

Basic Development Plan Review

14-099BPR-ARB– Bridge Park West

Mixed-Use Development Project

Historic Transition District - High Street

A development consisting of mixed use commercial and office, and 42 condominium units with associated structured parking and site improvements along the east side of North High Street approximately 280 feet north of the intersection of North Street.

Date of Application Acceptance

Tuesday, September 30, 2014

Date of ART Recommendation to the Architectural Review Board

Thursday, October 16, 2014

Date of Architectural Review Board Determination

Wednesday, October 22, 2014

Case Manager

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PART I: Application Overview

<i>Zoning District</i>	BSC Historic Transition
<i>Review Type</i>	Basic Development Plan Review
<i>Development Proposal</i>	42 units of multiple-family residential, 16,650 sq. ft. office, 11,800 sq. ft. restaurant and 4,200 sq. ft. retail; 375 parking spaces (garage, private and public), 0.21 acres of open space and associated site improvements on a ±2.4 acre site.
<i>Use</i>	Multiple-family dwellings, retail, restaurant, office and associated accessory uses.
<i>Building Types</i>	Apartment Building w/ internal garage (1); Historic Mixed Use (3)
<i>Administrative Departures</i>	1) Section 153.060 (C)(6)(a) and 153.063(D)(3)(d) Apartment – Required Mid-Building Pedestrianways. Site grade constraints inhibit creation of a Mid-Building Pedestrianway.
<i>Development Plan Waivers</i>	1) Section 153.060/153.063; (2) Maximum block length exceeds 300 foot length permitted in Historic Transition District; perimeter exceeds the 1,000 foot maximum permitted. 2) Section 153.060 (C)(6)(a);Midblock Pedestrian Way: Historic Mixed Use Building 3) Section 153.063 (D)(4) (b):Building heights - apartment building exceeds 2½ story limit.
<i>Property Owner</i>	Crawford Hoying Development Partners
<i>Applicant</i>	Michael Burmeister, OHM Advisors
<i>Representative</i>	Nelson Yoder, Crawford Hoying Development
<i>Case Managers</i>	Joanne Shelly, RLA, AICP, LEEDBP+C, Urban Designer, (614) 410- 4677 jshelly@dublin.oh.us Jennifer Rauch, Senior Planner, (614) 410-4690, jrauch@dublin.oh.us

Application Review Procedure: Basic Development Plan Review

The purpose of this application for Basic Development Plan review is to evaluate, at a conceptual level, the integration of the Bridge Park West mixed-use development into the Bridge Street Historic Transition District. 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 with the Development Plan, Basic Site Plan/Site Plan Review, and Final Plat. The review of the Basic Development Plan provides an opportunity for public input at the earliest stages of the development process. A Basic Development Plan review is required prior to submission for applications for Development Plan and Site Plan Reviews.

Following acceptance of a complete application for Basic Development Plan review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with

