commission asked for from the beginning. She thought the solution they have come up with is potentially a very good one in lieu of having it in the street as originally submitted. She thought that as long as the cycletrack is clearly defined, then the public should have the opportunity to learn how to use that space instead of assuming right from the beginning that there is an issue with its design. Mr. Hardt has experienced very successful cycletracks in other cities both on foot and on wheels.

Mr. Hardt said he had intended to say in the content of the Staff Report and the presentation tonight, he is seeing an interpretation of the Code that he does not necessarily agree with. He said the updated Code

that the Commission voted on several weeks ago, included a requirement that says "a minimum of 12-foot of clear sidewalk width shall be provided along designated shopping corridors through a combination of public right-of-way in building zone areas." He referenced the Staff Report where it states the space being allocated to the cycletrack counts toward that sidewalk, to which Ms. Ray confirmed. Again, he said he could not disagree more. He thought the intent of that Code was that we would have 12 feet of clear sidewalk space, clear of other obstructions, and that is what he was in support of to accommodate seating, and sandwich boards, and people sitting on benches enjoying ice cream cones, etc. He said five feet of space for the cycletrack does not and should not contribute to that. He said there is a comment in the Staff Report that says that dimension labeled in the drawings has "varies" to be at least one foot and he believes it needs to be at least six feet, because that is how you get 12 feet in width.

Amy Kramb said she agrees the cycletrack should NOT be considered sidewalk. She said she understands designing the roadway sections is not up for discussion tonight but when these typical sections are figured out, the cycletrack needs to be there and separated out, and in no way, considered part of the sidewalk. She said how that is designed and on which side of the planter it should be placed, that is not her decision to make.

Mr. Hardt agreed that it is not part of tonight's discussion but wanted to provide feedback to the interested parties in the room so as they go forward and refine the designs and buildings, that consideration is put into this.

Todd Zimmerman said he thought a cycletrack will be used more as a family-friendly bikeway, while hard-core riders will stay in the street, so he would like to see them left in. He does not want to see the family-friendly cycletrack in the street. He stated that everything he has seen and heard so far, he agrees with the Commission. He said the comments from Staff and the applicant have helped him come a long way. His final comment was that this proposal looks good.

Ms. Kramb thought she voiced most of her comments and believes more work has to be done on a couple of the street sections.

Ms. Amorose Groomes said she did not have a lot to add but anticipates more conversations to come. She asked if there were any other Basic Development Plan issues to be discussed. She reiterated there are 10 conditions per the Staff Report.

Ms. Amorose Groomes asked the applicant if they agreed to the 10 conditions as written. Mr. Yoder said the applicant agrees. She called for a motion with respect to the Basic Development Plan.

Motion and Vote

Mr. Hardt made the motion, Mr. Zimmerman seconded, to approve the Basic Development Plan with the following ten conditions:

1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
2) That the applicant selects building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
3) That the applicant works with the City to establish a development agreement for this project;
4) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
5) That the applicant addresses any remaining Engineering details as part of the Development Plan Review;
6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;

8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;
9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
10) That the applicant provide an outline of the details for each open space type, including the intended users, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

The vote was as follows: Mr. Taylor, yes; Ms. Kramb, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Hardt, yes. (Approved 7 – 0)

Ms. Amorose Groomes asked if there were any public comments on the Preliminary Plat. [Hearing none.] She asked the applicant if they agreed to the six conditions as written. Mr. Yoder answered they agreed. Ms. Amorose Groomes asked for a motion with respect to the Preliminary Plat. She said originally there were five conditions and now there are six with the additional condition with respect to COTA.

Motion and Vote
Ms. Newell moved, Mr. Zimmerman seconded, to recommend **approval** of the Preliminary Plat to City Council, with the following six conditions:

1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
2) That the proposed utility easements be provided on the preliminary plat prior to review by City Council;
3) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
6) That the City and COTA resolve the issues associated with the acquisition and relocation of the Dale Drive Park and Ride facility before the Final Plat is recorded.

The vote was as follows: Ms. Amorose Groomes, yes; Mr. Taylor, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Ms. Newell, yes. (Approved 7 – 0)

Ms. Amorose Groomes stated the final motion this evening deals with deciding the Required Reviewing Body for the Development Plan Review.

Motion and Vote
Mr. Hardt made the motion, Mr. Taylor seconded, to require the Planning and Zoning Commission to be the required reviewing body for the Development Plan Review. The vote was as follows: Ms. Salay, yes; Ms. Newell, yes; Mr. Zimmerman, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; and Mr. Hardt, yes. (Approved 7 – 0)

3. Perimeter Center, Subarea C – The Spa at River Ridge 5555 Wall Street
14-072AFDP/CU Amended Final Development Plan/Conditional Use

The Chair Chris Amorose Groomes introduced this application for a request for an existing 18,000-square-foot office building to be used as a salon and spa on a 3.45-acre site on the south side of Wall Street, north of the intersection with Perimeter Drive. This application also includes an expansion of the parking lot.

The Chair swore in anyone intending to address the Commission on this case.

Ms. Amorose Groomes said a presentation is not needed, confirmed the applicant was present and invited her up to the podium to state her name and address for the record.

Laura Comek, attorney for the applicant for the Spa at River Ridge, said the landscape designers were in attendance if there were any questions. Ms. Amorose Groomes asked if anyone else from the public would like to speak with respect to this application. [There were none.] The Chair called for a motion. She said there was one condition for the Amended Final Development Plan:

1) That the existing dumpster doors are repainted using a complementary color to the building as part of the building permit submission.

Ms. Amorose Groomes asked the applicant if they agreed to this condition. Ms. Comek said she agreed.

Motion and Vote
Mr. Taylor moved, Ms. Newell seconded, to recommend approval of this application for Amended Final Development Plan with the above condition. The vote was as follows: Ms. Salay, yes; Mr. Zimmerman, yes; Mr. Hardt, yes, Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 7 – 0)

Motion and Vote
Mr. Taylor moved, Mr. Zimmerman seconded, to recommend approval of this application for Conditional Use. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0)

Ms. Salay said she met with the neighborhoods surrounding the Spa at River Ridge that was very well attended for the time of day and short notice but in general the neighborhood was pretty supportive and believes if they were not, they would be in attendance this evening. Ms. Amorose Groomes confirmed they are an engaged group.

Communications
Ms. Amorose Groomes asked if there were any communications to be relayed and discussed. Ms. Salay said regular City Council meetings have been on hold since July 1st, 2014. Claudia Husak asked if the meeting tomorrow could be moved back to 10:00 am, due to a schedule conflict. It was agreed.

Commission Roundtable Discussion
Ms. Amorose Groomes asked if there were any roundtable issues to be discussed.

Mr. Hardt inquired about a business that has been asked by the City to relocate their business from one side of the river to the other to facilitate Bridge Park. He asked if the community was assisting the other businesses in the area or if they have even contacted the City.

Steve Langworthy said most of the relocation issues have been dealt with by the applicant. He said the businesses being relocated as part of the roadway, the City has to deal with as well as the applicant.

Amy Salay said in one instance, the City had to take their land and as a result, the building, due to moving Riverside Drive.

Amy Kramb inquired about the streets that are private but built to public standards. She said when the Commission allows signs on public right-of-way, she asked if it will it be an issue with Bridge Street as well.

Ms. Husak said staff's expectation would be the applicant would submit a Master Sign Plan at some point where all the details get ironed out. She does not believe the Code works well with a development of that size.

Ms. Salay suggested it is discussed as they talk about the Bridge Street Code.

Mr. Hardt said in the past, there has been discussion about private street that is built to public standards and we kept saying the applicant could not have it but in the Bridge Street Code, there is one aspect they talked about tonight that a private street built in that way should be treated the same and maybe the Commission should follow that thought through.

Ms. Amorose Groomes inquired about the Vrable project timeline. She thought it was going kind of slow given it was open in February.

Mr. Langworthy said the outside was really complicated with the changes in the grade and ins/outs of material changes they had to go through.

Ms. Husak thought the Building Department meets with them onsite once per week at a minimum.

Mr. Hardt said he did not have any specific knowledge of that construction project but he said the stage of construction that they were in last winter, was just about the worst possible scenario which likely may have caused delays.

The meeting was adjourned at 8:47 p.m.

As approved by the Planning and Zoning Commission on September 4, 2014.

City of Dublin
LAND USE & LONG RANGE PLANNING

August 7, 2014

Basic Development Plan Review & Preliminary Plat

14-070BPR/PP – Bridge Park East

Mixed-Use Development Project – Riverside Drive and West Dublin-Granville Road

This is a request for preliminary review for seven new blocks for future development on approximately 30.9 acres, in addition to new public rights-of-way for a future mixed-use development east of Riverside Drive (relocated), south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. This is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Development Plan Review application under the provisions of Zoning Code Section 153.066(D). This is also a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Date of Application Acceptance
Wednesday, July 9, 2014

Date of ART Recommendation to the Planning and Zoning Commission
Thursday, July 31, 2014

Date of PZC Determination
Thursday, August 7, 2014

Case Manager
Rachel S. Ray, AICP, Planner II, (614) 410-4656 | rray@dublin.oh.us

PART I: Application Overview

Zoning District	BSD Scioto River Neighborhood District (Pending rezoning – cases 14-039ADMC/14-040Z)
Review Type	Basic Development Plan Review and Preliminary Plat
Development Proposal	Seven new blocks for development on approximately 30.9 acres, in addition to new public rights-of-way, for a future mixed-use development. Following approval of the Basic Development Plan and Preliminary Plat, the applicant will be required to file applications for Development Plan Review, Basic Site Plan Review, Site Plan Review, and Final Plat.
Use	Mixed use of residential, commercial, and office uses (planned mix of uses will be determined through future Development Plan and Site Plan Reviews).
Building Types	Varies (will be approved with future Development Plan and Site Plan Reviews).
Administrative Departures	None.
Development Plan Waivers	Code Section 153.060(C)(2)(a) – To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 feet to ±1,886 feet); Code Section 153.060(C)(2)(a) – To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 feet to ±1,945 feet).
Property Owners	Scioto Tuller Acquisition, LLC; Invictus Land Holding, LLC; FHIT, LLC; Central Ohio Transit Authority; Dublin Imaging and Sports Medicine Building, Ltd.; BPACQ, LLC; City of Dublin.
Applicant	Nelson Yoder, Principal, Crawford Hoying Development Partners.
Case Manager	Rachel S. Ray, AICP, Planner II, (614) 410-4656 | rray@dublin.oh.us

Application Review Procedure: Basic Plan Review

The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development and to determine the applicable review process. The process is intended to allow the required reviewing body to evaluate the proposal for its consistency with the principles of walkable urbanism as described in §153.057, the Bridge Street District Plan in the Dublin Community Plan, and other related policy documents adopted by the City. The Basic Plan Review also provides an opportunity for public input at the earliest stages of the development process. Basic Plan Review is required prior to submission for applications for Development Plan and Site Plan Reviews.

Following acceptance of a complete application for Basic Plan Review, the Administrative Review Team shall make a recommendation to the Planning and Zoning Commission to approve, deny, or approve with conditions the application based on the criteria of §153.066(E) applicable to Development Plan Reviews, §153.066(F) applicable to Site Plan Reviews (if applicable) and §153.066(I) for Waivers (if necessary). A determination by the Planning and Zoning Commission is required not more than 28 days from the date the request was submitted. As part of their review of the Basic Plan, the Commission shall determine the required reviewing body for the subsequent Development Plan Review applications based on §153.066(D)(3)(a).

Application Contents and Overview

The purpose of this application for Basic Development Plan Review is to evaluate, at a conceptual level, the cohesiveness of the framework that will enable the Bridge Park East mixed-use development. The Basic Development Plan Review includes an analysis of the project based on the principles of walkable urbanism and the Community Plan's (Bridge Street District Area Plan) objectives for this area. This application is not intended to provide a determination on all project details associated with the public or private realm; further details will be determined at the Development Plan Review, Basic Site Plan/Site Plan and Final Plat stages.

The development framework included with the Basic Development Plan Review sets the tone for the public realm. The public realm is comprised of the street network, block layout, and lots for development. The applicant has also begun to conduct a preliminary analysis of the applicable placemaking foundations described in the BSD Scioto River Neighborhood zoning district requirements.

The proposed plan includes:

- A grid street network;
- Seven development blocks (Blocks A, B, C, D, F, G, H) subdivided by private access drives and mid-block pedestrianways (Block 'E' is the designation currently applied to land north of John Shields Parkway, east of Riverside Drive, and is not included with this application);
- Three new public streets (Broadstone Avenue, Tuller Ridge Drive, Mooney Street);
- A future mixed-use shopping corridor designated along portions of Broadstone Avenue and Riverside Drive; and
- A preliminary plat for the project site that includes the reconfiguration of rights-of-way for John Shields Parkway and Riverside Drive and the necessary vacation and reconfiguration of the right-of-way for the east/west portion of Dale Drive.

Land Use. The applicant has preliminarily identified the following uses and conceptual square footages for this project (actual uses, square footages, required parking, etc. to be determined at the Development Plan and Site Plan Reviews):

- Residential: 1,083,000 sq. ft.
- Parking: 955,000 sq. ft.
- Office: 200,000 sq. ft.
- Hotel/Conference: 136,000 sq. ft.
- Eating/Drinking: 60,000 sq. ft.
- Fitness/Indoor Entertainment: 38,000 sq. ft.
- Retail/Service: 28,000 sq. ft.

Public/Private Street Network. This Basic Development Plan proposes a combination public/private street system, with the following streets to be dedicated as public right-of-way (platted):

- Broadstone Avenue
- Tuller Ridge Drive
- Mooney Street

Other existing public streets bordering this development will not be dedicated as part of this project, but will include minor right-of-way adjustments and other minor improvements in coordination with the Bridge Park East development:

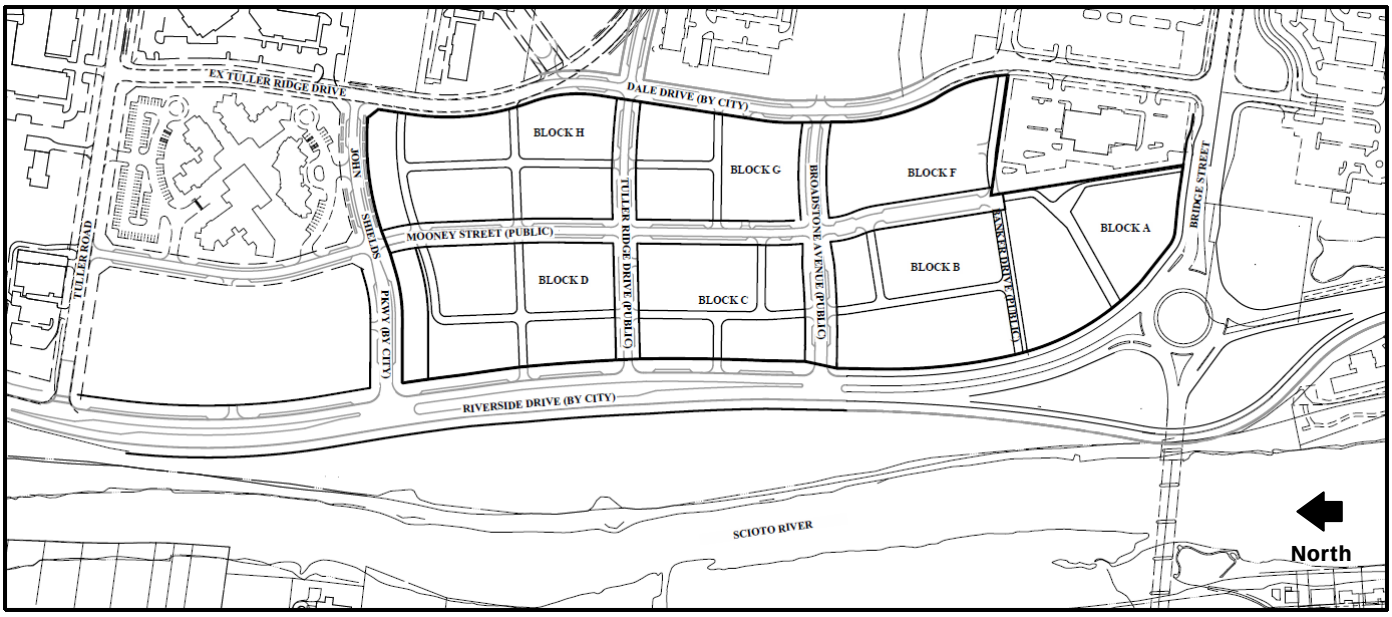
- Riverside Drive – minor adjustments to the right-of-way as part of the Preliminary Plat; coordinating the design of the public realm with the private development (details to be determined with the Development Plan Review).
- John Shields Parkway (and abutting greenway) – minor adjustments to the right-of-way alignment as

part of the Preliminary Plat.

- Dale Drive (Dale Drive/Tuller Road Connector Road) – the City has already obtained the right-of-way for this roadway, with construction beginning in Fall 2014. The final design of the roadway will be coordinated with the adjacent private development.

Many of the other neighborhood streets shown on the plans will remain privately owned with public access easements. Several of these streets (Banker Drive between Riverside Drive and Mooney Street; Winder Street, Mays Avenue, Colwell Avenue, Larimer Avenue, Longshore Avenue, Gregg Street, and "Avenue A") will be constructed over below-grade parking structures, and therefore cannot be dedicated as public right-of-way. The intent of these private drives is to be constructed as a seamless extension of the dedicated public streets. Access, long-term maintenance and serviceability of the streets, and other considerations will be addressed through the development agreement.

Potential street names have been applied to all proposed streets; final street names will be determined prior to City Council review of the Preliminary Plat.

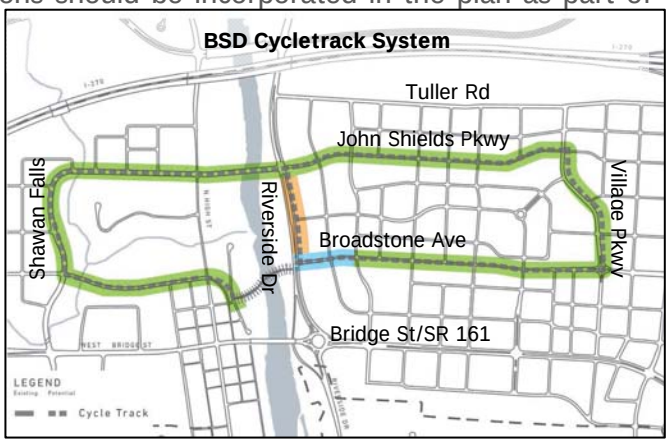


Proposed Block Layout

Block Size and Access. The Basic Development Plan application is intended to establish the framework of streets and blocks enabling future development consistent with the Community Plan (BSD Area Plan and Thoroughfare Plan) and the BSD zoning regulations, in addition to the Principles of Walkable Urbanism included in the Code. This application depicts seven blocks for future development, defined by a combination of public streets and private drives (refer to *Public/Private Street Network*, above):

- Block 'A' – Frontage along the Riverside Drive/SR 161 roundabout.
- Blocks 'B' and 'C' – Frontages along Riverside Drive and Broadstone Avenue; includes designated shopping corridors along Broadstone Avenue (the north/south block faces, respectively), and portions of their west block faces.
- Block 'D' – Frontage along Riverside Drive and John Shields Parkway, with the John Shields Parkway greenway running along the north side of the block.
- (Block 'E' – not included with this application. For the applicant's planning purposes, the label has been applied to the land on the north side of John Shields Parkway, south of Tuller Road.)
- Blocks 'F' and 'G' – Frontages along Dale Drive and Broadstone Avenue.
- Block 'H' – Frontage along Dale Drive and John Shields Parkway, with the John Shields Parkway greenway running along the north side of the block.

