

October 21, 2014

Informal Review – Bridge Park East

14-071BPR/PP – Revised Basic Development Plan
14-095BPR – Basic Site Plan, Blocks B&C Architecture

Mixed-Use Development Project – Riverside Drive and West Dublin-Granville Road

Applicant

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Request

This is a request from the applicant for an opportunity to inform the Planning and Zoning Commission of revisions and modifications to a previously approved Basic Development Plan/Preliminary Plat application prior to a request for formal action on the revised application. This is also a request for informal review and feedback for architectural concepts for eight buildings in Blocks B and C of the proposed Bridge Park East development prior to the request for review and approval of a Basic Site Plan application. All comments and feedback provided are informal and non-binding.

The proposal is for nine new blocks for future development on approximately 30 acres, in addition to new public rights-of-way for a future mixed-use development east of Riverside Drive (relocated), south of John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.

The Planning and Zoning Commission approved a Basic Development Plan and recommended approval to City Council for a Preliminary Plat for this project in August 2014. City Council approved a modified version of the Preliminary Plat at their September 22, 2014 meeting.



Update

The approved Basic Development Plan included underground garage parking which largely dictated building locations due to the rigid construction requirements of the ramps and garages. Underground parking also necessitated the incorporation of private drives in reserves rather than public streets in dedicated right-of-way, as the City preferred not have publicly dedicated streets over privately owned parking garages.

The applicant has since revised the proposal to eliminate the underground parking areas and create above-ground parking in garages allowing for all streets within the development to be public streets with some altered alignments. Accordingly, Planning has determined that the changes to the proposal warrant a revised application for a new Basic Development Plan to be approved by the Planning and Zoning Commission. A new preliminary plat will also be required for the dedication of the new public streets in the modified street network.

Prior to the request for review and approval of the formal Basic Development Plan/Preliminary Plat application, the applicant requested the opportunity to provide an update to the Commission to explain the changes in the development.

In addition, the applicant has also requested informal feedback on architectural concepts for the eight proposed buildings within Blocks B and C of the proposed Bridge Park East development. Blocks B and C are located on the east side of Riverside Drive, north and south of proposed Bridge Park Avenue.

Architecture is part of the Basic Site Plan/Site Plan Reviews and the applicant has filed an application for a Basic Site Plan Review; however, the applicant has requested informal feedback on the architecture from the Planning and Zoning Commission before the application moves forward for determination by the Administrative Review Team and decision by the Commission.

Proposal Overview

The proposed plan includes:

- A grid street network;
- Nine development blocks and lots (Lots 1 through 9) subdivided by public streets and mid-block pedestrianways;
- New public streets (Bridge Park Avenue, Tuller Ridge Drive, Mooney Street, Banker Drive, and Longshore Street);
- Street sections to illustrate the design elements of the public streets;
- A future mixed-use shopping corridor designated along portions of Bridge Park Avenue and Riverside Drive; and
- Architectural elevations for eight buildings for the B and C Blocks of the development (Lots 2 – 5)

Land Use. The applicant has preliminarily identified the following uses for this project (preliminary uses, square footages, required parking, etc. to be determined at the Basic Site Plan and Site Plan Reviews):

- Multiple Family Residential
- Townhouses
- Office
- Hotel/Conference
- Commercial
- Parking
- Indoor Entertainment/Theater

Public/Private Street Network. The plan now proposes a public street system, with the following streets to be dedicated as public right-of-way (platted):

- Bridge Park Avenue
- Tuller Ridge Drive
- Mooney Street
- Banker Drive
- Longshore Streets

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 underway. The final design of the roadway will be coordinated with the adjacent private development.

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 nine blocks coinciding with nine lots for future development.

Street Types. The Preliminary Plat will incorporate typical street sections coordinated with the City that are appropriate for the streets to be dedicated. The proposal also includes designated Principal Frontage Streets (Bridge Park Avenue, Riverside Drive, John Shields Parkway and Dale Drive).

Architecture. The applicant has provided preliminary architectural elevations for eight buildings for Blocks B and C of the proposed development. The buildings will be highly visible along Riverside Drive and the shopping corridor of Bridge Park Avenue. They will also provide a focal point near the future landing point/plaza area of the pedestrian bridge across the river. The buildings for which informal feedback is requested are:

- Building B1 – Commercial on the ground floor and residential on the upper stories at Riverside Drive and the north side of the Banker Drive extension;
- Building B2– Commercial on the ground floor and residential on the upper stories at Riverside Drive and the south side of Bridge Park Avenue;
- Building C2 – Commercial on the ground floor and office on the upper stories at Riverside Drive and the north side of Bridge Park Avenue;
- Buildings B3 and C3 – Commercial on the ground floor and residential on the upper stories at Mooney Street and on the north and south sides of Bridge Park Avenue;
- Buildings B4 and C4 – Parking garage with residential lining the north and west sides of the buildings at Mooney Street/Banker Drive and Mooney Street/Tuller Ridge Drive; and
- Building C1 – Commercial on the ground floor and residential on the upper stories at Riverside Drive and the south side of Tuller Ridge Drive.

The buildings show a contemporary character, and vary in height between 5 and 6 stories based on their use type and the grade changes across the site. The building mass will have both vertical and horizontal articulation through the use of staggered front facades and steps back between stories. Along the shopping

corridors and in other appropriate locations, glass storefront will be the used at the street level to create the pedestrian scale and required transparency. Brick, stone and metal will be used in a variety of combinations to differentiate entries, façades and as the primary building materials. Glass will be used for feature elements of the design. Secondary materials are proposed for elements of the façade to complement and contrast with primary materials in locations where the use of the primary materials is not visually or tactilely appreciable.

Future Applications

The next step following this Informal review is the Basic Development Plan/Preliminary Plat Review to determine the preliminary elements of the public realm. The applicant will also proceed with 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.

Discussion Questions

1. Is the proposed architecture appropriate for the site and consistent with the objectives of the Community Plan (Bridge Street District Area Plan)?
2. Is the proposed architecture consistent with the intent of this district? The intent of the BSD Scioto River Neighborhood District states:
“Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces...”
3. Is the modified street network and block framework consistent with the intent of the BSD Scioto River Neighborhood District?

Other.