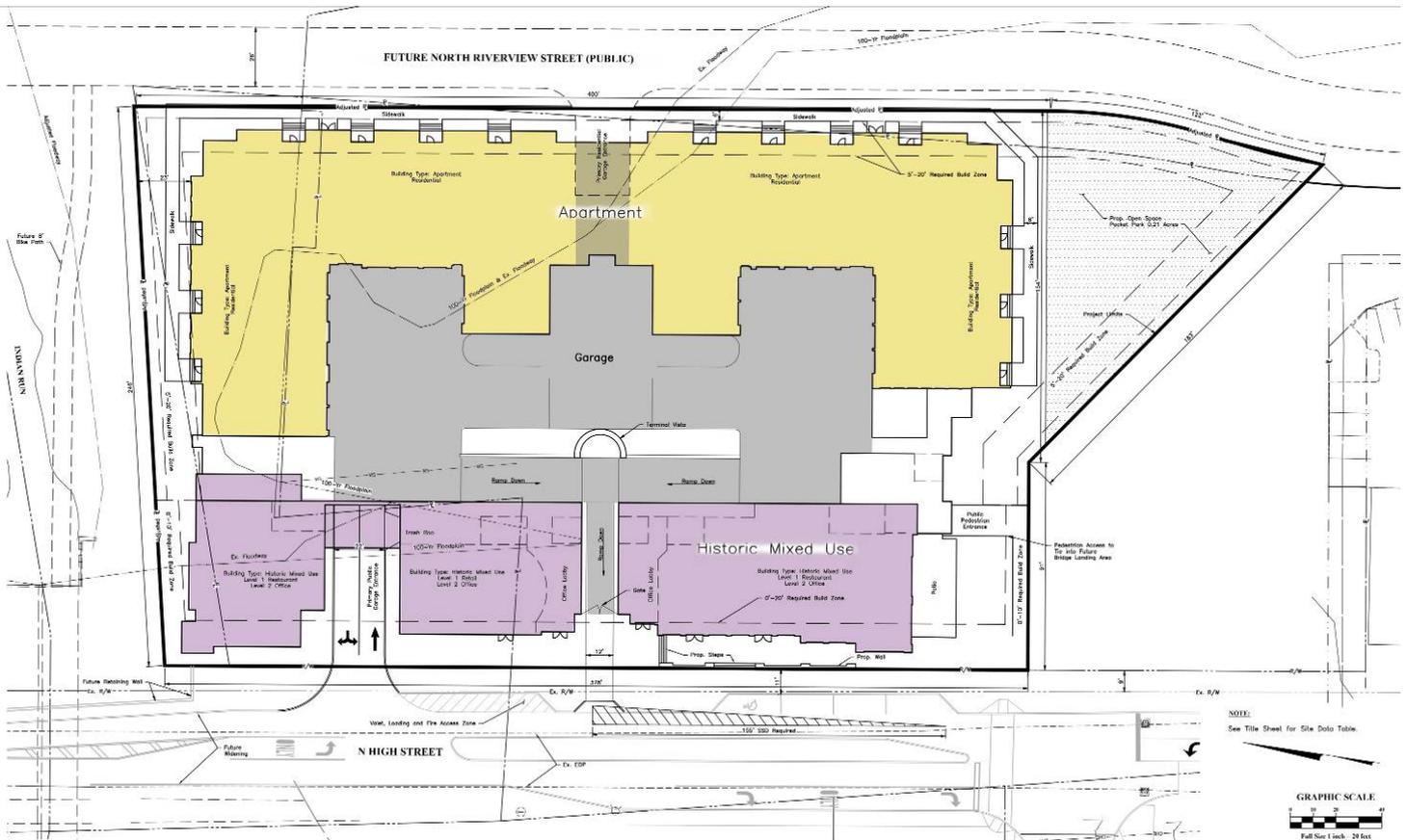
conditions the application based on the criteria of §153.066(E) applicable to Development Plan reviews §153.066(J) and §153.066(I) for Waivers (if necessary). A determination by the Architectural Review Board is required not more than 28 days from the date the request was submitted.

Application Contents and Overview

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 proposed plan includes:

- Four buildings set on +/-2.4 acres of an existing commercial site;
- Three Historic Mixed-use Buildings set along High Street and one Apartment Building positioned along the proposed North Riverview Street extension.
- An integrated parking structure with two public access points (High Street and proposed North Riverview Street extension) and one private access (High Street).



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 Review):

- Residential: 42 unit apartment condominiums; 92,000 sq. ft.
- Office: 16,650 sq. ft.
- Restaurant: 11,800 sq. ft.

- Retail/Service: 4,200 sq. ft.
- Parking: 375 spaces 115 private and 260 public

Public/Private Street Network This Basic Development Plan proposes 3 mixed use buildings and a residential building on a single block. Configuration of the street network including new streets is currently under analysis by the City. Other existing public streets bordering this development will not be dedicated as part of this project, but will include right-of-way adjustments and other improvements in coordination with this development. These include:

- High Street – adjustments to the right-of-way and associated easements may be necessary as part of the Development Plan; coordinating the design of the public realm with the private development including creation of turn lanes and barriers as well as improvements to the right-of-way (details to be determined with the Development Plan).
- North Riverview Street – proposed extension north from North Street.

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. A single block is proposed for this development. Access is primarily from High Street (west) and the proposed North Riverview Street extension (east); the north property line abuts the Indian Run Creek parkland and the south property line abuts the open space currently under analysis for the Pedestrian Bridge Park and access. The site grade change limits the opportunity for midblock pedestrianways the development will create other opportunities for pedestrian circulation through the site at midblock via garage circulation.

Street Types. The plans incorporate typical street treatments for Principal Frontage Street and Neighborhood Streets.

Plat. No platting is required.

Site Conditions. The plat shows existing site conditions, including the existing parcel lines, rights-of-way, building footprints, vehicular use areas, grades, and utilities.

Grading & Utilities. There is a public sanitary sewer structure at the southwest corner of the property and a 36-inch sewer which runs along the south side of the property parallel to the south property line. The building footprints have been design to avoid the sanitary structure and a connection to this sewer will serve all four buildings. Water service has not been identified.