Street Types. The Preliminary Plat plans incorporate typical street sections coordinated with the City that are appropriate for Broadstone Avenue (Principal Frontage Street), Mooney Street and Tuller Ridge Drive (Neighborhood Streets), and the typical private drive sections. Refer to the Preliminary Plat analysis, below, for more on the street section. Modifications to the street sections should be incorporated in the plan as part of the Development Plan Review submittal.



Bicycle Facilities. Five-foot cycletracks will be provided on the north and south sides of Broadstone Avenue, adjacent to the six-foot sidewalks. A two-way, eight-foot cycletrack continues along Riverside Drive to the north of Broadstone Avenue, connecting to the cycletrack planned along John Shields Parkway and the regional cycletrack network (refer to conceptual graphic, at right). Details, including materials, will be provided with Development Plan Review and Final Plat.

Preliminary Plat

- Overview: The proposed preliminary plat for 30.9 acres establishes seven blocks coinciding with seven developable lots with new public rights-of-way to establish the street network, block layout and dimensions for a portion of the BSD Scioto River Neighborhood District. Additional internal access will be provided from private drives in dedicated reserves. The plat includes the vacation of the east/west segment of Dale Drive and realignments of portions of existing rights-of-way.

  Broadstone Avenue is the east-west District Connector street intended to provide a future road connection from Sawmill Road to Riverside Drive. The road currently connects Shamrock Boulevard and Sawmill Road at existing Village Parkway. The proposed 76-foot street section includes:
  - Two 11-foot travel lanes (an 11-foot left turn lane is included in the segment adjacent to Riverside Drive, for a total 87-ft. right-of-way);
  - 8-ft. parallel parking spaces on both sides of the street (constructed with permeable pavement for stormwater management);
  - 3-ft. carriage walks adjacent to the parallel parking;
  - 5-ft. planter/sidewalk area;
  - 5-ft. cycletrack;
  - 6-ft. sidewalk.

  Tuller Ridge Drive is a Neighborhood Street that runs east/west and connects the existing, realigned Tuller Ridge Drive (realigned as part of the Dale/Tuller Connector road project currently advancing toward construction) with Riverside Drive. *Mooney Street* connects is a Neighborhood Street that runs north/south and connects the existing, dedicated Mooney Street north of John Shields Parkway, south through the Bridge Park East development to future Bank Drive extension. The 65-foot right-of-way for both streets accommodates all required streetscape elements, including:
  - Two 11-ft. travel lanes (an 11-foot left turn lane is included in the segment adjacent to Riverside Drive, for a total 87-ft. right-of-way);
  - 8-foot parallel parking spaces on both sides of the street (constructed with permeable pavement for stormwater management);
  - 2.5-ft. carriage walks adjacent to the parallel parking;
  - 5-ft. planter/sidewalk area;
  - 6-ft. sidewalk.

- Plat Contents – The Subdivision Regulations, §152.018, have content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections, and a tree preservation plan.

- Plat Information – The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The name of the plat is *Preliminary Plat for Bridge Park East*.

- Site Conditions – The plat shows existing site conditions, including the existing parcel lines, rights-of-way, building footprints, vehicular use areas, grades, and utilities.

- Streets – The Subdivision Regulations require the preliminary plat to include street details. The applicant has provided sections for each of the proposed streets. The access points onto the public streets and the new intersections are acceptable at this preliminary stage and the general layout of the streets conforms to the Street Network map in the Bridge Street Code.

  The Subdivision Regulations 152.029(B)(6) require rights-of-way at street intersections be connected with a straight line tangent to the intersection. The plat does not include this chamfered intersection detail due to the Bridge Street provisions of the Zoning Code that require corner occupancy by buildings. The Commission and City Council may modify this requirement with the approval of the plat. Engineering recommends approval of this modification.

- Grading & Utilities – There is a public 36-inch sanitary sewer trunk which runs along the east side of the existing location of Riverside Drive. This line will not be relocated with the roadway project. A connection to this sewer will serve Blocks 'B,' 'C,' 'F,' and 'G.' A new sanitary sewer along the south side of John Shields Parkway will serve Blocks 'D' and 'H.' The applicant should show provision of sewer service to Block 'A.'

  This proposal includes the removal of an existing 8-inch water line across the front of the existing shopping center. Approval for this must be gained from both Dublin and Columbus. A new 12-inch water line will be installed along the eastern side of realigned Riverside Drive, along the entire frontage of this project. Other water lines that exist in the area to serve this development include a 12-inch line on Tuller Ridge Drive (north/east sides), a 12-inch line on Dale Drive (south/west sides), and a 24-inch line on East Bridge Street (south side).

  The public improvements will be done in compliance with Chapter 53, Stormwater Regulations and the OEPA General Construction Permit. The applicant is proposing to use a permeable paver in the parallel parking spaces along the public streets. This will provide the necessary water quality storm control measures to meet both the City and State's requirements.

  Very preliminary stormwater management calculations have been conducted for the private elements of the project. The City of Dublin's Stormwater Management Design Manual does not require this project to provide quantity control as it is directly connected to the Scioto River. The site will however have to provide the required quality control measures required by the OEPA in the General Construction Permit. The plans show that the public parallel parking spaces may be used to provide the quality control needs; however, the City's stormwater design manual does not allow this because the permeable pavers in parallel parking areas are for public roadway compliance. Additional areas will be needed within the blocks that can provide the necessary stormwater quality control. This could be integrated appropriately with the necessary open space needs required of the Zoning Code.

In addition, the drainage from the parking garage needs careful consideration especially in terms of flood routing. Additional details as to how the building and garage drains connect to the public system along the roadways will also be needed.

- Open Space – Open space is required, with the locations and acreages to be determined with the Development Plan and Site Plan Reviews. Preliminary locations of several open spaces have been provided. Public access easements for all publicly accessible open spaces will need to be included on the final plat.

- Tree Preservation – The tree survey includes a table listing all trees to be removed and their conditions and shows 136 trees, or 1,617 inches, to be removed. Code Section 153.065(D)(9)(b) provides for exemptions to tree replacements requirements when trees were required as part of a previously approved development plan, where structures are located where required by the Zoning Code and for the provision of utilities.

Application History

Informal Review
The Planning and Zoning Commission conducted an Informal Review of this project on November 14, 2013 following an introduction of the project proposal as part of the Bridge Street District Scioto River Corridor Community Forum held on October 22, 2013. This step was included in the review process to obtain higher level feedback on the concept and proposed architectural character and to inform the project elements that would be addressed through the development agreement.

City Council Informal
City Council provided informal feedback on the project at a Work Session held on May 12, 2014.

BSD Scioto River Neighborhood District | Zoning Code Amendment & Zoning Map Amendment
The first step in the process was a City-sponsored Zoning Code amendment and area rezoning of land including the project area from a series of separate parcels with three different zoning district classifications to a single neighborhood zoning district.

The new BSD Scioto River Neighborhood District allows the Bridge Street District zoning regulations to better fit the intent of the larger, unified development anticipated for the Scioto River Corridor area and initiated with this project. The new zoning district allows a coordinated combination of regulations that apply across the previous three zoning districts, including the application of such provisions as the creation of a new shopping corridor, new building type requirements, greater diversity of uses, a finer grain for lot and block requirements, comprehensive sign plans, coordinated open spaces, and parking requirements that maximize opportunities for shared parking.

On July 10, 2014, the Planning and Zoning Commission recommended approval to City Council for the rezoning of the land included in this application, in addition to several adjacent parcels, to the new BSD Scioto River Neighborhood District from the existing BSC Commercial, Office Residential, and Residential zoning districts. The area rezoning is scheduled for first reading at City Council on August 11, 2014, with second reading/public hearing on August 25, 2014 (with an anticipated effective date of September 24, 2014).

Pre-Application Review
The Administrative Review Team conducted a Pre-Application Review for this project on July 3, 2014. Comments were provided to the applicant to permit the application to meet the requirements of the new Bridge Street District zoning regulations and the objectives of the Bridge Street District Area Plan.

ART Recommendation
The Administrative Review Team made a recommendation to the Planning and Zoning Commission on this application, including the two requested Waivers, the Basic Development Plan Review, and Preliminary Plat at their meeting on July 31, 2014.

Process Overview – Current Application

Basic Development Plan Review
The project elements reviewed as part of the Basic Development Plan include the proposed street network, block framework and street types.

Preliminary Plat Review
The project involves the subdivision of land into multiple parcels/lots and blocks for development, in addition to the dedication of right-of-way, reconfiguration of lot lines, right-of-way vacation, and establishing reserves for private drives. The preliminary plat includes a preliminary master utility plan and tree survey, in addition to other information necessary for future Final Plats, likely to be phased in sections corresponding with development phasing. Preliminary (and Final) Plats require review and approval by the Planning and Zoning Commission and City Council.

Waiver Review
Although in its preliminary stages, the applicant and the ART have identified project elements that require Waivers for review and determination by the Planning and Zoning Commission.

Future Applications

The next step following this application is the Development Plan Review to determine the detailed elements of the public realm, which will correspond with phased Final Plat sections. The applicant may also proceed with filing applications for Basic Site Plan Review for conceptual reviews of the project site details including building types/architecture, open spaces, parking, landscaping, stormwater, and signs.

The last step prior to building permitting is Site Plan Review, which is a highly detailed review of all project elements reviewed at a high level during the Basic Site Plan Review. The ART recommended a separate Development Plan/Site Plan Review due to the complexity of this development proposal and the applicant's desire to receive feedback and approvals on the project at each step in the process.

Planning and Zoning Commission Determinations

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has also reviewed the proposal in light of the detailed review standards and the applicant is aware of the additional information that will be needed as this proposal advances to Development Plan (and later, Site Plan Review).

Four actions will be required by the Planning and Zoning Commission with this application:

1) Development Plan Waiver Review – 2 Waivers;
2) Basic Development Plan Review, based on the review criteria of §153.066(E)(3) for Development Plan Review;
3) Preliminary Plat review; and
4) Required reviewing body determination for Development Plan reviews.

The Administrative Review Team has made recommendations on items 1-3.

PART II: Administrative Review Team Comments

Planning, Engineering, and Parks & Open Space

The Bridge Park East mixed-use development project is one of the first and most significant steps toward development of the Scioto River Corridor, serving as the centerpiece of the Bridge Street District. Given its high visibility along several of the most prominent streets in Dublin; Riverside Drive, State Route 161/West Dublin-Granville Road, and John Shields Parkway, this development will set the tone for the Bridge Street District, serving as a national model and making a statement about the ability to implement urban development in suburban communities like Dublin.

The street network, block framework, site, building, and open space designs for the Bridge Park East mixed-use development *must* serve as examples of desirable Bridge Street District development, and this can only be accomplished through exacting attention to detail, thorough and well-coordinated planning, and adherence to applicable Code requirements. This application should be viewed as the first of a series of opportunities to continuously refine the project to ensure that the result is a distinctive, high-quality mixed-use urban neighborhood with a sense of community that will stand the test of time.

As this application is for the Basic Development Plan/Preliminary Plat, there are many details still to be identified and coordinated in later, more detailed approvals. However, with the momentum behind this project and a desire to advance the planning in an expedient manner, it is critical that the applicant obtain feedback and approvals at critical milestones of the project. There will be additional opportunities for the Commission to make determinations on the phased portions of the future Development Plans, Final Plat sections, Basic Site Plan Review(s), and Site Plan Reviews (likely to occur by block).

The following are the primary considerations from Planning, Engineering, and Parks & Open Space.

Development Agreement. At this time, City Council has not approved a development agreement, although the City Administration is actively working with the developer to establish agreeable terms. A project of this size, scale, and impact requires significant partnership between the City, the developer, property owners, and many other interested parties. In addition to project financing, the development agreement is expected to address the following:

- A series of land acquisition and/or land swap issues
- Public improvement design and construction responsibilities
- Park and open space issues
- Parking facility and policy issues
- Other public and private development investment responsibilities
- Project phasing
- Function, design, and maintenance responsibilities for private and public access drives

Public/Private Street Network. The roadway shown designated as “Reserve I” (Banker Drive extension) on the south side of Block F should be dedicated public right-of-way to facilitate fire access; however, given the steep slope anticipated with this roadway, no on-street parking will be required on this street.

Block Size and Access. Waivers are required for the sizes of Blocks ‘D’ and ‘H’ because they each exceed the maximum block length on two sides, and the maximum total perimeter. These Waiver requests are, to some extent, “technical” Waivers, as the intent of the block size requirements is to prohibit overly large “superblocks” that preclude pedestrian connectivity and fail to appropriately distribute vehicular traffic. However, these blocks are interrupted by private service drives and mid-block pedestrianways that

accommodate vehicular traffic and provide pedestrian connections. Refer to the Waiver Analysis in Part III of this report.

Shopping Corridor/Pedestrian-Oriented Streetscape. A minimum of 12 feet of clear sidewalk width is required to be provided along designated shopping corridors. The planned roadway section for Riverside Drive shows a minimum clear area of 18 feet (eight-foot cycletrack adjacent to a 10-foot sidewalk), with some additional overlap into the Required Building Zones (on private lots). The roadway sections for Broadstone Avenue show a minimum clear area of 11 feet (five-foot cycletrack adjacent to six-foot sidewalk). As part of the Development Plan Review, the applicant will need to provide the remaining one foot (for a total of 12 feet) as part of the public streetscape along the private development abutting the right-of-way. Sidewalk, building siting and shopping corridor details will be determined as part of the Development Plan and Site Plan Reviews to ensure a cohesive, high-quality public realm.

Open Space Type, Distribution, Suitability and Design. One of the best opportunities for the Bridge Park East development is the provision of an exceptional public realm, enhanced by high quality urban open space nodes throughout the entire BSD Scioto River Neighborhood District. While this project includes a variety of quality, private open spaces, many in the form of rooftop terraces and gathering spaces, residents, visitors, and workers from these locations will generate a need for other public spaces outside of its private realm. The applicant should continue to work with the City to identify and provide the required open space within the walkable distance requirements of the Code, consistent with the open space character and network considerations described in the Neighborhood Standards section.

Given their importance, open spaces should be provided as development occurs, rather than purchased after-the-fact using parkland funds generated from fees-in-lieu of open space dedication payments.

In addition, Parks and Open Space is continuing to develop a conceptual plan to establish the intended character and function for the greenway along John Shields Parkway in coordination with other development projects to the east, and will provide guidance to the applicant for design details to be incorporated into the Site Plan Review.

Adherence to Zoning Code regulations. Refer to the ART Analysis and Determinations at the end of this report following the recommendations for a preliminary analysis of the applicable Code regulations.

Fire

Washington Township Fire Department has reviewed the Bridge Park East Development Plan and has the following comments to be addressed as part of the Development Plan Review:

1. Identify fire hydrants to further evaluate compliance with Dublin Fire Code (DFC) Sections 508.5.1 and 912.2.

   DFC 508.5.1 addresses where hydrants are required: *Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.* An exception includes: *For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the minimum distance requirement shall be 600 feet.* DFC 912.2 addresses sprinkler/standpipe connections (FDC) on buildings and required proximity to fire hydrants: *Fire department connections shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.*

2. Based on proposed footprint size of buildings B4 and F2, Mooney Street south of Broadstone Avenue and Banker Drive east of Mooney Street, west of Dale Drive, shall be required to be public streets to meet the requirements of DFC Section 503.1.1 and BSC Section 153.061.

   DFC 503.1.1 addresses approved fire apparatus access road location requirements for buildings: *Approved fire apparatus access roads (FAAR) shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The FAAR shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. The code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved automatic sprinkler system installed in accordance with DFC 903.3.1.1, 903.3.1.2 or 903.3.1.3.* This approved length is typically around 300 feet.

3. Fire will need further evaluation of the private drives on top of lower level garages to determine compliance with DFC D102.1.

   Although the public street layout and proposed water main distribution will meet DFC requirements, the private drives (Reserves B, C, and D and Banker Drive between Riverside Drive and Mooney Street) may be used by fire apparatus on emergency incidents and should meet the driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Building Standards

Building Standards does not have comments specific to the Basic Development Plan at this time. However, if they have not already, the applicant should be thinking about their overall trash and building services plan, including meeting with their chosen hauler to establish a trash hauling master plan for the district. The plan should also include recycling for the businesses and public trash receptacles (regular and recycling).

The applicant should also develop a master plan to show loading areas both on and off private property. They need to also look at locations for utilities (transformers, generators, HVAC equipment etc.) early in the project.

Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

A. Waiver Review Criteria

Development Plan Waivers. The Administrative Review Team should review the proposed Waivers based on the following review criteria. The Waivers, if approved, would permit:

1) Maximum Block Size (Block 'D') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 to ±1,886 feet).

2) Maximum Block Size (Block 'H') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 to ±1,945 feet).

(a) Request is caused by unique site, use or other circumstances.

Criterion met: The dimensions for Blocks 'D' and 'H' are set by desired spacing of the intersections of John Shields Parkway and Tuller Ridge Drive with Riverside Drive, necessitating somewhat longer block lengths to reduce vehicular interruptions along this regional roadway. Further, the provision of the approximately 80-foot greenway along the south side of John Shields Parkway to the north increases the lengths of these two blocks, and each of these factors contribute to the need for maximum block perimeters exceeding 1,750 feet.

(b) Not requested solely to reduce cost or as a matter of general convenience

Criterion met: The proposed designs of Blocks 'D' and 'H' have been coordinated with City's transportation network planning for the Bridge Street District, as well as plans for the greenway system along John Shields Parkway.

(c) Request does not authorize any use or open space type not permitted in the District

Not applicable.

(d) Request will ensure that the development is of equal or greater development quality

Criterion met: As noted previously, these Waiver requests are, to some extent, "technical" in nature. While the blocks are required to be measured as the lengths between rights-of-way (John Shields Parkway to Tuller Ridge Drive), the applicant will continue to provide vehicular access via private service drives that have been coordinated with Engineering. This will meet the intent of block sizes by distributing traffic and providing mid-block pedestrianways to accommodate a high level of pedestrian activity and connectivity through the development. The service drives also serve to break up the development blocks so that the buildings are, by necessity, reduced in scale.

B. Basic Plan Review Criteria – Development Plan

The Administrative Review Team should review this application based on the review criteria for applications for Development Plan Review, and consider the following responses:

1) Development Plan is Substantially Similar to Basic Plan
Not applicable to Basic Plan Review.

2) Lots and Blocks Meet Requirements of Section 153.060
Met with Conditions and Waivers. The project involves a series of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation. All lots and blocks meet/meet with conditions the applicable Code requirements of Section 153.060, with the exception of Blocks 'D' and 'H,' for which Waivers are recommended.

3) Street System is Consistent with the BSC Street Network Map of Section 153.061 and Traffic Can Be Adequately Accommodated

Met. The proposal creates an interconnected street network in the general pattern of development depicted in the Bridge Street Corridor Street Network Map (Fig. 153.061-A) and the Thoroughfare Plan. Engineering has determined the provided and planned street network is adequate to accommodate generated traffic from this development.

4) Street Types are Consistent with the Principles of Walkable Urbanism of Section 153.057-058 and Coordinate with the Proposed Development
Met with Condition. Typical sections for Broadstone Avenue, Mooney Street, Tuller Ridge Drive, and Riverside Drive meet Bridge Street District standards for streets. This development will provide a significant portion of a planned cycletrack system along Riverside Drive and Broadstone Avenue. Future transit stop locations should also be planned for appropriate areas of this development.

5) Buildings and Open Spaces are Appropriately Sited
Met with Condition. No information about the building and open space types has been included at this stage. Details for each open space type, including the intended users, exact acreages required and provided, and general program, should be outlined at the Development Plan Review and determined as part of the Site Plan Review (coordinated with the proposed buildings and the adjacent streetscape).

6) Application is Consistent with the Neighborhood Standards of Section 153.063
Met with Condition. The Bridge Park East mixed-use development is one of the first and most significant steps toward development of the Scioto River Corridor, serving as a centerpiece of the Bridge Street District. Given its high visibility along several of the most prominent streets not only in the Bridge Street District, but the City of Dublin, it is imperative that this development set the tone for the Bridge Street District.

As this proposal moves forward to Development Plan and Site Plan Review, the applicant will be required to demonstrate compliance with the intent of the placemaking elements outlined in this section, including gateways, open space networks, and public realm.

7) Phasing
Met. The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the development, all of which will be required as part of the Development Plan Review.

8) Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
Met. The intent for the BSD Scioto River Neighborhood District is to establish a mixed-use neighborhood with a diversity of uses located in proximity to a walkable shopping corridor while accommodating a wide variety of uses. Streets, blocks, buildings and open spaces should be designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity. The Basic Development Plan sets forth a street network and block framework that enables a walkable, mixed-use district in proximity to a mixed-use shopping corridor. At this stage, the project is consistent with the Principles of Walkable Urbanism of Section 153.057.

9) Adequate and Efficient Infrastructure
Met with Condition. The proposed street network is comprehensive, organized by a hierarchy of street character families, and is configured to accommodate multiple modes of transportation. The associated utility infrastructure should be refined as this project moves forward to Development Plan Review and Final Plat.

C. Preliminary Plat Review Criteria

The Administrative Review Team should review this application based on the review criteria for Preliminary Plat, and consider the following proposed responses:

1) Plat Information and Construction Requirements
Met with Condition. This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plat, except as noted in the analysis above. The applicant must ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

2) Street, Sidewalk, and Bikepath Standards
Met with Condition. Street widths, grades, curvatures, and other details comply with the appropriate Code Sections and Engineering requirements, with the comments noted in this report. Public streets meet City construction standards.

The Subdivision Regulations 152.029(B)(6) require rights-of-way at street intersections be connected with a straight line tangent to the intersection. The proposed plat does not include this chamfered intersection detail due to the Bridge Street provisions of the Zoning Code that require corner occupancy by buildings. The Commission and City Council may modify this requirement with the approval of the plat. Engineering recommends this modification.

3) Utilities
Met with Condition. Utility lines are adequately sized and located to serve the development. The proposed utility easements should be provided on the preliminary plat prior to review by City Council.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS AND PLANNING AND ZONING COMMISSION DETERMINATIONS

A. Development Plan Waivers
The Administrative Review Team recommends approval of the following Development Plan Waivers:

1) Maximum Block Size (Block 'D') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 feet to ±1,886 feet.

2) Maximum Block Size (Block 'H') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 feet to ±1,945).

B. Basic Development Plan
The Administrative Review Team recommends approval of the Basic Development Plan with 10 conditions:

1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
2) That the applicant select building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
3) That the applicant work with the City to establish a development agreement for this project;

4) That the applicant dedicate the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
5) That the applicant address any remaining Engineering details as part of the Development Plan Review;
6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;
8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;
9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
10) That the applicant provide an outline of the details for each open space type, including the intended users, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

C. Preliminary Plat

The Administrative Review Team recommends approval of the Preliminary Plat with five conditions:

1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
2) That the proposed utility easements be provided on the preliminary plat prior to review by City Council;
3) That the applicant dedicate the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal.

D. Required Reviewing Body Determination

In addition to the determinations above, the Planning and Zoning Commission is required to make a determination on the required reviewing body for the subsequent Development Plan Review. In making their decision, the Commission should consider any of the following factors:

1) Whether the application raises complex issues, including but not limited to, the need for major infrastructure improvements and other neighborhood or community-wide effects that would benefit from a Commission decision;
2) Whether the application is generally consistent with the principles of walkable urbanism as described in Code Sections 153.057 and 153.058, the five Bridge Street District Vision Principles, the Community Plan or other applicable City plans; and/or
3) Whether the application involves a substantial number of Waivers or the scope of requested Waivers would result in a significant deviation from the requirements of Code Sections 153.059 through 153.065.

The Commission shall make a motion to require Development Plan Review by the Planning and Zoning Commission or the Administrative Review Team.

ART ANALYSIS AND DETERMINATIONS – BASIC DEVELOPMENT PLAN

Applicable Development Plan Review Criteria

Includes 153.060 - Lots and Blocks, 153.061 – Street Types, and 153.063 – Neighborhood Standards.

153.060 – Lots and Blocks

Code Section	Requirement	Met/Notes	
(A)	Intent	Met. The project involves a series of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation.	
(B)	Applicability	Met. This project involves new development, and therefore the provisions of 153.060 apply.	
(C)(1)(a)	Interconnected Street Pattern	Met. The proposal provides for the continuation of existing/planned streets from adjoining areas, including John Shields Parkway, Tuller Ridge Drive, future Broadstone Avenue (connecting east to existing Village Parkway), future Banker Drive, Mooney Street, and Dale Drive.	
(C)(1)(b)-(f)	Interconnected Street Pattern	Met/DPR. No significant natural features for the street network to follow are present. Mooney Street will terminate into a vehicular service area in Block A south of the future Banker Drive extension. Block 'A' will be included as part of a future Development Plan/Site Plan, and the termination of Mooney Street will be required to occur at either an open space type or a building façade, or the applicant will be required to obtain a Waiver.	
(C)(2)(a)	Maximum Block Size – Required Subdivision	Met. Subdivision is required, since the site is located within the proposed BSD Scioto River Neighborhood District, and Development Plan Review is required for this project. The applicant has submitted a Preliminary Plat application.	
(C)(2)(b)/ Table 153.060-A	Maximum Block Dimensions Each block face is limited to 500 ft. in length. Block perimeter shall not exceed 1,750 ft.	A	Met. Block dimensions are 499 ft. (east), 436 ft. (north), and 715 ft. (south/west). Total block perimeter is 1,650 ft. Code Section 153.063(F)(3)(b)2 allows the max. block length of 500 ft. to be exceeded adjacent to the roundabout.
		B	Met. Block dimensions are 444 ft. (east), 395 ft. (south), 489 ft. (west), 345 ft. (north). Total block perimeter is 1,673 ft.
		C	Met. Block dimensions are 445 ft. (east), 320 ft. (south), 448 ft. (west), 314 ft. (north). Total block perimeter is 1,527 ft.
		D	Not Met – Development Plan Waivers Required. Block dimensions are approx. 607 ft. (east), 317 ft. (south), 594 ft. (west), 368 ft. (north). Total block perimeter is 1,886 ft. Waivers will be required for the sides of the block exceeding the maximum block length on the east and west sides of the block and the total block perimeter.
		F	Met. Block dimensions are approx. 407 ft. (east), 305 ft. (south), 442 ft. (west), 260 ft. (north). Total block perimeter is 1,414 ft.
		G	Met. Block dimensions are 448 ft. (east), 266 ft. (south), 447 ft. (west), 321 ft. (north). Total block perimeter is 1,482 ft.
		H	Not Met – Development Plan Waivers Required. Block dimensions are 686 ft. (east), 329 ft. (south), 630 ft. (west), 300 ft. (north). Total block perimeter is 1,945 ft. Waivers will be required for the sides of the block exceeding the maximum block length on the east and west sides of the block and the total block perimeter.

153.060 – Lots and Blocks

Code Section	Requirement	Met/Notes	
(C)(2)(c)	Shopping Corridors	Met/DPR/SPR. The designated shopping corridor is shown along the north and south sides of Broadstone Avenue, extending north and south along Riverside Drive for a total of 1,290 ft. (1,200 ft. required). Details to be determined at the Site Plan Review. Refer to 153.063, Neighborhood Standards, for additional analysis.	
(C)(3)(a)	Block Configuration	Met. Blocks are generally rectangular in shape.	
(C)(3)(b)	Front Property Lines (FPL)	Met/DPR/SPR. Front property lines are shown along a minimum of two sides of all blocks. Details to be verified at the Development Plan and Site Plan Reviews once building types have been proposed.	
(C)(4)(a)-(c)	Principal Frontage Streets (PFS)	Met/DPR/SPR. The designated Principal Frontage Streets (Riverside Drive, John Shields Parkway, Broadstone Avenue, Dale Drive, West Dublin-Granville Road) are shown on the plans. Additional details to be verified at the Development Plan and Site Plan Reviews. Refer to 153.061, Street Types, for additional analysis.	
(C)(5)	Block Access Configurations	Met/DPR/SPR. Engineering has reviewed the preliminary block access configuration, and finds them to be acceptable at this stage. Vehicular access is shown off of the following designated PF streets:	
		A	One access point (right in, right out) off of S.R. 161 to a private service drive.
		B	One new service street off of Broadstone Avenue (shopping corridor), shown to be right-in, right-out.
		C	One new service street off of Broadstone Avenue (shopping corridor), shown to be right-in, right-out; one new service street off of Riverside Drive (shopping corridor) also shown to be right-in, right-out.
		D	One new service street off of Riverside Drive, shown to be right-in, right-out.
		F	One access point to a parking structure off of Dale Drive.
		G	One new access point to a parking structure, and one new service street off of Dale Drive.
		H	One new service street off of Dale Drive.
(C)(6)	Mid-Block Pedestrianways	Met/DPR/SPR. Mid-block pedestrianways are required on blocks exceeding 400 ft. in length (all blocks). Mid-block pedestrianways are conceptually shown on all blocks through a combination of private drives (which include pedestrian facilities) and designated mid-block pedestrianways. Code Section 153.063(F)(5)(a)4 requires blocks exceeding 300 ft. within a shopping corridor to provide a mid-block pedestrianway. Blocks 'B' and 'C', which include designated shopping corridors along two sides of each block, include mid-block pedestrianways. Additional details will be required at the Development Plan/Site Plan Reviews.	
(C)(7)	Typical Lot Dimensions	Met with Condition. Any lot shall be created to meet the requirements of one or more building types. Through the combination of lots subdivided by reserves in which private drives will be constructed, all lots meet the intent of this requirement (with the exception of Block A).	
		A	Condition. Commercial Center building type noted (not permitted in BSD Scioto River Neighborhood District). The applicant will be required to select a permitted building type or seek a Waiver.
		B, C, D, F, G	Met. Mixed Use building types noted. Min. lot size: 50 ft.; Max. lot size: none.

153.060 – Lots and Blocks			
Code Section	**Requirement**	**Met/Notes**	
		H	Met. Single-Family Attached building types noted. Min. lot size: 16 ft. per unit; Max. lot size: none.
(C)(9)	Street Frontage	Met/DPR/SPR. All lots have frontage along a min. of one right-of-way. Front/corner side property line designations will also depend on the building arrangement on each block/lot, although preliminary designations are shown on the plans.	

153.061 – Street Types			
Code Section	**Requirement**	**Met/Notes**	
(A)	Intent	Met. The proposed street network is comprehensive, organized by a hierarchy of street character families, and is configured to accommodate multiple modes of transportation.	
(B)	Applicability	Met. New streets are proposed as part of this project, and therefore the provisions of 153.061 apply.	
(C)(1)	Street Families (PFS = Principal Frontage Street)	Riverside Drive	Corridor Connector Street; 114-138 ft. right-of-way (median, turn lanes); PFS
		S.R. 161	Corridor Connector Street; 112 ft. right-of-way; PFS
		John Shields Parkway	District Connector Street; 76-87 ft. right-of-way (turn lane); PFS
		Dale Drive	District Connector Street; 60-65 ft. right-of-way; PFS
		Broadstone Avenue	District Connector Street; 76-87 ft. right-of-way (turn lane); PFS
		Tuller Ridge Drive	Neighborhood Street; 65 ft. right-of-way
		Mooney Street	Neighborhood Street; 65 ft. right-of-way
		Service Streets (Banker Drive, Winder Street, Mays Avenue, Colwell Avenue, Larimer Avenue, Longshore Avenue, Swayne Avenue, Gregg Street, “Avenue A”)	Alleys/Service Streets. Sections vary, but typically vary between 54 ft. to 88 ft. between building faces (travel lanes, parking lanes, planter areas, walkways).
(C)(3)	Existing Streets	Met with Condition. The City is coordinating with the applicant on the reconfiguration of the right-of-way alignment for John Shields Parkway between Riverside Drive and Mooney Street, as well as the Riverside Drive right-of-way. The City is also coordinating the vacation of the existing east/west segment of Dale Drive. Final alignments will be determined with the Preliminary and Final Plats and addressed through the development agreement. Refer to Preliminary Plat Sheets PP4-7 for exhibits depicting the proposed realignments.	
(D)(1)	Street Frontage Requirements	Met. Refer to 153.060(C)(3)(b) above.	
(D)(2)	Vehicular Access	Met/DPR/SPR. Refer to 153.060(C)(4)-(5) above.	

153.061 – Street Types		
Code Section	**Requirement**	**Met/Notes**
(E)(1)	Typical Street Elements	Met/DPR/FP. Bicycle Facilities: Five-foot cycletracks will be provided on the north and south sides of Broadstone Avenue, adjacent to the six-foot sidewalks. A two-way, eight-foot cycletrack continues along Riverside Drive to the north of Broadstone Avenue, connecting to the cycletrack planned along John Shields Parkway and the regional bicycle system. Details, including materials, will be determined with Development Plan Review and Final Plat.
		Met/DPR/FP. Vehicular On-Street Parking: The plans preliminarily show on-street parking on all public streets and most of the private drives. The applicant should provide motorcycle parking spaces in locations where full-length vehicular parking spaces cannot be accommodated. Details to be determined with Preliminary/Final Plat and Development Plan Review.
		Met/DPR/FP. Crosswalks: Crosswalks and vehicular access points will need to be coordinated along public and private drives, particularly as part of the shopping corridor (Broadstone Avenue). Design details to be determined with Development Plan Review and Final Plat.
(F)	Curb Radii	DPR/FP. Curb radii should be designed for typical vehicles, between 15-25 ft. Details to be determined with the Development Plan Review and Final Plat.
(G)	Fire Access	Met with Condition. Room to Pass – A min. 22 ft. should be provided on-street within the travel lanes. The applicant should coordinate with the City and the Washington Township Fire Department to ensure appropriate fire accessibility throughout the site as part of the Development Plan Review. Refer to the Fire Department's comments under Part II, ART Comments, above.
		Met with Condition. Building Access Zones – Should be coordinated with fire hydrant locations, and may coincide with loading zones. Locations and design details to be determined with the Development and Site Plan Reviews.
DPR/SPR: Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Development Plan Review. The proposal is required to meet Code, or request a Development Plan Waiver. FP: Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Final Plat.		

153.063 – Neighborhood Standards		
Code Section	**Requirement**	**Met/Notes**
(F)(3)	Block, Access, Street Layout	Met. Cross-referenced with 153.060 and 153.061 above.
(F)(4)	Building Types	Met with Condition/DPR/SPR. Building types and uses will be determined with the Development Plan and Site Plan Reviews. The applicant will be required to identify building types permitted in the BSD Scioto River Neighborhood District, or seek Waivers.
(F)(5)	Placemaking Elements	Met/DPR/SPR. Shopping Corridor: Developments over 20 acres are required to provide a minimum of 1,200 linear feet of mixed use "shopping corridor" as part of a redevelopment plan. The plans show approximately 1,290 feet measured along both the north and south block faces fronting on Broadstone Avenue between Riverside Drive and Mooney Street, and along the western block face of Block C facing Riverside Drive, and along a portion of the western block face of Block B facing Riverside Drive. Details to be verified at Development Plan Review.
		Met with Condition/DPR/SPR. Pedestrian-Oriented Streetscape. A minimum of 12

153.063 – Neighborhood Standards		
Code Section	**Requirement**	**Met/Notes**
		feet of clear sidewalk width shall be provided along designated shopping corridors. The planned roadway section for Riverside Drive shows a minimum clear area of 18 ft. (8-ft. cycletrack adjacent to a 10-ft. sidewalk), with some additional overlap into the Required Building Zones (on private lots). The roadway sections for Broadstone Avenue show a minimum clear area of 11 feet (5-ft. cycletrack adjacent to 6-ft. sidewalk). As part of the Development Plan Review, the applicant will need to provide the remaining 1-ft. (for a total of 12 ft.) as part of the public streetscape along the private development abutting the right-of-way. Sidewalk, building siting and shopping corridor details will be determined as part of the Development Plan and Site Plan Reviews to ensure a cohesive, high-quality public realm.
		SPR. Street Terminations: Details to be determined as part of the Site Plan Review.
		Met with Condition/DPR/SPR. Gateways: Gateway elements should be provided at the intersections of Broadstone Avenue and Riverside Drive, and John Shields Parkway and Riverside Drive. Since the gateways are intended to enhance the character of the public realm and provide a sense of arrival to an area, the details should be outlined at the Development Plan Review and determined as part of the Site Plan Review (coordinated with the proposed buildings and open spaces).
		SPR. Sign Plans: The applicant will be required to submit a master sign plan as part of the Site Plan Review for the shopping corridor (and other areas as proposed).
(C)(6)	Open Spaces	Met with Condition/DPR/SPR. A variety of well-designed open spaces shall be provided throughout the site. Open space corridors should be provided along Riverside Drive and Broadstone Avenue via the cycletrack and an enhanced public realm, with a greenway connection along the south side of John Shields Parkway. Open space nodes should be provided approximately within blocks ‘A’, ‘F’, and ‘G’. Details for each open space type, including the intended users, exact acreages required and provided, and general program, should be outlined at the Development Plan Review and determined as part of the Site Plan Review (coordinated with the proposed buildings and the adjacent streetscape).

REVIEW CRITERIA

Review Criteria for Development Plans

Each required reviewing body shall make its recommendation or its decision on an application for Development Plan Review based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

(a) The Development Plan shall be substantially similar to the approved Basic Development Plan;

(b) The lots and blocks proposed are consistent with the requirements of §153.060;

(c) The application is consistent with the general pattern of street development conceptualized by the BSC Street Network as shown in §153.061, and the expected traffic from the development can be accommodated on existing or proposed streets consistent with that system;

(d) The proposed street types are consistent with the principles of walkable urbanism as described in §§153.057 and 153.058 and are designed to coordinate with the scale, intensity and character of development planned on adjacent lots and blocks;

(e) The proposed buildings and open spaces are appropriately sited and consistent with the requirements of §§153.062 and 153.064;

(f) The application is consistent with the requirements of §153.063, Neighborhood Standards, if applicable;

(g) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;

(h) The application demonstrates consistency with the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City; and

(i) The application provides adequate and efficient infrastructure to serve the proposed development, consistent with the City's most recently adopted Capital Improvements Program.

Criteria for Waiver Review

Each required reviewing body shall make its recommendation/decision on an application for proposed Waivers based on all of the following criteria and with consideration to the recommendation of the ART:

(a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;

(b) The Waiver, if approved, will generally meet the spirit and intent of the Bridge Street District Plan and supports the commonly accepted principles of walkable urbanism;

(c) The Waiver is not being requested solely to reduce cost or as a matter of general convenience;

(d) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;

(e) The requested modification would better be addressed through the Waiver rather than an amendment to the requirements of this Chapter;

(f) For Development Plans, the other Development Plan elements not affected by the Waiver will be generally consistent with §153.060(A) and §153.061(A); and

(g) For Site Plan Reviews and Minor Project Reviews, the Waiver does not have the effect of authorizing

any use or open space type that is not otherwise permitted in that BSC district.