Preliminary stormwater management calculations have been provided 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 stormwater compliance. Additional areas will be needed within the blocks that can provide the necessary stormwater quality control. This could be integrated appropriately with the open space required by 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 Review. Preliminary locations of an open space have been provided. Public access easements for all publicly accessible open spaces will need to be included.

Tree Preservation. A tree survey which includes a table listing all trees to be removed, but their condition has not been provided. 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 Architectural Review Board conducted two informal reviews for the project on May 21 and August 27. Comments were provided to the applicant regarding architecture, building massing and location.

Process Overview – Current Application

Basic Development Plan

The project elements reviewed as part of the Basic Development Plan include the proposed street network, block framework and street types.

Administrative Departure

The applicant and ART have identified one project element which requires an Administrative Departure. The Administrative Departure has been approved by the ART in the meeting on 16 October 2014..

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 Architectural Review Board.

Architectural Review Board 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 Basic Site Plan and Site Plan Review.

Two actions will be required by the Architectural Review Board with this application:

- 1) Development Plan Waiver review – 3 Waivers.
- 2) Basic Development Plan review, based on the review criteria of §153.066(E)(3) for Development Plans

PART II: Administrative Review Team Comments

Planning, Engineering, and Parks & Open Space

The Bridge Park West mixed-use development project is one of the first developments of the Historic

(transition) District, serving as the gateway to Historic Bridge Street District. Given its high visibility along High Street, this development will set the tone for the Bridge Street District, serving as a model and making a statement about the ability to implement urban development in suburban communities like Dublin.

The street connections, block framework, site, building, and open space designs for the Bridge Park West 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.

As this application is for the Basic Development Plan, there are many details still to be identified and coordinated in later, through a more detailed approvals process. 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 ARB to make determinations on future Development Plans, Basic Site Plan Review, and Site Plan Review.

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. The development agreement is expected to address the following, at a minimum:

- 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; and
- Function, design, and maintenance responsibilities for publically accessible facilities.

Public/Private Street Network. The roadway shown as North Riverview Street extension is currently under design analysis. On street parking for both North High Street and North Riverview Street extension will need to be finalized prior to the final Development Plan. The analysis and final design for these streets should include options for bus/transit, bicycles, ADA parking, fire access and loading zones. In keeping with the Principals of Walkable urbanism the pedestrian environment should be prioritized including the detailing of cross walks.

Block Size. Waivers are required for the sizes of blocks because the Apartment and Historic Mixed Use Buildings each exceed the maximum block length along their frontage, 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 that accommodate vehicular traffic and a high level of streetscape detail is proposed to provide pedestrian connections. In addition, physical constraints of topography and floodplain limit the potential for creating appropriate blocks. Refer to the Waiver Analysis in Part III of this report.

Block Access. Vehicular access is not permitted from Principal Frontage Streets without the approval of the City Engineer Section 153.060 (C)(5)(a). The City Engineer has reviewed the proposed access points and traffic improvements proposed for North High Street. Additional information including anticipated traffic counts, required turn lane storage, curb cut design will need to be finalized prior to final Engineering approval.

Pedestrian-Oriented Streetscape. A high level of detail is proposed the North High Street streetscape. Details will be determined as part of the Basic Site Plan, Development Plan and Site Plan Review to ensure a cohesive, high-quality public realm.

Open Space Type, Distribution, Suitability and Design. One of the best opportunities for the Bridge Park West development is the provision of an exceptional public realm, enhanced by high quality urban open space nodes at this high visibility gateway and vista locations. 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.

In addition, Parks and Open Space is continuing to develop a conceptual plan to establish the intended character and function for parkland connections to the Indian Run Creek and pedestrian bridge.

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

The Washington Township Fire Department has reviewed the basic development and site plans for Bridge Park West located at 94 and 100 North High Street. From the Fire Department Perspective the Bridge Street Corridor Code provides the street network options that facilitates fire operations in conjunction with reduced drive aisle widths and reduced turning radii. The City of Dublin staff is reviewing options for an extension of North Riverview Street through to North High Street to create this type of connectivity and accommodate the future needs of the Pedestrian Bridge and associated amenities for construction and for future park access. These plans have not been finalized. Because the North Riverview Street extension is not an existing road and the timing of its design and construction may not fully coincide with the development of the Bridge Park West project, the Fire Marshall has provided additional comments which would need to be address if North Riverview Street extension is not built concurrently.