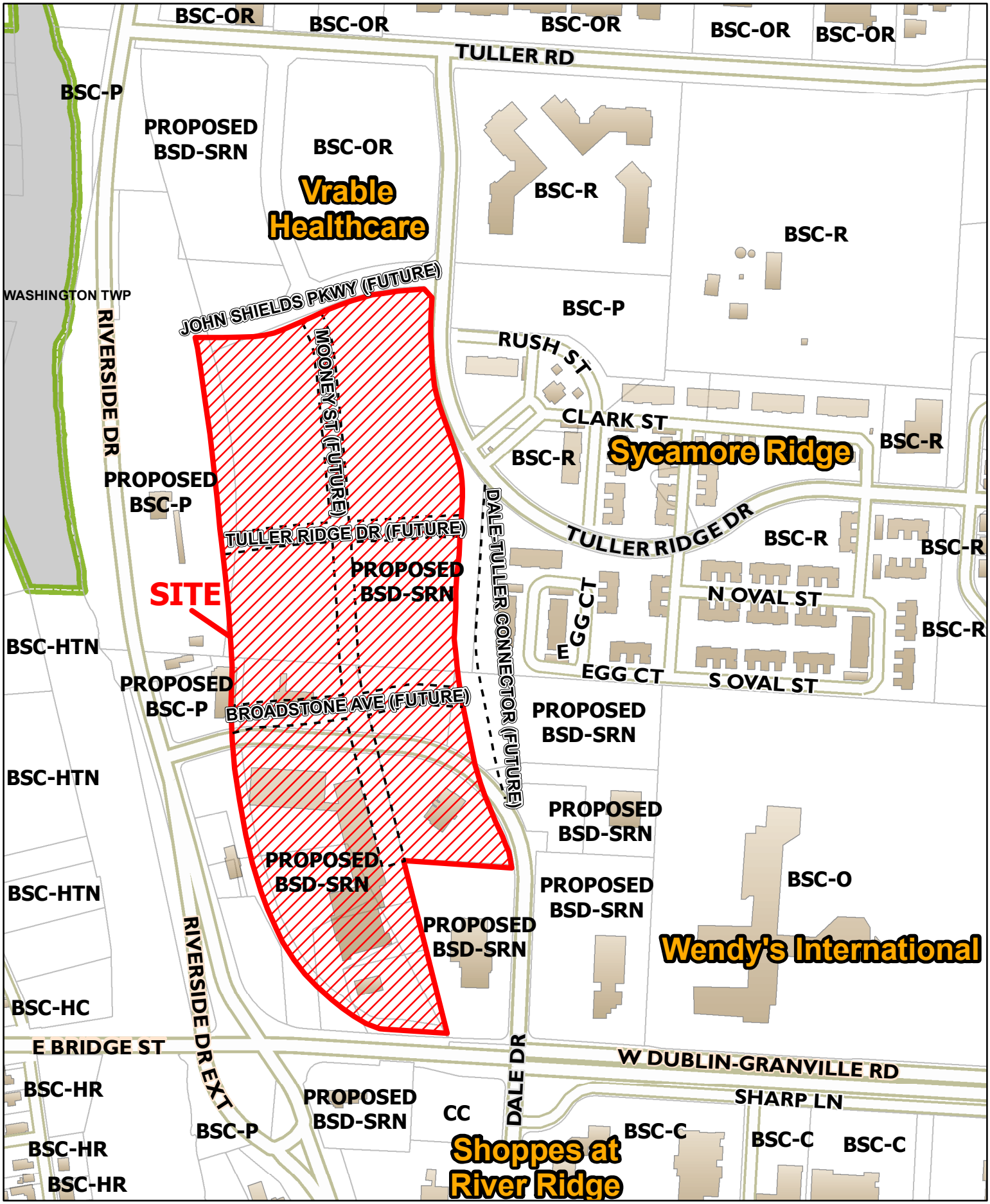
Criteria for Preliminary Plat

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.



City of Dublin

14-070BPR/PP
Basic Plan Review/Preliminary Plat
Bridge Park East
Riverside Drive and W. Dublin-Granville Road

0 250 500
Feet

N

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 31, 2014

The Administrative Review Team made the following determinations at this meeting:

4. Bridge Park East – Mixed-Use Development Project
Riverside Drive and W. Dublin-Granville Road
14-070BPR/PP **Basic Plan Review/Preliminary Plat**

Proposal:	A request for preliminary review for seven new blocks for future development on approximately 30.9 acres, in addition to new public rights-of-way for a future mixed-use development located on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.
Request:	Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat Review under the provisions of the Subdivision Regulations.
Applicant:	Nelson Yoder, Principal, Crawford Hoying Development Partners.
Planning Contact:	Rachel S. Ray, AICP, Planner II.
Contact Information:	(614) 410-4656; rray@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Planning and Zoning Commission of the following Development Plan Waivers:

1) Maximum Block Size (Block 'D') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 feet to ±1,886 feet.

2) Maximum Block Size (Block 'H') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 feet to ±1,945).

DETERMINATION #2: Recommendation of approval to the Planning and Zoning Commission for this request for Basic Development Plan Review with 10 conditions:

1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
2) That the applicant select building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
3) That the applicant work with the City to establish a development agreement for this project;
4) That the applicant dedicate the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;

DRAFT

5) That the applicant address any remaining Engineering details as part of the Development Plan Review;

6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;

7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;

8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;

9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and

10) That the applicant provide an outline of the details for each open space type, including the intended users, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

DETERMINATION #3: Recommendation of approval to the Planning and Zoning Commission for the Preliminary Plat with five conditions:

1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;

2) That the proposed utility easements be provided on the preliminary plat prior to review by City Council;

3) That the applicant dedicate the roadway shown as “Reserve I” on the south side of Block ‘F’ as public right-of-way;

4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;

5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal.

RESULT: This application was forwarded to the Planning and Zoning Commission with the recommendations noted.

STAFF CERTIFICATION

_____

Steve Langworthy, Director of Planning

DRAFT

DETERMINATION

4. Bridge Park East – Mixed-Use Development Project
Riverside Drive and W. Dublin-Granville Road
14-070BPR/PP **Basic Plan Review/Preliminary Plat**

Rachel Ray said this is a request for preliminary review for seven new blocks for future development on approximately 30.9 acres, in addition to new public rights-of-way for a future mixed-use development on the east side of Riverside Drive (relocated), south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Development Plan Review application under the provisions of Zoning Code Section 153.066(D). She said this is also a review and recommendation of approval to City Council for a Preliminary Plat Review under the provisions of the Subdivision Regulations.

Ms. Ray presented a slide showing the site and then provided an overview of where this application for Basic Development Review is in the context of the current applications on file, and the upcoming applications that will be filed. She explained that the purpose of the Basic Development Plan Review is to make sure the framework that will enable the future mixed-use development at this site is cohesive and will ensure that a strong public realm is established. She explained that this application is not intended to serve as a determination for all project details associated with the public or private realm. She stated that further details will be determined at the Development Plan Review, Basic Site Plan/Site Plan and Final Plat stages. She said there are some questions still to be worked through, and pointed out that the applicant is meeting with the City on a weekly and almost daily basis to coordinate these items.

Ms. Ray said the applicant has also filed an application for Development Plan Review for Phase One of this project, although the applicant has requested a time extension to allow time to address the issues and obtain feedback from the Commission on the Basic Development Plan. She said that by the time the Development Plan Review for Phase One is ready to move forward, all of the detailed items that have not been determined at this stage will need to be for that review. She said following the Development Plan Review, the next step is the Basic Site Plan Review, which is a review of the conceptual buildings, uses, and site details, and finally, the last step is the Site Plan Review, which is likely to proceed in phases by block and will serve as the most detailed review out of all of the applications since all of the architectural details, open space details, parking, landscaping, signs, and other site details will be reviewed at that time.

Ms. Ray presented a slide showing the proposed Basic Development Plan. She said that the proposed plan includes a grid street network forming seven blocks for development. She stated that the Basic Development Plan involves the public realm elements, including seven development blocks (Blocks A, B, C, D, F, G, H) subdivided by private access drives and mid-block pedestrianways (Block 'E' is the designation currently applied to land north of John Shields Parkway, east of Riverside Drive, and is not included with this application), three new public streets (Broadstone Avenue, Tuller Ridge Drive, Mooney Street), and a future mixed-use shopping corridor designated along portions of Broadstone Avenue and Riverside Drive. She said this application also includes a Preliminary Plat for the project site that includes the reconfiguration of rights-of-way for John Shields Parkway and Riverside Drive and the necessary vacation and reconfiguration of the right-of-way for the east/west portion of Dale Drive.

Ms. Ray said the Code analysis for the project includes the Lots and Blocks requirements. She explained that Waivers are required for Blocks 'D' and 'H' because the east and west faces of both blocks each exceed the 500-foot maximum block length, and when combined with the other block lengths, the total block perimeter also exceeds the maximum of 1,750 feet. She said approval is recommended for the Waivers. She explained that the intent of the maximum block length provisions is to prohibit "superblocks" from being established, which limit pedestrian connectivity and do not appropriately

distribute traffic. She stated that the plan meets the intent of this requirement by providing mid-block pedestrianways through private drives, which serves to break up the blocks and allow for connectivity through the site. She added that the greenway along the south side of John Shields Parkway adds an additional 80 feet to the block length measurement, which is a condition unique to these two blocks.

Ms. Ray said the Street Types section of the Code addresses the designation of street families and street elements such as bicycle facilities. She explained that five-foot one-way cycletracks are proposed along both sides of "Broadstone Avenue," which is the main shopping corridor that is part of the regional cycletrack system through the Bridge Street District. She said that the cycletrack transitions into an eight-foot, two-way cycletrack along Riverside Drive. She said that a condition was recommended to begin to identify accommodations for transit stops, as well as on-street parking details. She said at Mr. Hahn's' suggestion at a previous meeting, the applicant should consider providing on-street parking spaces for motorcycles and scooters where full-length vehicular parking spaces will not fit. She said they will also need to continue to work through fire access throughout the site as the details come together. She said one of the recommendations is a condition that, in addition to Mooney Street being public south of "Broadstone Avenue," Banker Drive (shown as Reserve I) will also need to be a public street between Dale Drive and Mooney Street to allow for fire access. She said no on-street parking would be required on this portion of Banker Drive.

Steve Langworthy asked if that was because of the steepness of the road grade.

Ms. Ray said yes, the slope is about 10 percent in that area, which makes on-street parking challenging.

Ms. Ray said the Neighborhood Standards are also part of the Basic Development Plan Review. She explained that the consideration include placemaking elements such as the designation of the shopping corridor, providing a pedestrian-oriented streetscape, identifying street terminations, locations for gateways and open spaces, and later in the process, sign plans. She explained that along the shopping corridor, which is shown along portions of "Broadstone Avenue" and Riverside Drive, the Neighborhood Standards require a minimum 12 feet of clear sidewalk area. She said within the right-of-way, between the six-foot sidewalk and five-foot cycletrack area, a minimum of 11 feet is provided; the applicant will be required to provide a minimum of one additional foot to be provided within the Required Building Zone along the shopping corridor.

Ms. Ray stated that in terms of open spaces, staff met with the applicant yesterday to work through the placement of open spaces to meet the intent of the Code requirements for the provision of a high quality open space network. She said the applicant was also thinking through the private spaces, including restaurant patios, and how they will interact with the streetscape. She said those details would be finalized through the next phases of Development Plan and Site Plan Review.

Ms. Ray presented a slide showing the proposed Preliminary Plat. She said the Preliminary Plat can be viewed as the "technical" side of the Basic Development Plan Review. She referenced the plat content including the site conditions, lots, right-of-way dedication/vacation, lot line adjustments, street sections, reserves for private drives, grading and utilities, open space, and a tree survey.

Ms. Ray explained that the applicant had provided street sections for all of the roadways throughout the project area. She presented graphics depicting the sections for "Broadstone Avenue" and Riverside Drive. She stated that although the applicant is not constructing Riverside Drive, it is included on the plans given its integral relationship to the project. She provided overviews of the sections for Mooney Street and Tuller Ridge Drive, as well as section views on how the private drives will be installed over parking structures in some areas of the site.

DRAFT

Ms. Ray presented a slide showing a summary of the comments received from the ART on this application to date. She reiterated that this is the first of a multi-step process in the review of this project, with details increasing with each review. She commented that the applicant is in the process of working to establish a development agreement with the City Administration, although the agreement has not been finalized at this time. She noted the comments and conditions related to the shopping corridor and provision of a highly pedestrian-oriented streetscape, in addition to the attention that will be paid to ensuring that the applicant appropriately integrates open space into the development, including distribution, suitability, and design. She noted that stormwater information should be advancing, and the applicant should be prepared to make any corrections on the Preliminary Plat before it advances to City Council.

Ms. Ray referenced the comments from Fire, which at this time relate mainly to fire hydrant locations, the need for public streets in certain areas of the site to provide fire access, and private drive construction above garages. She noted that Mr. Perkins' comments indicated that surfaces must be capable of supporting a 75,000-lb. fire apparatus. She said Building Standards commented that the applicant should start thinking about a loading/trash/building services plan and utility services.

Ms. Ray said there are three ART actions required: 1) Development Plan Waiver Review for two waivers; 2) Basic Development Plan Review, based on the review criteria of Section 153.066(E)(3) for Development Plan Review; and 3) Preliminary Plat Review. She said the Planning and Zoning Commission will also make a determination on the required reviewing body for the Development Plan reviews.

Ms. Ray said approval is recommended for the two waivers, which are for:

1. Maximum Block Size (Block D) – to increase the maximum permitted block dimensions from 500 feet to +594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 to +1,868 feet; and
2. Maximum Block Size (Block H) – to increase the maximum permitted block dimensions from 500 feet to 630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 to +1,945 feet.

She said the Waiver review criteria have been met for both blocks.

Ms. Ray said approval is recommended for the Basic Development Plan, with 10 conditions:

1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
2) That the applicant select building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
3) That the applicant work with the City to establish a development agreement for this project;
4) That the applicant dedicate the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
5) That the applicant address any remaining Engineering details as part of the Development Plan Review;
6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;
8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;
9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and

10) That the applicant provide an outline of the details for each open space type, including the intended users, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Mr. Langworthy said nearly all of the conditions are administrative in nature.

Ms. Ray said a lot of the conditions refer to the types of elements that are expected to be addressed with the Development Plan Reviews, and are noted here to make sure the applicant is aware.

Ms. Ray said approval is recommended for the Preliminary Plat with 5 conditions:

1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
2) That the proposed utility easements be provided on the preliminary plat prior to review by City Council;
3) That the applicant dedicate the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal.

Mr. Langworthy asked for clarification if the reconfiguration of the John Shields Parkway right-of-way was covered under condition five.

Ms. Ray said the reconfiguration is shown on the plat, and will be addressed in that manner.

Aaron Stanford said the applicant has already shown the necessary changes on the plat.

Mr. Langworthy asked for any additional comments.

Police Sergeant Rodney Barnes said Police is supportive of the proposal. He said they appreciate the amount of access provided through the area. He said Police has talked about increasing the officers in this area, and making greater use of the substation within the Hard Road Fire Station, with a possible use for bike patrol.

Mr. Stanford noted that the applicant indicated that the street names may be changed further, and asked at what point will they be finalized.

Claudia Husak said the street names should be determined with the Preliminary Plat.

Nelson Yoder, Crawford Hoying Development Partners, said they are more concerned with the timing of the Final Plat than the Preliminary Plat and have focused on the end of the process. He said the Preliminary Plat could be delayed from advancing to City Council if needed to have time to work out the final street names.

Joanne Shelly said Barb Cox has been working with the applicant to coordinate the naming of the streets, and they could be finished as soon as next week.

Mr. Yoder said addresses will be assigned to the blocks and buildings after the street names have been determined.

DRAFT

Alan Perkins, Washington Township Fire Marshal, said based on the changes to Mooney Street to make it a public street, and the condition requiring Banker Drive to be public between Mooney Street and Dale Drive, Fire is comfortable with the streets. He said for the private drives, the Fire Department will need to make sure they have comfortable truck access, and if there are areas that will not accommodate a fire apparatus, they will need to make sure there are posted weight limits. He said he is waiting on locations for fire hydrant and set-up zones, and said he would have more comments as those elements are known in the next steps. He said the building types for the most part will be okay at six story buildings since they are likely to have sprinklers.

Ray Harpham commented that Building Standards' only comments at this time relate to waste management, and making sure that attention is paid to how this will function throughout the site.

Mr. Yoder said there is a meeting to discuss this very topic occurring right now, with other team members.

Fred Hahn said he had no further comments at this time beyond what had been included in the report.

Mr. Langworthy stated that this is a determination this week, with the recommendations to the Planning and Zoning Commission provided in the ART Report and presented at this meeting. He asked the applicant if he agreed to the conditions of each recommendation.

Mr. Yoder agreed to the conditions.

Mr. Langworthy said recognizing the applicant agrees to all the conditions as discussed the recommendation of approval stands and will be forwarded to the Planning and Zoning Commission.

Mr. Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.] He confirmed ART's recommendation to the Planning and Zoning Commission for this application for two Waivers, Basic Development Plan, and Preliminary Plat Review. He said the application was scheduled for the Commission's meeting agenda for August 7, 2014.

DRAFT

CASE REVIEWS

2. Bridge Park East – Mixed-Use Development Project
Riverside Drive and W. Dublin-Granville Road
14-070BPR/PP Basic Plan Review/Preliminary Plat

Rachel Ray said this is a request for preliminary review for six new blocks for future development on approximately 27.3 acres, in addition to new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Development Plan Review application under the provisions of Zoning Code Section 153.066(D). She said this is also a review and recommendation of approval to the Commission and City Council for a Preliminary Plat Review under the provisions of the Subdivision Regulations.

Ms. Ray said she and other staff members had met with the applicant yesterday afternoon to review the streetscapes and referenced an Exhibit the applicant had supplied showing the proposed right-of-way configuration for "Park Avenue."

James Peltier, EMH&T, explained how they have realigned the right-of-way for Park Avenue to follow the roadway curvature and noted the difference at the intersection with Mooney Street.

Ms. Ray confirmed that relocating the cycletrack to the sidewalk side of the planter would allow for additional walkway area.

Barb Cox said she understood and thought the right-of-way was shown appropriately.

Russ Hunter, Crawford Hoying Development Partners, asked if the cycletrack should be the same material as the sidewalk, or a different material.

Fred Hahn suggested that the cycletrack on Park Avenue should have the same materials as the sidewalk but maybe a six-inch band could differentiate the space between the cycletrack and sidewalk. Ms. Cox agreed.

Steve Langworthy asked how many parallel parking spaces were shown.

Ms. Cox said they may have to reduce the number of parallel parking spaces to accommodate an appropriate number of ADA-accessible spaces. She assumed the two blocks along Park Avenue would need at least one.

Mr. Langworthy asked what the requirement was for the number of accessible spaces. Ms. Cox indicated that it was based on the total number of parking spaces provided. Mr. Langworthy asked if the spaces needed to be differentiated between public parking and garages. Ms. Cox said handicap spaces need to ramp onto a sidewalk, be slightly longer than regular eight-foot parallel spaces and an appropriate number of spaces will be needed for public streets. She said once the buildings are designed, the number of ADA spaces within the garage can be determined. Mr. Langworthy asked at which point that was dealt with. Ms. Cox answered sooner rather than later.

Joanne Shelly asked if the curb could be pushed down rather than providing a ramp. Ms. Cox answered that was not possible as they would have to do a whole section of curbing in that manner, and that would not work in this instance. Mr. Hunter asked if additional parking spaces could be provided on Park Avenue closer to the intersections. Ms. Cox said maybe one more could be added, but they would need to look at it based on intersection spacing. Mr. Langworthy suggested that maybe that is where the handicap spaces are provided.

Ms. Cox said the intent is to make this area highly active in terms of pedestrian activity so she suggested placing one or two accessible spaces on Riverside Drive and one or two accessible spaces on Mooney Street.

Mr. Langworthy inquired about the ratio of parking for office space and residential development. Mr. Hunter replied it all factored into the parking numbers. He said they could put in extra office square footage in Building C1 and B1 while still meeting and exceeding the parking requirements.

Ms. Ray questioned why the cycletracks were shown on the plans only next to the planters. Ms. Cox said it was a carry-over from concept previous project that the material would be different, and the line delineates material changes. She explained there was likely going to be a band between the sidewalk area and the cycletrack area, but staff had not yet determined the details for where it starts and stops.

Mr. Hahn confirmed that at this conceptual level, it is appropriate to just show the dimensions. Ms. Cox and Ms. Ray agreed.

Ms. Ray asked the applicant if they were comfortable with the dimensions for the right-of-way, what was on the plat, the conceptual development plan, and Park Avenue. The response was yes.

Ms. Ray asked about the provision of a minimum 12 feet of clear area in front of Building G1, as required for the shopping corridor. Mr. Peltier indicated that the shopping corridor was not expected to extend east to that block.

Mr. Hahn suggested that the applicant consider providing parking spaces designated for motorcycles, particularly if there were areas that were too small for vehicular parking spaces.

Ms. Ray reported she received an email from Brian Quackenbush earlier that day regarding Riverside Drive and switching the location of the cycletrack adjacent to the sidewalk. She said she had discussed the street section with staff, and staff had agreed that the same approach for Park Avenue could be applied to Riverside Drive for consistency.

Mr. Langworthy asked the applicant what they planned to present to the Commission. Mr. Peltier answered they would show the building footprints on the Basic Development Plan. Ms. Ray said the applicant needs sections as part of the Preliminary Plat.

Ms. Ray said she had not had a chance to meet with staff to discuss Mooney Street and whether it would be public or private at this time, but she planned to meet with staff after today's ART meeting to have a recommendation for the applicant before the end of day Friday.

Ms. Ray asked if there were any other higher level topics requiring discussion. She said she had forwarded Ms. Cox's memo on the Basic Development Plan/Preliminary Plat to the applicant and asked the applicant if they had any questions about Ms. Cox's comments at this time.

Ms. Ray offered Time Extension forms to the applicant as the ART is obligated to make a recommendation next week on all of the open applications. She asked that the forms be returned tomorrow or Monday. Ms. Ray requested electronic filings as soon as possible so she would have enough time to properly review and draft her Planning Reports. She asked if there were any further questions.
Mr. Langworthy asked the applicant when we might start to see actual building plans. Mr. Hunter replied "soon." He said they were trying to get through the Basic Development Plan first.

Claudia Husak inquired about the signatures on the application form from the medical office property. Mr. Hunter said it was in progress.

Mr. Langworthy asked the ART if there were any additional questions or comments regarding this application at this time. [There were none.] He stated that the ART's recommendations to the Planning and Zoning Commission for the Basic Plan Review and to City Council for Preliminary Plat Review were scheduled for July, 31, 2014, unless the applicant decides to file a Time Extension.

3. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC **Riverside Drive and Dale Drive Development Plan Review**

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray stated that pending the issues surrounding the Basic Development Plan/Preliminary Plat, a Time Extension for the Development Plan (Phase 1) was recommended.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:35 pm.

- Sidewalk extension to allow for access from short-term parking;
- Standard directional signs; and
- Crosswalk markings

She said approval with one condition is recommended:

1) That the revised stormwater calculations be submitted with the building permit.

Mr. Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this request for Minor Project Review with one condition.

CASE REVIEWS

3. Verizon Wireless Co-Location – Avery Park Water Tower **7697 Avery Road**
14-067ARTW **Administrative Review**

Rachel Ray said this is a request for Verizon to replace six panel antennas and install three remote radio heads and one OVP distribution box on the Avery Park water tower. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray reported there have been no updates on this application since the previous ART meeting. She reported that she was waiting to hear back from the Law Director's office on the lease terms for this site since it is on a City-owned facility, although the lease should not have any impact on the application requirements. She said ART's determination is anticipated within the next two weeks, which still meets the required time frame for decision making.

Mr. Gunderman confirmed there were no additional comments or questions on this application and concluded a determination is scheduled for next Thursday, July 24, 2014 unless otherwise specified.

4. Bridge Park East – Mixed-Use Development Project
Riverside Drive and W. Dublin-Granville Road
14-070BPR/PP **Basic Plan Review/Preliminary Plat**

Rachel Ray said this is a request for preliminary review for six new blocks for future development on approximately 27.3 acres, in addition to new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Development Plan Review application under the provisions of Zoning Code Section 153.066(D). She said this is also a review and recommendation of approval to City Council for a Preliminary Plat Review under the provisions of the Subdivision Regulations.

Ms. Ray reported that a general staff meeting to review this application was held July 16th, and she had prepared a list of comments, questions, and a preliminary zoning analysis both for the Development Plan/Preliminary Plat as well as the Development Plan to serve as a starting point for the discussion with the ART at today's meeting. She provided three sets of comments on each of the applications to the applicants and the ART members, and noted that revisions would be necessary on the plans before a recommendation can be made to the Planning and Zoning Commission. She said she planned to meet with the applicant again immediately following this ART meeting to walk through more of the detailed items to be addressed on the plans, but she would like to discuss some of the higher level issues at today's meeting.

Ms. Ray began by laying out the concerns and issues with the following as part of the Preliminary Plat:

Right-of-Way

- Private streets should be provided in reserves on the plat, and reserve lines should mirror the sections for public streets.
- Banker Drive (currently noted on the plans as Bond Avenue) should be public between Mooney Street and Dale Drive, and interim and future conditions should be provided given the existing car dealership on the south side of that future roadway. Ms. Ray stated that additional information about how the project would address development on the south side of this roadway, until future development was proposed, would be needed.

Brian Quackenbush, EMH&T, clarified that the public portion would end when Banker Drive extends over the proposed parking structure for the segment between Riverside Drive and Mooney Street.

Ms. Ray continued:

- Mooney Street south of Park Avenue should be public, since it is no longer proposed over a parking structure, and the street section should be consistent as the segments north of Park Avenue, with on-street parking on both sides of the street.
- The applicant should provide an exhibit showing all of the lot lines to be reconfigured or adjusted, including Dale Drive/Park Avenue (and the Dale Drive vacation); John Shields Parkway and Riverside Drive; and the greenway parcels south of John Shields Parkway.
- The applicant should provide detailed sections for all streets and street segments, including all of the variations (such as where turn lanes are added).

Barb Cox inquired about Block F where Lot 1 and Lot 2 were noted but the lot lines were note shown. Mr. Langworthy stated that better defined blocks were needed and setbacks should be noted.

Mr. Quackenbush asked if, for the private streets, the lot lines should be drawn at the curb or walkway and not at the edge of the building as there is no tree lawn. Ms. Ray responded staff prefers a sidewalk in the area and suggested mirroring the sections for the public streets.

Ms. Cox pointed out several areas where the proposed lot lines did not join that would need to be corrected.

Ms. Ray continued:

Parcels/Lots

- Lot sizes are dependent on the proposed building types, and the applicant should indicate the conceptually proposed building types and uses anticipated for each block and lot. She suggested a table reference.
- She asked the applicant if they ever planned to subdivide the blocks into smaller parcels for future financing purposes, and suggested that they consider a game plan for how the parcels could be configured, and if there would be an impact on the plat.
- She stated that known open spaces should be shown in public access easements.

Other Improvements

- She stated the applicant still needed to provide a master utility plan with the Preliminary Plat.

Ms. Cox said utility provisions were needed or there could be issues with the utility easements and future building placement.

Mr. Quackenbush said the private streets were over the parking garages, and he did not anticipate the need for utility easements to run through the private streets.

Ms. Cox pointed out a few areas where the reserve areas meet the rights-of-way and where the transformers sit. Mr. Quackenbush agreed with Ms. Cox's assessment. She said there may just be three or four instances.

Ms. Cox asked the applicant to make sure the plans included "environmental" aspects of the site, including existing wetlands, buried structures, etc.

Jeff Tyler said there may be more issues and comments to come on the electrical plans, and he is continuing to meet with the applicant to discuss and coordinate Building Code related issues.

Ms. Ray stated that to conclude the discussion on the Preliminary Plat, a few additional design details were noted on the comment sheet she had provided the applicant, including the need for updated proposed street names, fixing the plan scale, providing a table showing all block dimensions, and providing a tree survey for the portion of the site north of Tuller Ridge Drive.

Ms. Ray referred everyone to the comments she had prepared on the Basic Development Plan which included the following key issues:

Required Waivers

- Blocks "D" and "H" exceed block length and perimeter, and other block waivers may be identified once the applicant provides the correct block measurements. Ms. Ray said the Waiver could be reviewed either as part of the Basic Plan or Development Plan applications.

Nelson Yoder, Crawford Hoying Development Partners, said he preferred to submit the Waiver request with the Basic Development Plan. Ms. Ray agreed that since the Preliminary Plat would be affected the Waivers should be discussed as early as possible.

Street Sections

- Ms. Ray stated that the ART and the Planning and Zoning Commission will require a much clearer understanding of the vision for each street, including detailed sections at a minimum 20-scale. She agreed that final details will be determined with the Development Plan Review (refer to comments on case 14-071DP-BSC, below).

Neighborhood District Standards

- Ms. Ray reiterated the applicant's need to think through the vision for the shopping corridor(s) along Park Avenue and Riverside Drive (since the required shopping corridors had not yet been identified), the gateways, and other urban design elements of the streetscape.

Ms. Ray noted technical issues:

1. Block Measurements - Blocks need to be measured along rights-of-way where they exist, and along the section edges of the private streets, and/or property lines. Provide a table showing calculations (total length of each side and total perimeter).
2. Vehicular Access Configuration – Engineering is still reviewing.
3. Mid-block Pedestrianway - Required for Block G on shopping corridor
4. Plans/Additional Information Needed
    a. Scale should be no larger than one inch = 100 feet
    b. Gray out the building footprints (the property/right-of-way lines should be more prominent)
    c. Identify existing/future Principal Frontage Streets
    d. Identify front/corner side/side property lines (based on building orientation)
    e. Show lot configuration (refer to Preliminary Plat comments)
    f. Show all typical sections (refer to Preliminary Plat comments)
    g. Show location and dimensions of planned shopping corridor

Ms. Ray summarized the main issues with the Basic Development Plan and that a clearer vision was needed for the character of the streets throughout this project before the application moves forward. She said this, to some extent, also applies to the open space plans because while all the final details do not need to be solidified at this stage, the applicant needs to demonstrate how they are starting to think through the details of their placement, dimensions, character, purpose, function, etc. for open space.

Mr. Langworthy suggested that the applicant show the required build zones (RBZ) on the plans and not the building footprints, since the purpose of the Development Plan application is to focus on the street network and block framework. He said the applicant should understand that the buildings will then have to be sited within the RBZ range.

Ms. Ray suggested that the applicant show the building footprints on the plans for the Development Plan. Mr. Quackenbush said that taking buildings off of the Development Plan would be quite a challenge because then there would not be much left.

Joanne Shelly suggested just providing the building envelope. Ms. Ray agreed, because the building footprint outlines would help illustrate the locations of parking structures and vehicular access.

Ms. Cox referred back to the Preliminary Plat and noted that there were a few requirements such as rights-of-way with chamfered corners that would require variances by City Council since they are technically required by the Subdivision Regulations, but are not necessarily appropriate for urban streets. Mr. Langworthy said those items would be noted in the report.

Mr. Langworthy asked about the process for vacating right-of-way for existing Dale Drive. Ms. Cox said it can be done with the Final Plat. Ms. Ray asked for an exhibit to clarify each of the lot line adjustments, right-of-way vacations, etc.

Ms. Ray reiterated that the plans for the street sections needed to be at a larger scale with a much greater level of detail. She indicated that when this goes to the Commission, they will want an understanding of the vision for Park Avenue that will include the look/feel, where the private patio spaces will be accommodated, how the open spaces will be integrated into the streetscape, and how the other less prominent streets will feel as well. She stated that Park Avenue will terminate at the pedestrian

bridge landing point, and the ART, Commission, and City Council will all want wide sidewalks and an exceptional public realm along Park Avenue leading up to the park and the bridge. She indicated that at this stage, the Commission will be looking for "vision" and not necessarily all of the details – just an understanding that the project's public improvements and public realm are headed down the right path.

Mr. Yoder asked what would be considered enough walkway area. Mr. Langworthy asked if each street will have a section drawing.

Ms. Ray stated each street needed to have its own section, including where street segments had different sections. She recommended that the applicant carefully review the preliminary analysis she had provided, and provide the information highlighted in yellow that is still missing since that information would be needed before the project moves forward.

Matt Starr, Crawford Hoying Development Partners, asked about the mid-block pedestrianway requirements along the shopping corridor. Ms. Ray noted the blocks exceeding 400 feet on a shopping corridor would require a mid-block pedestrianway. She also referred to item #4 of the Development Plan.

Mr. Yoder inquired if they could stop the shopping corridor to avoid the need for a mid-block pedestrianway. He suggested that portions of the Riverside Drive frontage and the first two blocks of Park Avenue could serve as the shopping corridor.

Ms. Ray said the Code had a minimum required length for the shopping corridor, and the applicant would need to show how the minimum length was provided on the plans since that information had not been provided.

Mr. Langworthy asked the ART if there were any additional questions or comments regarding this application at this time. [There were none.] He stated that the ART's recommendations to the Planning and Zoning Commission for the Basic Plan Review and to City Council for Preliminary Plat Review were scheduled for July, 31, 2014.

5. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC **Riverside Drive and Dale Drive Development Plan Review**

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray said after conducting a preliminary review of the plans since they had been submitted last week, she had identified a significant amount of detail on the public improvements that have not yet been provided. She said she had met with the Director of Strategic Initiatives/Special Projects to discuss the level of information that the City is comfortable making a recommendation on at this stage of the project, and he agreed that a comfort level on the details for project elements including the disposition of each of the public/private streets, the cycle track configuration on Park Avenue, and the streetscape character of Park Avenue and Riverside Drive needed to be reached before the Development Plan moves forward.

Ms. Ray stated that with a bit more information, the Basic Development Plan application could move forward, since it is more conceptual in nature, but she strongly recommended that the applicant consider

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

MEETING MINUTES

JULY 10, 2014

AGENDA

1. Zoning Code Amendment-Bridge Street District
14-039ADMC **Scioto River Neighborhood District**
(Approved 5 – 0) **Zoning Code Amendment**

2. Zoning Map Amendment/Area Rezoning-Bridge Street District
14-040Z **Scioto River Neighborhood District**
(Approved 5 – 0) **Zoning Map Amendment**

3. Zoning Code Amendment-Bridge Street District
13-095ADMC **Zoning Code Amendment**
(WORKSESSION)

Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Amy Kramb, Richard Taylor, Victoria Newell, John Hardt, and Todd Zimmerman. Amy Salay was absent. City representatives were Steve Langworthy, Claudia Husak, Jennifer Readler, Dana McDaniel, Logan Stang, Nicki Martin, Rachel Ray, Andrew Crozier, Jeff Tyler, Devayani Puranik, Terry Foegler, Joanne Shelly, and Flora Rogers.

Motion and Vote

Richard Taylor moved to accept the documents into the record as presented. John Hardt seconded. The vote was as follows: Ms. Kramb, yes; Mr. Zimmerman, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 6– 0.)

Ms. Amorose Groomes said there is a presentation that will be first and following the cases will be heard in order of the published agenda and briefly explained the rules and procedures of the Planning and Zoning Commission.

Presentation Bridge Park East Project

Nelson Yoder, Crawford Hoying Development Partners, provided a project overview on the planned Bridge Park East mixed-use development. He said his intent was to inform the Commission of changes that have been incorporated into the plan since the Commission's informal review in November 2013.

Mr. Yoder said the changes are related to the comments related to blocks sizes being too big and the recommendation that the blocks needed to be broken up. He said they improved the building design with enhancing the character, they provided more open space, extended the shopping corridor to the east, and provided more office square footage and meeting places to address the need for more space for Dublin's corporate citizens. He said they have increased the square footage to 60,000 square feet of office space spread throughout five different buildings and are taking advantage of the best views available within the project. He stated that they had reduced the number of residential units from 741 to 596.

Mr. Yoder said the target audience includes current and future Dublin corporate citizens, capturing the companies that are here now and attracting new Class A offices, while having the residential units

DRAFT

capable of attracting a nice spectrum of empty nesters and young professionals. He said this is an approximately 24-acre project in a great area of the city while still being a walkable district that is highly engaged with the river and adjacent parks. He said the project will include a 500 seat theater, gathering spaces with pocket parks, restaurants, convention center space, and a hotel that would likely be a Marriott product. He said economically, they are expecting to create 500 full time jobs for two full years for the project construction, as well as 1,000 full time equivalent jobs.

John Hardt asked Mr. Yoder to clarify the limits of Phase One of the project.

Mr. Yoder said phase "1A" is basically the existing Bridge Point Shopping Center, for which they plan to ask for demolition permits as soon as tenant relocations are complete, and areas slightly north of existing Dale Drive.

Mr. Hardt asked for the height of each of the new buildings.

Mr. Yoder said the corner building will be 85,000 square feet and will be a four or five story building. He said the hotel is four stories of guest rooms with a ground floor amenity space for a total of five stories, the next building has two stories of office/fitness with fitness/retail on the ground floor with four stories of apartments above for a total of six stories. He said the potential condominiums will be six stories with 12-foot ceiling height.

Richard Taylor said the changes are great and the project is headed in the right direction. He said he appreciates the applicant's response to the Commission's comments that they provided last November.

Todd Zimmerman said he likes the concepts and indicated that the progress on the implementation of the Bridge Street District is eye opening.

Victoria Newell said she appreciates the applicant's efforts made to address the Commission's comments and asked for some details on proposed materials that will be used for this project.

Mr. Yoder said they are working with Moody Nolan to complete the next level of documentation to bring sections and detailed elevation views to the Commission to highlight the materials. He said they are looking at the combination of brick and stone with a variety of colors and types of brick that would be most appropriate while having the ability to bring in Hardiplank or masonry products to have a variety of materials focused on the upper levels of the buildings.

Chris Amorose Groomes said she appreciated the presentation and the opportunity to ask questions. She said it appears that great strides have been made, although she said she still had concerns with the breakdown of uses and the amount of residential uses and apartments along Riverside Drive. She said she is concerned that only 18,000 square feet of retail in the entire first phase would be too small an amount compared with 1.1 million square feet of residential square footage. She thought that a more appropriate balance would be critical to balancing the traffic generated by this development.

Mr. Yoder agreed, but said that they would need to closely monitor the balance of parking. He said that residential development generates less parking at the equivalent of about 1.5 spaces per thousand square feet, while office uses generate about three to five spaces per thousand, but both hit the tax rolls at the same rate. He said changing the mix of uses could put the parking out of balance where they would not be able to afford to build the parking needed to support the office uses.

Ms. Amorose Groomes asked if they have started to identify interior spaces that will be used for structured parking.

DRAFT

Mr. Yoder said a location might be available further up the hill as the project expands, but would not be something that would be considered within the first phase.

Ms. Amorose Groomes thanked Mr. Yoder for the presentation.

1. Zoning Code Amendment-Bridge Street District Scioto River Neighborhood District
14-039ADMC Zoning Code Amendment

and

2. Zoning Map Amendment/Area Rezoning-Bridge Street District
14-040Z Scioto River Neighborhood District
Zoning Map Amendment

Chris Amorose Groomes said the following two cases were previously tabled and will be heard together but will require separate actions. She said the following applications are requests for review and recommendation to City Council for modifications to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the BSD Scioto River Neighborhood District and for an area rezoning of 23 parcels for the BSD Scioto River Neighborhood and BSC Public Districts in the Bridge Street District.

Rachel Ray said this case was tabled at the June 5th Planning and Zoning Commission meeting. She said Planning has modified the name of the district from "BSD Riverside Neighborhood District" to the "BSD Scioto River Neighborhood District" in response to the Commission's comments from the last review.

Ms. Ray said the majority of the Zoning Code amendments involve the Neighborhood Standards, which includes the new standards for the Scioto River Neighborhood, in addition to related Code amendments to some of the other main sections of the Bridge Street District zoning regulations.

Ms. Ray said the text follows the same general format and outline as the other neighborhood districts. She explained the history for the creation of the neighborhood districts, and noted that the components had been drafted in coordination with the developers and land owners who were working on plans for the Indian Run and Sawmill Center neighborhood districts at the time. She said the general locations for the shopping corridors, street network framework, open space network, and other elements that the developers were contemplating had been incorporated into the draft regulations and the associated graphics.

Ms. Ray referred to the updated Riverside Neighborhood District graphic and noted the updates, including an arrow at the east end of the shopping corridor for a mixed use activity node, a designation on the graphic indicating limited vehicular access adjacent to the roundabout at the intersection of Riverside Drive and State Route 161, and modifications to the boundaries of this district consistent with the modifications to the zoning map.

Ms. Ray said the modification to the proposed zoning text included the District Scope and Intent to emphasize the importance of a balance of land uses, in addition to a modification to the use table to require conditional use review for transit stations and conference centers. She said the Law Director's office requested that the reference of the "Group Residences" be eliminated from the use table entirely. She said the most significant modification is related to the Building Types. She stated that at the June 5th meeting, the Commission requested the elimination of wood and fiber cement siding as a permitted primary material and also to reduce the maximum permitted height for corridor buildings from 7.5 down to 5.5 stories in all Bridge Street District zoning districts. She said they have received three letters from potential developers in the Bridge Street District with some concerns about those two provisions, along

DRAFT

City of Dublin

Land Use and Long Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JULY 10, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Fred Hahn, Director of Parks and Open Space; Aaron Stanford, Civil Engineer; Jeff Tyler, Building Standards Director; Jeremiah Gracia, Economic Development Administrator; Alan Perkins, Washington Township Fire Marshal; and Sgt. Rodney Barnes, Police.

Other Staff: Rachel Ray, Planner II; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; Logan Stang, Planning Assistant; Andrew Crozier, Planning Assistant; and Flora Rogers, Administrative Assistant.

Applicants: Russ Hunter, Crawford Hoying Development Partners; Brian Quackenbush, EMH&T; Jay Boone, Moody Nolan; James Peltier, EMH&T; and Nelson Yoder, Crawford Hoying Development Partners (Cases 2 & 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the July 3, 2014, meeting minutes. He confirmed that ART members had sent their modifications to Ms. Rogers prior to the meeting. The minutes were accepted into the record as amended.

INTRODUCTIONS

1. Verizon Wireless Co-Location – Avery Park Water Tower **7697 Avery Road**
14-067ARTW **Administrative Review**

Rachel Ray said this is a request for Verizon to replace six panel antennas and install three remote radio heads and one OVP distribution box on the Avery Park water tower. She said the applicant had originally requested to punch in a new port entry hole for the cables; however, after discussions with Engineering, who had expressed concerns with adding a new hole in the water tower, the applicant is now proposing to reconfigure the existing wires and use one of the existing entry ports instead. She said since this is City-owned land, the City's legal counsel for wireless issues is looking at how this request relates to the existing lease in effect for this site. She said this will require more time for review, and therefore a determination on this request is anticipated for the July 24th ART meeting (barring any issues raised).

Steve Langworthy asked the ART if there were any initial questions or concerns with respect to this application.

Aaron Stanford confirmed that Engineering had preliminarily reviewed the request and found the port entry detail to be acceptable.

2. Bridge Park East – Mixed-Use Development Project – Basic Development Plan
Riverside Drive & West Dublin-Granville Road
14-070BPR/PP **Basic Development Plan Review/Preliminary Plat**

Rachel Ray said this is a request for a Basic Development Plan and Preliminary Plat for preliminary review for six new blocks for future development on approximately 27.3 acres, in addition to new public rights-

of-way, for a future mixed-use development located on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.

[ART discussion summarized below.]

3. Bridge Park East – Mixed-Use Development Project – Phase 1

14-071DP-BSC **Riverside Drive & Dale Drive Development Plan Review**

Rachel Ray stated this is a request for Development Plan Review for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive at approximately the intersection of Dale Drive, north of West Dublin-Granville Road.

Ms. Ray said there was a Pre-Application Review at last week's ART meeting for both applications. She explained that staff had also met with the applicant yesterday to review the updated plans and to discuss the approach to obtaining the property owners' signatures for the COTA Park and Ride site and the medical office building on Dale Drive. She stated that staff had agreed to process the application and begin the reviews, provided the property owner signatures are obtained prior to a determination on each application. She reiterated that the ART recommendations to the Planning and Zoning Commission are targeted for Thursday, July 31st for both applications.

Ms. Ray said the first application is for the Basic Development Plan and Preliminary Plat, which covers the larger area south of John Shields Parkway but does not include the land west of the Vrable site, north of John Shields Parkway. She described the Mooney Street extension south through the site, which would become private south of the new "Park Avenue" roadway in the southern portion of the site. She said the Basic Development Plan application is intended to review the street network and block framework for the site on a larger scale. She said the applicant has also filed a Preliminary Plat for the lots and future rights-of-way.

Steve Langworthy confirmed blocks A and B will be divided by a private street.

Ms. Ray explained that the proposed Zoning Code language for the BSD Scioto River Neighborhood District, which the Planning and Zoning Commission will review later this evening, includes special provisions for the measurement of block size given the unique block access circumstances near the future roundabout.

Ms. Ray said there are separate case numbers for the Basic Development Plan/Preliminary Plat and the Development Plan for Phase 1 of Bridge Park East. She stated that Phase 1includes four blocks with the future "Park Avenue." She explained that the purpose of the Development Plan is to take a step further than the Basic Development Plan, looking at general building footprints and locations of streets, blocks, and lots, in addition to evaluating the proposal against the Neighborhood District standards that are currently being drafted.

Mr. Langworthy asked the applicant if they would like to comment further on the two applications.

Nelson Yoder, Crawford Hoying Development Partners, said the streets that will be installed above parking structures will be private. He provided an overview of the proposed public and private streets shown throughout the site.

Ms. Ray said the plans also include block dimensions, utility plans and open spaces. She reiterated that although the open space plan shows amenity decks as part of the "open space" provided on site, these spaces will not count toward the open space requirement.

Mr. Yoder described the intent of the open space distribution across the site, including larger pocket parks and pocket plazas intended to serve as larger gathering spaces, such as BriHi Square in Historic Dublin, in addition to smaller spaces along the sidewalk.

Ms. Ray said in terms of timing, she is looking at scheduling a General Staff meeting within the next week, and we will continue to meet with the applicant at the ART meetings until the recommendation scheduled for July 31st.

Mr. Langworthy instructed staff to prepare for the General Staff meeting and to review the applications from a broader perspective.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:20 pm.

City of Dublin

Land Use and Long Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JULY 3, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Dave Marshall, Review Services Analyst; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; Aaron Stanford, Civil Engineer; Jeff Tyler, Building Standards Director; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Claudia Husak, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; Brad Conway, Residential Plans Examiner; and Laurie Wright, Staff Assistant.

Applicants: Russ Hunter, Crawford Hoying Development Partners; Brian Quackenbush, EMH&T; Jay Boone, Moody Nolan; Mike Bermeister, OHM Advisors (Case 1); Linda Menerey, EMH&T (Cases 4 & 6); Aaron Underhill, Underhill Yaross LLC (Case 4); David Blair, Ford and Associates Architects; Kevin McCauley, Stavroff Interests (Case 5); and Jim Muckle, Vrable Healthcare (Case 6).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 26, 2014, meeting minutes. He confirmed that ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

PRE-APPLICATION REVIEW

1. Bridge Park Mixed-Use Development **Riverside Drive and State Route 161**
Pre-Application Review

Bridge Park East
Rachel Ray said this is a request for non-binding review of a potential application for a mixed-use development with residential, commercial, office, restaurant, hotel and conference center uses on approximately 25 acres located on the east side of Riverside Drive, north of State Route 161. She said this is a request for pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C).

Ms. Ray provided an overview of the applications that the applicant plans to file within the next week. She explained that the applicant would submit Basic Development Plan, Development Plan, and Preliminary Plat applications for the entire area shown as part of the Bridge Park East development. This area includes the land between Tuller Road to the north, east of the relocated Riverside Drive, north of West Dublin-Granville Road, and west of the new Dale/Tuller connector roadway but not including the Acura car dealership. She explained the proposed Development Plan application for Phase One that includes the new street currently identified as Park Avenue leading up to the future pedestrian bridge landing point, and adjacent development blocks. She explained that the applicant had met with City staff yesterday at their weekly project coordination meeting to review the application materials in preparation for the Pre-Application Review and the upcoming application submittals.

Brian Quackenbush, EMH&T, provided the ART with an overview of each of the plans submitted as part of the three separate applications that would be filed.

Colleen Gilger asked if Block 'F' was slated for a medical office building.

Russ Hunter, Crawford Hoying Development Partners, agreed that was presently the intent for that building.

Brian Quackenbush, EMH&T, explained that building was not shown on the perspective rendering included in the Basic Development Plan.

Ms. Ray explained the Preliminary Plat includes the public streets of Park Avenue, Mooney Street, and John Shields Parkway. She said the Final Plat, when submitted by the applicant, will be sectioned off into smaller areas likely corresponding with the Site Plan applications.

Ms. Ray reiterated the timeline for reviewing these applications, assuming the applicant is prepared to file next week. She explained that these cases would be introduced to the ART next week, July 10, and staff would continue meeting with the applicant on a weekly basis to coordinate. She stated that an ART determination is expected for July 31st to be ready to move forward to the Planning and Zoning Commission on August 7, 2014.

Steve Langworthy prefaced this agenda item by stating it is a pre-application review, and general comments are preferred as the applicant prepares their formal submission. He said the purpose at this stage is to raise the larger issues or concerns and note anything that may be missing for the submittal.

Fred Hahn asked if the building terraces have anything to do with open space.

Ms. Ray confirmed that the applicant is showing their roof decks and courtyards on the open space plans, but they will not count toward meeting the Code required open space. Mr. Langworthy asked the applicant to be sure to identify the open spaces that will meet the requirements, versus the other open areas shown on the plans.

Mr. Quackenbush said they are currently in the process of identifying any Waivers that may be necessary, in addition to the potential for fees-in-lieu of open space dedication.

Jeff Tyler pointed out that they are showing Block 'A' as part of the Preliminary Plat, but it is not depicted on the Development Plan. Mr. Quackenbush said Block 'A' was represented on some of the plans for the Basic Development Plan but they will rethink what they are showing.

Jennifer Rauch referred to the perspective rendering of the site and suggested the applicant label or color code the buildings/blocks included in this phase to make it less confusing. Mr. Quackenbush agreed that would help make the development area clearer and easier to understand.

Aaron Stanford confirmed that the applicant had begun coordinating with Engineering on the proposed street names for this project. He said more information will be necessary to determine how the applicant plans to address stormwater management, and the applicant will not be able to count improvements in the public rights-of-way, including the pervious pavers in the parking lanes, for managing stormwater from private sites. He said the applicant will also need to begin thinking about the provision of water service throughout the site and the water taps needed. He said the City is dealing with the same water line issue with the developer for the Tuller Flats project. He asked the applicant if they have engaged in conversations with the City of Columbus yet in terms of the provision of water service.

Mr. Quackenbush said their proposal was more straightforward than Tuller Flats with different development entities and buildings. He said Tuller Flats is an apartment complex whereas the Bridge Park project will have different building owners and developers. He said the blocks were not all separated but they were starting to think through those issues. He said one of the issues is private utilities, and they are speaking with AEP about electric as there limited areas to put transformers. He explained they are shown on the utility plan but it is hard to understand at this scale. He stated they have planned for below-grade transformers like downtown Columbus, with grates providing access to vaults. He said they could also go through the garage for access.

Mr. Stanford asked if the garages will be built on the right-of-way. Mr. Quackenbush answered the garages would be adjacent to the public streets.

Mr. Langworthy asked if there were any special fire issues with underground transformers. Mr. Quackenbush said these will be normal pad transformers but garages are above the floodplain and gravity drains the water. He said the submersible is explosion proof and designed for this type of location.

Mr. Stanford asked if they were incorporating street lighting on the plans. Mr. Quackenbush said he did not think so, but he would check.

Ms. Ray asked the applicant to detail each block on the Development Plan so staff can verify block dimensions and the relationships between the buildings and the rights-of-way and property lines. Mr. Quackenbush said some of those dimensions were called out on the plans.

Mr. Langworthy concluded that a more thorough review would be conducted at a general staff meeting following submission of complete applications, and that the applicant could expect comments in writing that they could respond to prior to moving forward.

Bridge Park West (94 & 100 North High Street)

Jennifer Rauch explained that the applicant had requested late the previous day to include the Bridge Park West project in the Historic District as part of the Pre-Application Review, as they are nearing completion of the application materials for the west side of the river.

Mike Bermeister, OHM Advisors, presented the Basic Development Plan application materials. He explained that as part of the submittal, they had provided a narrative that outlines how the proposal meets each element of the Bridge Street District zoning regulations, and where Waivers would be necessary. He said the project exceeds the block size requirement, street frontage, and building height.

Mr. Bermeister said with respect to the lots and blocks requirements, he pointed out the proposed parcel reconfiguration and that they end up with a block size of approximately 498 feet, where a maximum of 300 feet is required. He said the Waiver ties into the block configuration for a pedestrian pathway and the building is separated to the back of the condominiums so while it is an open view they do not have an actual pedestrianway. He said vehicular access to the parking garage below on High Street requires a Waiver as well.

Mr. Bermeister commented that in terms of the Street Type requirements of the Code, they meet all the requirements with the exception of High Street access. He noted the parking count, which currently exceeds all requirements.

Mr. Bermeister stated that the applicant had also begun to review the Building Type requirements. He said there were elements of the Historic Mixed-Use building type, with a Podium Apartment Building on the back and a parking structure as part of that, which exceeds the requirements. He presented various perspective renderings and at the request of ART members, agreed to clarify some of the views to ensure that the actual scale, massing, and appearance of the building viewed from different angles and viewpoints would be easier to understand.

Mr. Bermeister said the future location of Rock Cress Parkway is shown at the south end of the project site, north of North Street. He said the buildings in this area, adjacent to the Oscar's restaurant, were not part of the project but the renderings serve as a placeholder for a future building. He presented section views of the project to demonstrate the back of the building's limited visibility from High Street due to the change in grade.

Colleen Gilger said there are elevations for the front sides and the back views for the buildings but asked about the back side view. Mr. Bermeister said it was not included in the package and is being developed. He said they are also developing the landscape plan along High Street to incorporate benches and other streetscape details, as well as internal vistas and gateways.

Russ Hunter, Crawford Hoying Development Partners, asked if the concept plan should be included in the Development Plan submittal. Ms. Rauch said to include that in the Basic Site Plan application submittal.

Ms. Rauch inquired about the scale of the drawings. Mr. Bermeister said it should be 1 inch equals 100 feet, but he would make sure to provide a scale on the plans.

Rachel Ray commented on the property lines and other details that should be shown on the plans, and that the aerial photo should be eliminated, since it makes the proposal difficult to read.

Mr. Bermeister said he would provide black and white graphics instead of aerial views.

Ms. Rauch commented that the Architectural Review Board would be very interested in seeing the details of how the "historic" and traditional portion of the building transitions to the more contemporary portion, as this was a significant topic of their discussion when reviewed informally in May.

Steve Langworthy said he was concerned with the proposal, overall. He said the plans show the historical aspect on High Street but when you turn the corner, the architectural character changes abruptly. He emphasized the need to see a transition. Mr. Bermeister said they were continuing to work on the revised renderings.

Jeff Tyler said he agreed with Ms. Gilger for needing to see the perspective of views from other buildings. He emphasized the need to sell this project and suggested more drawings are needed to convince the ART and the ARB that this is the right architecture for this area.

Mr. Langworthy inquired about the garage doors with access off the High Street entrance. Mr. Bermeister said the idea was to downplay the visibility of that access point.

Mr. Hunter said he had trouble with how the parking would work. He said they have more parking than they need and want to use it, making it easier to get the public in.

Mr. Tyler pointed out that there appears to be multiple perspectives and two to three different rendering styles using several different programs, which did not result in a flattering appearance of the building. He indicated the main perspective did not show detail like the others, and articulation along this side of the street is important.

Ms. Rauch said there is no curb cut shown where Mr. Bermeister had referenced the intersection with the future Rock Cress Parkway.

Mr. Langworthy stated he was concerned about the pocket park shown on the slope toward the back of the building.

Fred Hahn said it could be nice and a very interesting space, or worthless given the slopes. He said as the project comes forward, staff will need to see a great deal of detail about this space.

Aaron Stanford asked if there was any potential to include a valet area along North High Street. Mr. Bermeister answered that valet service through the carriage doors was being considered. Mr. Stanford asked who would use the garage doors on High Street. Mr. Bermeister said from retail, public areas, restaurants, and apartments. He said the applicant wants to make excess parking available to the visitors to the Historic District.

Mr. Hahn asked about parking counts, loading zones, and restricted or designated parking. Mr. Bermeister said they need three primary loading zone spaces and restricted parking for deliveries and fire trucks on High Street.

Mr. Langworthy asked if there was any strong desire to provide metered spaces on High Street. Mr. Hunter said he did not know. Mr. Langworthy said metered parking would not just be for this section but could be needed District-wide for both the east and west sides of the river. Mr. Hunter said the garages will likely have some fee associated with them and on-street parking available for up to 20 spaces.

Mr. Stanford asked how they propose to handle trash for two restaurants at opposite ends of the building, as he was looking for a corridor with a trash compactor. He said he was accustomed to seeing trash rooms on each floor for condominium complexes.

Ms. Rauch said the change requests discussed today were not expected by Monday following the holiday weekend but the changes will be required for the full submission. Mr. Bermeister promised to get the changes and comments in the revised plans to be submitted.

Joanne Shelly said she appreciated the effort the applicant made by reading the Code. She said the graphic read pretty well but she was not seeing section lines anywhere and said the sections appear very overwhelming and massive.

Ms. Rauch said she would appreciate a scale comparison of the new compared to the existing as viewed from High Street.

Mr. Langworthy expressed he was not sure this was the whole issue; he has concerns about the river side as well.

Mr. Bermeister promised to create additional views that include pedestrian views from the street to better tell the story.

Ms. Shelly illustrated that the view from the east side of the river to the west side at the pedestrian level will show primarily trees and not the building.

Mr. Langworthy asked if there were any further comments or questions. [There were none.] He thanked the applicant for their presentation.

DETERMINATIONS

2. Verizon Wireless – AEP Transmission Tower Co-Location **8421 Glencree Place**
14-060ARTW **Administrative Review**

Devayani Puranik said this is a request for Verizon to replace six panel antennas and install three remote radio heads on an existing pole within an AEP transmission tower on the east side of Glencree Place, north of the intersection with Summit View Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Puranik said this application was introduced last week and there have been no changes. She said an Administrative Departure to Code Section 99.05(C)(3)(f) is requested for maximum height, allowing antenna panels on an existing tower to be installed approximately 110 feet from grade, which falls within the existing tower height.

Ms. Puranik explained that replacing the panel antennas and installing the remote radio heads requires no other changes or ground modifications. She said **approval** with three conditions is recommended:

1) That any future installation and/or replacement of the antennas should not exceed 110 feet measured from the grade;
2) That the new equipment should be unobtrusive and maintain similar color; and
3) That any associated cables are trimmed to fit closely to the panels.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application with three conditions.

3. BSC Commercial District – Shoppes at River Ridge – FC Bank – Sign
4545 W. Dublin-Granville Road
14-061MPR **Minor Project Review**

Devayani Puranik said this is a request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Puranik said the proposed wall sign, which includes internally illuminated channel letters, meets the height and square footage requirements. She said the letters would be individually flush-mounted to the brick façade. She said the applicant is also proposing vinyl window graphics that show the store hours. She explained that the proposed window sign would be adhered to the right glass panel of the door and that she is working with the applicant to modify the store hour details so that it meets the Code requirements for size and not requiring a sign permit.

Ms. Puranik said **approval** with one condition is recommended:

1) That the existing exterior light fixtures above the proposed wall sign should be covered and resurfaced to camouflage with the background wall prior to sign permitting.

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

MEETING MINUTES

NOVEMBER 14, 2013

AGENDA

Informal Case
1. Bridge Park Mixed-Use Development **Riverside Drive and State Route 161**
13-111INF **Informal Review**

New Case
2. Village at Coffman Park PUD – Ganzhorn Suites
13-058Z/PDP/PP **Rezoning with Preliminary Development Plan/ Preliminary Plat**

Administrative Case
3. Bridge Street District – Code Modification
13-095ADMC **Administrative Request -Zoning Code Amendment**

[Please note: due to technically difficulties there is no recording available for this meeting. These minutes were created using staff notes.]

Chair Chris Amorose Groomes called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor, Amy Kramb, John Hardt, Warren Fishman, and Victoria Newell (arrived 8 pm). City representatives were Dan Phillabaum, Terry Foegler, Steve Langworthy, Claudia Husak, Gary Gunderman, Justin Goodwin, Rachel Ray, Marie Downie, Jennifer Readler, Jeff Tyler, Alan Perkins, Barb Cox, Dana McDaniel, Laurie Wright, and Libby Farley.

Administrative Business

Motion and Vote

Richard Taylor moved, John Hardt seconded to accept the documents into the record as presented. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 5 – 0)

Ms. Amorose Groomes briefly explained the rules and procedures of the Planning and Zoning Commission.

1. Bridge Park Mixed-Use Development **Riverside Drive and State Route 161**
13-111INF **Informal Review**

Dan Phillabaum presented this case and began by providing some background information that preceded this Informal application. He said that one of City Council's Goals for 2013 is to embrace the vision of true mixed-use, walkable neighborhoods in the Bridge Street District by

working with public and private partners to create a sustainable, safe, vibrant and dynamic mix of land uses, creative open spaces, residential options and signature architecture to attract a diverse population of residents and visitor.

Mr. Phillabaum said that to begin implementing this vision, Council made a strategic decision to focus development efforts on the Scioto River Corridor area based on the transformative opportunities this area presents to build off of the walkable environment of Historic Dublin by creating a complementary, pedestrian-friendly development pattern on the east side of the river, to engage the Scioto River by expanding parkland on both sides of this natural amenity and facilitating pedestrian movement across the River, and to create a gateway experience at this prominent location. He said that staff has been directed to advance the preliminary planning and design of several Capital Improvement Projects in this area of the city, including the realignment of Riverside Drive, creation and expansion of parkland on both sides of the Scioto River, a roundabout at Riverside Drive and State Route 161, and a pedestrian bridge linking Historic Dublin, the parks and future development on the east side of the Scioto. He said the purpose of this Informal is to provide an opportunity for Crawford Hoying Development Partners to introduce the Commission to their master plan concept for the east side of the Scioto River and for the Commission to review and provide initial feedback to City Council, Staff and the Developer on this mixed-use development concept within the context of this public infrastructure framework.

Mr. Phillabaum described the project site as being approximately 25 acres at northeast corner of State Route 161 and relocated Riverside Drive. He said it includes majority of the former Bash Driving Range, Bridge Point Shopping Center, the Spa at River Ridge, Touch of Class Car Wash and COTA Park and Ride Facility. He added that coordination between the City and several of these entities is ongoing in order to facilitate the public infrastructure currently under preliminary design. He informed the Commission that Crawford Hoying has also been in close coordination with City staff and our consultant team to as they develop their mixed-use concept to ensure that the private development and public infrastructure are aligned so that the vision for the Scioto River Corridor can be realized.

Chris Amorose Groomes said that first they would view the presentation from the applicant, then they would take public comment on the proposal, then open it up to Commission for discussion and questions for the applicant and staff.

Nelson Yoder with Crawford Hoying Development Partners thanked the Commission for taking the time this evening to review their ideas for the Bridge Park mixed-use development. He thanked the Commissioners that were able to attend the Community Input Forum where these plans and images were first presented to the public and welcomed the opportunity to have a broader discussion and obtain more in-depth feedback from the Commission. He said Crawford Hoying firmly believes this project is walkable, sustainable and aligned with the City's vision for the Bridge Street District.

John Martin, with Elkus Manfredi Architects provided a description of the overall plan beginning with the blocks south of Park Avenue. He said that at the southernmost block of the development are a five story, 140,000 s.f. office building and a 195 key hotel room and a 30,000 s.f. conference center with a plaza space between. He said these buildings are located above two levels of parking below ground. He said the next block to the north would contain a

32,000 s.f. fitness center at the ground floor with 82 dwelling units on the floors above, a three story parking structure lined by townhomes on two sides, and about 23,400 s.f. of retail/food & beverage uses at street level on the south side of Park Avenue with 90 dwelling units on the floors above. He said all of the development in this block is located above two levels of parking below ground, and to the east across Mooney Street is a 5,000 s.f. retail/food & beverage use anchoring the intersection with townhomes to east at the ground floor and 88 dwelling units above. He added that a two level parking deck would be located behind this building.

Mr. Martin then outlined the proposed development north of Park Avenue. He said there would be about 33,000 s.f. of retail/food & beverage uses lining the north side of Park Avenue west of Mooney Street and turning the corner along Riverside Drive. He said there would also be a 19,000 s.f. neighborhood grocery along Riverside Drive. He said the four upper floors of these buildings would be comprised of a total of about 220 dwelling units over the three building footprints below. He added that on the interior of this block is a three level parking structure capped with a roof-top amenity deck for residents. He said on the block to the east across Mooney Street is a 10,000 s.f. retail/food & beverage use anchoring the intersection with townhomes to east at the ground floor. He said the remainder of this block was comprised with approximately 78 residential units both at the street level and on the floors above and parking would be located on the interior of this block.

He said the six blocks to the north between Mooney Street and Tuller Ridge/Dale Drive would be comprised of about 100 3-story townhomes and that these would likely be built by other developers in a range of architectural styles. He said the remaining block to the west along Riverside Drive would also be entirely residential, with about 285 dwelling units distributed among four five-story buildings that surround a parking structure capped with a roof-top amenity deck for residents.

Mr. Martin described a few perspective images to illustrate what this district could be in the future. He noted that these were conceptual sketches of an architectural character that will certainly undergo changes as the development is refined.

The first view is from the vantage point of the center of the roundabout looking to the north. He said a portion of the exposed parking beneath the buildings would be concealed by a bermed embankment. He said the office building would be clad in stone or cast stone with the same coloration and texture of Dublin limestone. He said a plaza in the center opens views to the hotel and conference use. He said there would be a ballroom in the center of the space with pre-function areas featuring extensive use of glass in order to provide views to the river. He said small meeting rooms would be oriented closer to the courtyard. He said the hotel would have an amenity deck with a swimming pool at the top floor.

He said the next view was of Park Avenue from the pedestrian bridge landing across Riverside Drive. He said this would be a 'double loaded' street with active ground floor uses such as retail and food & beverage on both sides. He was supportive of the design for this street that proposes a different pavement material through the intersection at Riverside Drive, and makes a strong connection to the cycletrack along Park Avenue to bring pedestrian and bicycle traffic from their development to Historic Dublin and back. He said the buildings depicted would be four stories of residential in wood construction on top of either a concrete or wood podium and clad with brick or masonry.

He described the next image as a view to the south down Riverside Drive with the neighborhood grocery in the foreground. He said this grocery would serve the needs of the over 1,000 future residents in the area. He noted that parallel parking has been depicted along the east side of riverside Drive and they were hopeful that this could be achieved. He said from the grocer to the south would be more of the retail and restaurant uses as one approaches the pedestrian bridge.

He said the next view was of Park Avenue at the east end of the development area to the west toward the river. He described the street as having two travel lanes flanked by parallel parking, cycletracks on each side of the street, a planting and site furniture zone, followed by sidewalks adjacent to the proposed development. He anticipated that sidewalks would be a minimum of 12 feet wide in addition to space dedicated to create outdoor café seating. He believed this streetscape would be very inviting to residents and visitors alike.

He presented the final image of the proposed townhomes as the most conceptual of all that they had presented. He said the townhomes would be developed by a variety of developers and architects, but that they would generally be three-stories with parking in the rear of the unit. He said these units may be very different than depicted here and could be constructed of masonry, brick, stone, siding and could feature sloped or flat roofs and that the objective would be to encourage a diversity of contemporary architectural styles as each block is built out.

Mr. Yoder concluded their presentation and said the plan and the images presented are the end result of a lot of minds working together to develop a plan that they feel will meet the test of time. He believed that this development would appeal to both empty nesters looking for a step down housing option, as well as young professionals that might work nearby at Cardinal Health of Wendy's Headquarters. He stated that a housing market analysis was currently being conducted by Ken Danter, with the Danter Company, specialists in real estate market feasibility.

He provided additional information related to the parking distributed throughout the project, and the benefit to residents with covered parking that may be above or below ground level. He said the retailers and restaurants on the other hand want readily accessible parking at ground level. He added that the amount of parking provided meets, or exceeds in some areas, the amount of parking required by Code. He said his architects made a conscious decision to draw upon the strength and character of the historic limestone of Old Dublin without being too literal but creating a neighborhood on these banks that would appeal to a great number of people. He stated that as a lifelong resident of Dublin he wanted to see the City continue to be successful into the future. He said that Crawford Hoying recognizes that users in and out of Dublin want a walkable, Historic Dublin type of environment. He welcomed the Commission's feedback and questions and wanted to gauge if they were supportive of the images presented as being the right look for the project.

Chris Amorose Groomes invited public comment.

Mike Bradley, Interim VP COTA for Planning and Service Development said that they like and are supportive of the project, but are anxious to know how COTA fits in. He said that they are receiving questions from passengers that use the Park & Ride at Dale Drive on the future of this facility. He reiterated that COTA is very supportive of the density of this project and that

discussions and coordination between COTA and Dublin about this and other Park & Ride facilities in Dublin.

Bill Jacob, 8326 Autumnwood Way said that this was an exciting opportunity for the City of Dublin and was looking forward to seeing something happen. He said he represents some of the residents and business people in Historic Dublin and Dublin in general, and wanted to make sure that the development wouldn't have a negative impact on existing businesses.

Phil Weisenbach, 5505 Villas Drive said that as a runner, he likes the idea of being able to cross the river over the pedestrian bridge, but had concerns about traffic at the intersection of Riverside Drive. He was supportive of the project but wanted to ensure that the pedestrian crossings are safe.

Ms. Groomes said that there was obviously a lot to talk about with this project and asked for the patience of everyone present.

Amy Kramb said her biggest concerns were with traffic back-ups in the roundabout at State Route 161 and Riverside Drive created by the signal at the intersection of Park Avenue (Dale Drive) and Riverside Drive to the north. She wanted to see the capacity numbers that were projected for Bridge Street and the traffic studies. Her second concern was with the convention center and hotel uses and was skeptical if these were appropriate uses in this location. She said the memo referenced some uses or building types would not be permitted with the underlying zoning and that a rezoning would be necessary. She asked if the hotel and convention uses were currently permitted.

Mr. Phillabaum replied that those specific uses are being proposed on property currently zoned Bridge Street Commercial District, and they are not permitted in that district.

Ms. Kramb asked what the zoning to the north of Dale Drive was currently.

Mr. Phillabaum replied that the rest of the site is zoned Bridge Street Office Residential District.

Ms. Kramb said she was hesitant to carve out another piece to a different zoning to accommodate the applicant, and thought that they should work within the existing zoning. She said she would want to be provided with some analysis of the conflicts with the current zoning districts, such as uses and building types. She said it seemed like there was a considerable greater amount of density and taller buildings than the current zoning. She was generally in favor of the contemporary architecture and the concept of structured parking. She was not convinced that there will be views to the river from the ground floor of the conference center and that the residential building shown on the Wendy's restaurant site would be feasible due to access limitations.

Mr. Phillabaum reminded the Commission that during the area rezoning process the previous owner of Bridge Point Shopping Center requested to be rezoned to Bridge Street Commercial District, as they envisioned maintaining the property in its existing state as a suburban strip retail center with outparcels. He said that particular zoning district was generally applied only to existing retail centers and other low-rise single use buildings.

John Hardt was excited to see this and other things happening in this area since staff and the commission spent nearly three years thinking and dreaming about what they wanted to see happen in Bridge Street. He said this part of the city really needed a different flavor of development than shopping centers surrounded by parking. He thanked everyone for the work that has been done to date. He respectfully disagreed with Ms. Kramb on the use discussion at the Bridge Point location. He appreciated the staff comments that what is being proposed does not fit the zoning, and this was an opportunity to get uses functionally in the right places rather than fitting in a zoning district planned several years ago. He said he would be open to considering a rezoning process to achieve a rich mix of uses with residential spread out across the entire area. He agreed with Ms. Kramb that the residential building depicted on the Wendy's restaurant site to the south of State Route 161 did not seem feasible and was the least pedestrian-friendly site in the area.

Mr. Hardt expressed conceptual support for the contemporary architecture, but noted that there was a lack of variety overall. He was not in favor of the monolithic scale and appearance of the buildings north of Park Avenue, and said that the space on the interior of the building immediately north of Park Avenue along Riverside appears to be impenetrable by the public. He recommended more accessible internal public open spaces on the interior of these buildings, and suggested making the internal courtyard accessible from the east side of the block. He acknowledged the staircase depicted connecting down to the sidewalk along Riverside, but didn't think it was substantial enough to serve as effective public access.

Mr. Hardt said that more variety is needed in the townhome area. He did not have a problem with the building that was shown, but not with three blocks of the same building. He said the Riverside facing buildings have the same problem of being too uniform in character. He referenced Woodlands, Texas and the Arena District as examples of places that successfully achieve architectural variety but with coordinated character.

Mr. Hardt said that the Park Avenue area was on the right track, but was concerned that it did not go far enough. He would like to see the integration of non-residential uses at the ground floor continue able to be continued as Park Avenue extends to the east and had concerns that without this the overall walkable intentions for the District would not be fulfilled. He suggested that these spaces be constructed as loft spaces with higher ceilings to accommodate future commercial uses in this space as markets change. He had concerns with the right turn from Park Avenue to Oxford Street as being very automobile-oriented and wanted to see a more pedestrian friendly approach to this access point.

Mr. Hardt referenced the view of the office building, hotel and conference center and had concerns with the conference appearing as being built on raised plinth and the disconnection this created for pedestrians from the sidewalk along Riverside Drive. He said the office building had the same issue although not as severe. He said there were several other instances in the plans and images presented along Riverside Drive where sidewalks do not interface with the proposed buildings very well. He said this detail has to be correct to encourage interaction and activation of the Riverside frontage.

Richard Taylor said that he was also excited that we are beginning to implement the Vision Plan, and he thanked everyone for their time and effort and primarily the current members of the Commission who went to Greenville, South Carolina. He said his first concerns

were more directed toward the City than Crawford Hoying, because he disagrees with the roundabout and proposed location for Riverside Drive.

Mr. Taylor said he is frustrated that we created a problem by placing buildings on the opposite side of the street from the park. He said pedestrians should be able to cross Riverside at all the intersections to the east to have frequent and easy access to the park, and if residents have to cross a street to get to the park we are making a big mistake. He noted that a tunnel under Riverside had been suggested at the Community Forum and acknowledges that many people feel this is necessary as they are concerned about interrupting traffic flow with pedestrian crossings, but he disagrees. He said that we are trying to create a different type of place along this section of Riverside Drive and that in this area pedestrians should be prioritized above traffic flow.

Mr. Taylor referenced the Vision Principles that stressed the need for transit accommodations in the plan beyond buses—he said we need to allow for more modes in the future. Is concerned that we don't create enough right-of-way for future transit and have the same problem we have at Bridge and High, where the street can't be widened for on street parking because of where buildings were located. He said the Principles also discussed embracing nature, but he has always been confused with the need for a greenway running along John Shields Parkway and how it was supposed to function.

Mr. Taylor said he was concerned that several access points were in the development were too auto-centric and stated that one-way street were anti-urban. He said a major landmark tree was lost with the Vrable skilled nursing facility and wanted to be certain that a detailed survey of the existing trees be conducted and that the pedestrian bridge be moved if necessary to preserve trees along the river.

He said the development needed to expand the range of residential choices offered. He stated that the buildings have too much of the active common space located on the interior of the building where residents will never be forced to walk out to the public street, and was concerned that the apartment buildings will function as high-end dormitories. He said that if the city is going to spend millions of dollars to create great views to the river, the corporate residents should have priority over college kids or recent graduates looking for small apartments. He understood Office Residential District as being primarily office uses with some residential use, and believed in general there needed to be more jobs within the development.

Mr. Taylor was concerned with single-use apartment buildings. Buildings should be adaptable and constructed of masonry versus wood frame. He said wood frame construction was not easily adaptable to other uses. He indicated that a modern architecture was desirable, but that this can be taken too far. He didn't think replicating Historic Dublin was appropriate, either. He referred to the image presented of the office and hotel buildings, and stated that the hotel architecture direction is good, but he feels that the office is too suburban. He characterized it as a 70 mile per hour freeway building. He said that the buildings in this portion of the plan should engage the street at the roundabout with retail uses. He noted that a conference center is limited to upper floors in the Code and that the proposed ground floor location is not permeable for the public. He said it would be fine if pushed back to interior of block in favor of more active use in this location. He suggested more be office use be incorporated in the plan overall. He

said the proposed heights of buildings in the plan may be appropriate, but said 4 to 5 stories would be the maximum he was comfortable with.

Mr.Taylor questioned what happened to future bridge connection depicted in Transportation Network graphic from the Code from Dale to Historic Dublin. He said the only vehicular bridge depicted now was at John Shields Parkway and felt this was a major mistake to lose this bridge. He said that residents here should be able to meet all of their daily needs within the quarter-mile pedestrian shed, and doubted that pedestrian use of bridge would happen without a strong connection to both sides of the river both in terms of use and design. Noted that there is a strong pedestrian node in the proposed plan, but the pedestrian shed does not overlap with the Historic Dublin pedestrian shed based at the Bridge and High intersection. He wondered what effect this proposal would have to the Historic Dublin businesses, and was concerned that the customer base could leave for this side of the river. He said the only way to avoid this was to make a stronger connection between the Historic District and the new development. He noted that the west landing of the pedestrian bridge will be below High Street and said that the bridge won't be visible at all from Historic Dublin.

Mr. Taylor was not supportive of the monolithic apartments. He said he would like to see office and residential vertically mixed versus horizontally, and a wider range of housing types. He wanted to see buildings where it could all happen together at once, and agreed that retail should extend to the east along Park Avenue. He said that we need to think about development beyond this development, and extend planning further to the east and west to understand how everything will fit together.

He wanted more detail on the street types, and was concerned that 12 feet of sidewalk is not enough to accommodate through foot traffic and outdoor dining spaces. He also wanted detail on street tree height and spacing, including if they are proposed as wells or lawns.

Mr. Taylor said that in all of the blocks of the plan buildings have been pushed from edge to edge within the block, with no room for small open spaces within the block. He said the development should include smaller scale parks and public green spaces that are walkable to all residential units. He asked if the block dimensions met the length and perimeter requirements for this zoning district.

Mr. Phillabaum replied that some of the block sizes depicted may exceed the maximum length permitted but more analysis is needed.

Mr. Taylor clarified that if the block lengths are exceeded, a mid-block access would be required and wanted to see how this was worked out.

He said that parking was a difficult issue to tackle in terms of predicting what the necessary number of parking spaces is and taking into consideration the overlap between businesses during the day and residents at night. He said at some point a parking authority may be needed to manage parking meters and garages, shared parking arrangements, etc. He was concerned with having so much of the parking underground and that this will kill street activity if direct access is provided from the below grade parking to the uses above with an elevator or other

internal access way. He said he would rather see separate parking garages that require people to walk out along the street to their destination in a nearby building, especially for office employees. He was unclear how the parking for the proposed townhouses was proposed to function, and requested additional information to clarify the relationship between this parking and how the residents access their units as these are refined.

Warren Fishman said he was also excited about things happening in Bridge Street after five years of working on the Code and attending meetings. He asked how much square footage of housing and how many housing units were proposed.

Ms. Groomes answered that it was 1.26 million square feet of development with 1,162 housing units.

Mr. Fishman thought that this density of dwelling units was out of kilter from Code. He appreciated the comments from the architects on the Commission and said that hearing their input was very valuable to him. He said he wants to see beautiful architecture with durable materials that will last for the next 100 years, because that is what makes a lasting community. He said the buildings had to be adaptable and this can only be accomplished with masonry construction.

Mr. Fishman agreed that priority should be given to executive level professionals, as they bring income to the city through income tax, not young professionals. He said that most people he has talked to at Bridge Street events say that they want to own their residence, and it is only because of the current economy that they are renting. He believed that young executives want to own a condominium with at least 1,500 square feet, 2 bedrooms and an office. He said that there shouldn't be any one car garage units, that two should be the minimum.

Mr. Fishman suggested that bicycle parking facilities should be included on the interior of buildings. He said that at APA and other training venues he has attended he constantly hears that the cities that have implemented form based codes were disappointed because developers built too many apartments. He said these communities were left with empty storefronts that zoning made them put in, but that they have no incentive to lease because the rents for residential are paying for building.

Mr. Fishman wanted to stick to the uses and other requirements that are in the Code as they spent countless hours working on that language with staff and City Council. He said he had a lot of respect for the work of Ken Danter and would be interested to see the results of his analysis mentioned by the applicant.

Victoria Newell apologized for missing the presentation by the applicant, and said she could sum up her concerns as being in three areas. She thought the plan was too heavily weighted toward only residential uses at the north end and was concerned with this separation of uses. She said a stronger connection needs to be made to Historic Dublin, as both sides of the river should be able to benefit from this development. She said she was very familiar with this type of commercial residential construction and sees a trend occurring with this type of development. She asked what is it that will make this area unique, as these types of townhomes and the other architectural character is being seen everywhere. She had concerns with what the rear of the townhomes would look like.

Chris Amorose Groomes said she was in agreement with almost everything the other Commissioners said. She said she had reviewed some of the previous impact and capacity studies for Bridge Street produced by a number of talented consultants. She was concerned with the numbers proposed in this development plan and how they compare with what was projected for this area in the Vision Plan and the Planning Foundations document.

Ms. Groomes noted that the Vision Plan included a target housing unit mix for the next 5 to 7 to 10 years, with 807 rentals, 425 multi-family condos, 175 single-family attached and 93 single family attached, and that was for the entire Bridge Street Corridor. She said she was concerned this proposal exceed what was projected in the impact studies for the Riverside District. She said we need to achieve the right balance of commercial and residential uses. She believed that the real financial assets to the community are our corporate office employers, as opposed to residential uses which generally cost the city. She said the great frontage being created along Riverside should be devoted to the these corporate employers, not residents.

Ms. Groomes said the Riverside frontage should be more engaging and had concerns with the size of the buildings at Riverside, as this scale gets out of hand very quickly. She remembered the Lane Avenue project they had toured as being just under 100 dwelling units, and that the building felt really big, and was concerned that these buildings will be even bigger. She said she was not comfortable with the size of the apartment buildings along Riverside.

Ms. Groomes agreed with Mr. Taylor that Park Avenue is not wide enough to accommodate the amount of pedestrian activity desired. She said she hoped that this area would be an authentic, complete neighborhood. She said some areas of the plan seem disjointed and recommended that it be more diverse in the distribution of uses. She challenged the applicant to make this an authentic place and a complete neighborhood with more of the daily service needs of residents and businesses more buildings of a smaller scale.

She was concerned about auto courts behind the townhomes, and thought this arrangement really defeats the urban environment. She expressed a preference that the units use an underground garage as opposed to the auto courts. She said she shared the concern of Ms. Newell that this architecture looks very similar to what is being done everywhere and fears that the buildings will become dated. She said people should not be able to look at a building and immediately tell when it was built.

Ms. Kramb spoke again and said she wanted to see the development numbers and how they match what has been modeled. She also wants more information about how the buildings match what is permitted by Code. She wants to see smaller, more unique buildings

Ms. Groomes invited the applicants to ask questions of the Commission and hoped that a clear image was provided and that they can come together on solutions.

Mr. Martin agreed with the notion of extending the non-residential uses along Park Avenue to the east. He said that they too hold the conviction that as this area becomes successful development will want to move in that direction.

Mr. Yoder was not certain that a true vertical mix of uses with residential above office above retail at the ground level was plausible economically and from a Code perspective, but they were confident that a very active street can still be created.

Mr. Martin clarified the width of the sidewalk along Park Avenue as being typically a minimum of 12 feet which would be clear walking dimension. He said this is wide enough for three people to walk abreast. He said this 12 feet would be in excess of any space dedicated in front of the buildings for seating/dining. He added that
he had participated in many public meetings and the Commissions comments were some of the most astute he has heard, and that the Commissioners were very consistent in their comments. He said it was a very valuable discussion.

Mr. Yoder thanked the members of the Commission for visiting The Lane in Upper Arlington. He said that it was a 108 unit building and many of the buildings proposed here would be smaller than that.

Ms. Groomes said that the other Commissioners may be a lot more comfortable with this building size than she was.

Mr. Hardt said the one building in particular that he was concerned about from a scale perspective was the building just north of Park Avenue.

Brent Crawford of Crawford Hoying Development Partners said that they are experiencing a trend in demographics at their projects that is skewed toward empty nesters, but also to slightly older young professionals in the late 20s to mid to late 30s, and not as much those young people just out of college. He said the average age of their residents was over 40 with an income over $100,000. He said the desire for large homes among this demographic has changed.

Ms. Groomes said that she thinks that our office residents are also important to accommodate. She said she wants to give the apartment renters good space within the plan, but maybe not the best spaces. She added that there should be 'almost enough' apartments available in Bridge Street to meet the market demand.

Mr. Crawford said that there was a conscious decision to locate the core of the non-residential use along Park Avenue, and that businesses want to be located in these walkable environments just as residents do. He said he could see potential to push the office more to the north because the interest has been very strong.

Ms. Groomes thanked the applicants.

Terry Foegler informed the Commission that the financial analysis from the applicant of the structured parking, the streets and other infrastructure would be advancing soon and may inform how much parking will need to be provided for additional office use in the development plan. He added that another significant regional study on demographics over the next 30 to 40 years was coming soon and was reflecting a significant trend toward single person households.

Justin Goodwin clarified for the Commission that a more robust capacity analysis was conducted more recently than the Vision Report that was reference by Ms. Groomes, and that this could be provided to the Commission along with the fiscal analysis that was also completed in the time since the Vision Report analysis.

Ms. Groomes called a short recess until 9:05 pm.

2. Village at Coffman Park PUD – Ganzhorn Suites
13-058Z/PDP/PP **Rezoning with Preliminary Development Plan/**
(POSTPONED) **Preliminary Plat**

This case was postponed prior to the meeting as requested by the applicant.

3. Bridge Street District – Code Modification
13-095ADMC **Administrative Request -Zoning Code Amendment**

Ms. Groomes said she is unsure how to tackle the rest of the Code and asked what remains to be reviewed.

Mr. Goodwin noted that at the last meeting, the Commission had discussed working through each remaining section of Code with Planning providing initial observations of what items need to be addressed prior to the Commission's discussion on each topic. He said Planning is open to another approach if the Commission has a preference.

Ms. Groomes said that it is nice to have materials from Planning during the discussion. She said there are some topics like parking in an urban district that it is difficult to discuss because we have not had experience with this type of development.

Mr. Hardt recalled that an earlier Commission discussion at which the Commission came up with a list of Code items and set priorities for discussion. He said he thought it was okay if an individual Commissioner had specific concerns, such as parking, that everyone would have the opportunity to have that discussion and that some would be more interested in other topics. He asked if Planning had completed its full technical review of the Code.

Mr. Goodwin said that Planning has prepared a list of issues and potential revisions for all Code sections over the past year and has been reviewing each section again prior to sending the annotated copies to the Commission for Review.

Mr. Hardt said he believed Council would grow weary of receiving Code revisions in pieces.

Mr. Goodwin noted that the Commission had decided to review the rest of the Code prior to sending it to Council.

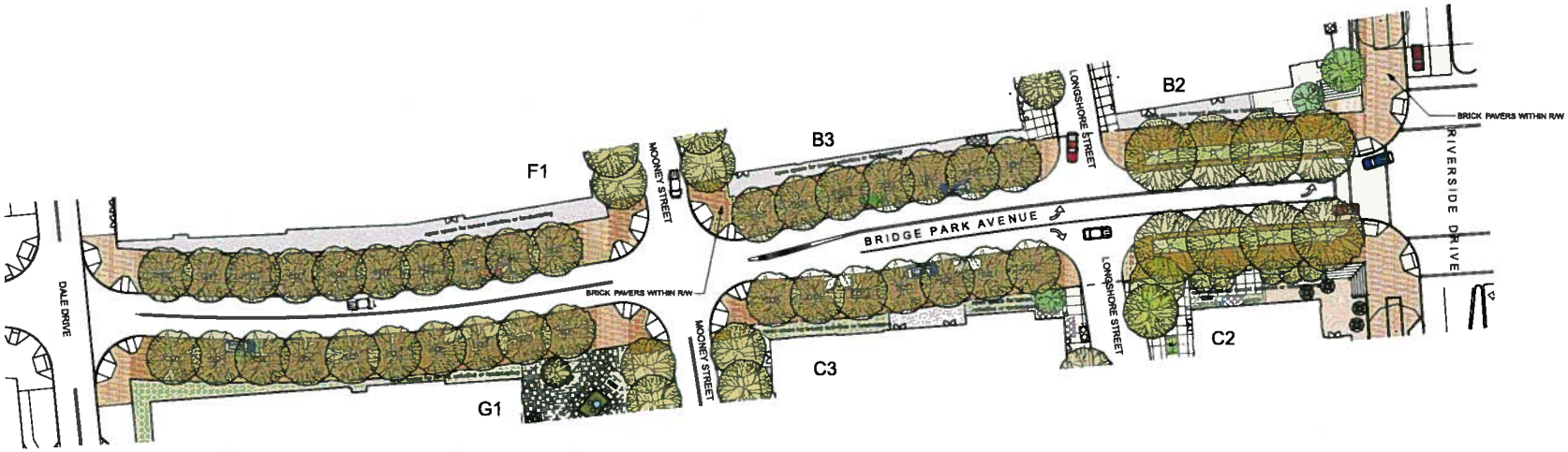
Mr. Hardt said it was easier for him to focus when the Code was the only item on the agenda.

Mr. Taylor agreed and asked how many more pieces of the Code there are to review.

Thursday afternoon –

From Claudia Husak:

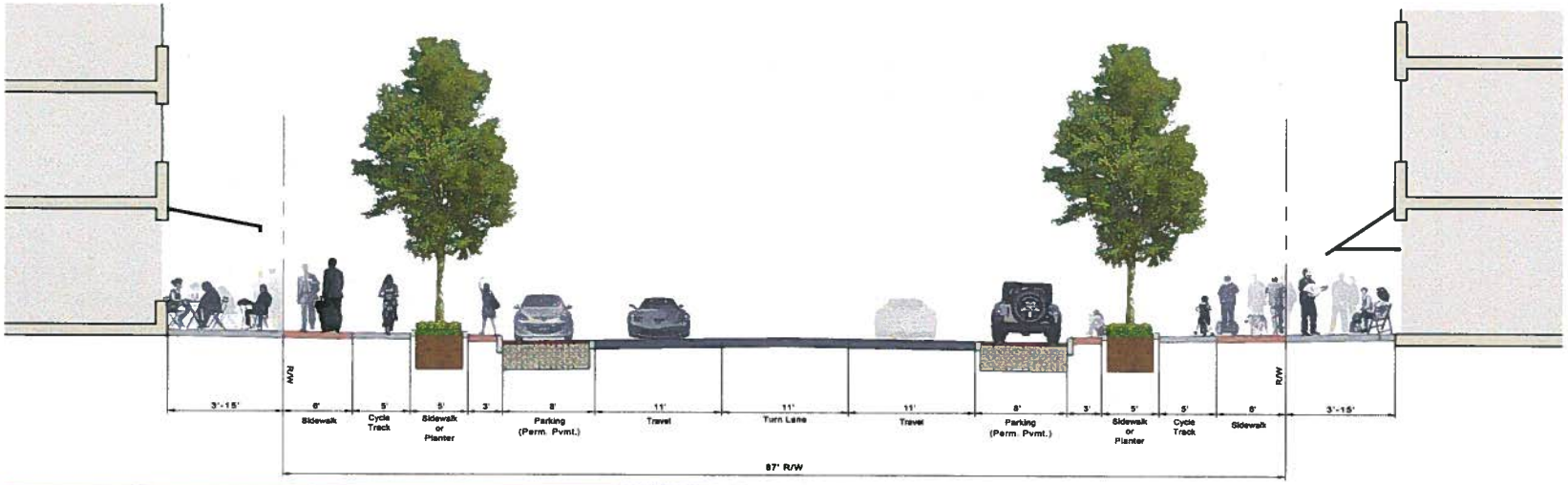
I just received these additional materials from Crawford Hoying to inform the plat discussion for Monday night and to illustrate the type of street section they are trying to create and have approved by City Council.



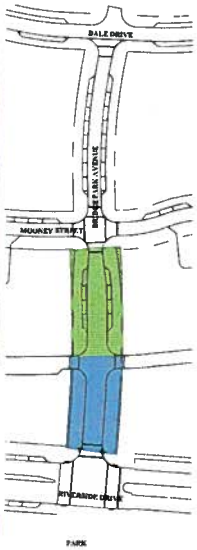
BRIDGE PARK AVENUE CONCEPT

SCALE: 1" =30'-0" 9.19.14

PREPARED BY: JAMES BURKART ASSOCIATES, INC.



ORIGINAL SECTION- BRIDGE PARK AVENUE (87' R/W)



BRIDGE PARK AVENUE KEY

REVISED SECTION- BRIDGE PARK AVENUE (60' R/W)

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
BRIDGE PARK EAST
BRIDGE PARK AVENUE STREET SECTIONS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
www.emht.com

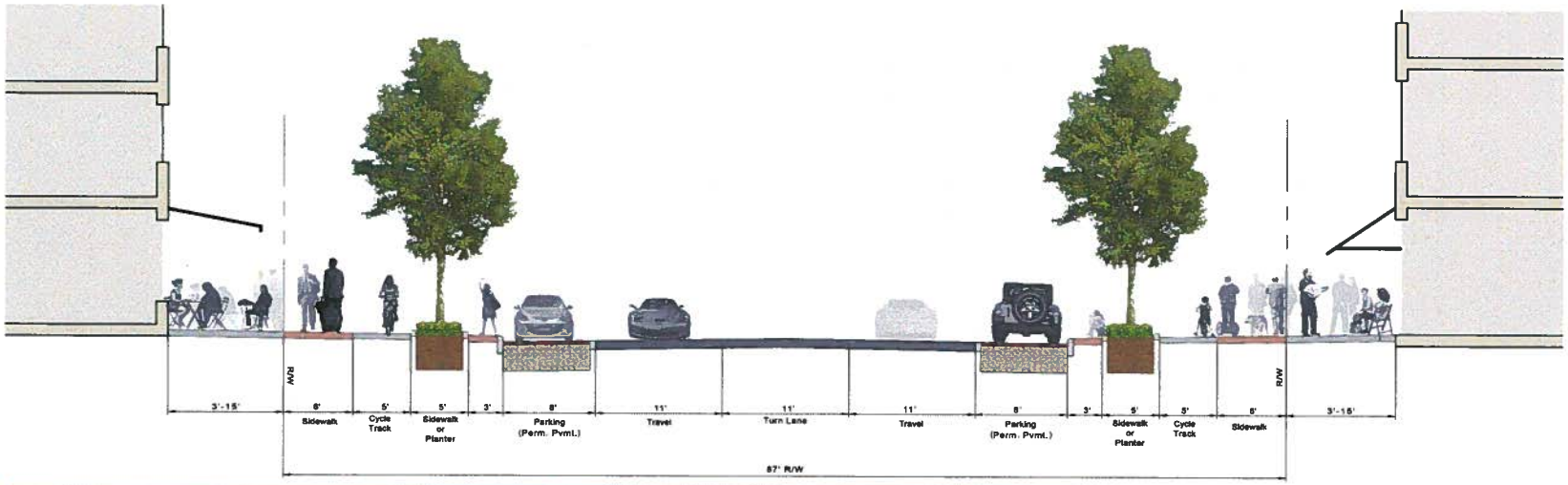
DATE
September 18, 2014

SCALE
As Noted

JOB NO.
2013-1-081

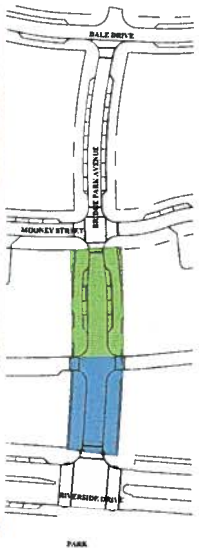
SHEET
1/2

N:\MHDA\7A01\Projects\2012\2131411\Dwg\04\Sheets\Sections Images\BRIDGE PARK AVE SECTIONS\2014-09-18- Render Sections.dwg Last Saved By: jmacwell 9/18/2014 3:24 PM Last Plotted By: Macwell, Justin 7/23/2014 12:28 PM (By Scale)



ORIGINAL SECTION- BRIDGE PARK AVENUE (87' R/W)

REVISED SECTION- BRIDGE PARK AVENUE (80' R/W)



BRIDGE PARK AVENUE KEY

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
BRIDGE PARK EAST
BRIDGE PARK AVENUE STREET SECTIONS

EMH&T
Earth, Water, Health, Transportation & Energy, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
September 18, 2014

SCALE
As Noted

JOB NO.
2013-1481

SHEET
2/2

C:\ACADDATA\01\Projects\21001\31481\Dwg\Cd Sheets\Subdivd\Section Images\BRIDGE PARK AVE SECTIONS\2014-09-18- Revised Sections.dwg Last Saved By: jmaxwell 9/18/2014 3:24 PM Last Printed By: Maxwell, Jamie 9/18/2014 4:18:31 PM (No Xrefs)