1. The length of a dead-end North Riverview Street without the future extension is more than 300 feet to the southeast corner of the building from North Street. This distance exceeds the Ohio Fire Code Section 503.2.5 requirement that dead-end fire apparatus access roads in excess of 150 feet in length be provided with an approved area for turning around fire apparatus.
2. Based on the topography of the site and height of building exceeding three stories, the rear access (North Riverview Street) would be a required aerial apparatus access road designed to meet the requirements of Dublin Fire Code (DFC) Sections D104.1 and D105. The DFC Section D104.1 establishes the requirements to have at least two means of fire apparatus access (front/rear) for the structure and DFC D105 identifies the minimum requirements for width (26 feet) and proximity (15-30 feet) from the building.
3. The turning radius for North Street at North Riverview would be required to meet the requirements of DFC Section D103.3. The minimum turning radius shall be 45 foot outside radius and 25 foot inside radius for fire apparatus access roads.

If the North Riverview Street extension was constructed the above conditions could be removed. And the drive aisle width could be reduced to 22 feet and allow fire aerial apparatus to approach from two different

directions to the corners of the seven- story structure

Building Standards

The applicant should 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. Administrative Departure Criteria

Administrative Departure are provided to allow minor deviations from the strict application of the BSC requirements caused by unusual site or development conditions, unique to a particular site

- 1) Midblock Pedestrian Way - Section 153.060 (C)(6)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.
 - (a) Request is caused by unique site, use or other circumstances.
Criterion met: The site has significant grade change west to east and a publically and ADA accessible midblock pedestrian path is not achievable.
 - (b) Not requested solely to reduce cost or as a matter of general convenience
Criterion met: Due to site grade constraints the construction of a midblock Pedestrian way is not feasible. Plan provide for midblock access to internal garage circulation.
 - (c) Request does not authorize any use or open space type not permitted in the District
Criterion met: Waiver does not affect use or open space type.
 - (d) Request will ensure that the development is of equal or greater development quality
Criterion not met: The North Riverview sidewalk is the proposed connection between the Indian Run Creek path extension connection to the proposed Pedestrian Bridge access point. Without a midblock pedestrian path, pedestrians will need to utilize the garage circulation system or traverse the extent of the building before being able to access High Street.

B. Waiver Review Criteria

Development Plan Waivers. The Administrative Review Team should review the proposed Waivers based on the following review criteria.

- 1) Maximum Block Size – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade, and a maximum block perimeter from 1,000 to ±1,271 feet).

(a) Request is caused by unique site, use or other circumstances.
Criterion met: The dimensions for the Historic Mixed Use building are set by a desire to have a continuous street frontage along High Street from the Historic District gateway/Indian Run Creek to the pedestrian bridge access points. No east-west streets exist or are proposed to define the blocks perimeter, the property line has been used as a substitute.

(b) Not requested solely to reduce cost or as a matter of general convenience.
Criterion met: The proposed designs have been coordinated with City's transportation network planning for this section of North High Street and in conjunction with the future pedestrian bridge access.

(c) Request does not authorize any use or open space type not permitted in the District.
Criterion met: Waiver does not affect use or open space.

(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, no east-west streets exist or are proposed to define the blocks perimeter, the property line has been used as a substitute. The applicant has divided the mass of the building along High Street into three distinct elements and will provide vehicular access via public and private service drives that have been coordinated with Engineering. This will meet the intent of block sizes by distributing traffic and maintaining a pedestrian scale street environment. The service drives break up the development blocks so that the buildings are, by necessity, reduced in scale.

2) Midblock Pedestrianway - Section 153.060 (C)(6)(a): Historic Mixed Use Building.

(a) Request is caused by unique site, use or other circumstances.
Criterion met: The site has significant grade change west to east and a publically and ADA accessible midblock pedestrian path is not achievable.

(b) Not requested solely to reduce cost or as a matter of general convenience
Criterion met: Due to site grade constraints the construction of a midblock pedestrianway is not feasible. Plan provide for midblock access to internal garage circulation.

(c) Request does not authorize any use or open space type not permitted in the District
Criterion met: Waiver does not affect use or open space type.

(d) Request will ensure that the development is of equal or greater development quality.
Criterion met: The High Street sidewalk and streetscape are proposed to provide a pedestrian path with sufficient interest including vistas between the buildings to meet the intent of the midblock pedestrian way.

3) Building Heights - Section 153.063 (D)(4)(b): Apartment Building exceeds 2½ story limit due to site constraints.

(a) Request is caused by unique site, use or other circumstances.
Criterion met: There is a significant grade change of +/- 40 feet west to east across the site. The High Street façade facing the historic district is 2½ stories in keeping with the Code, the North Riverview apartment façade is 7 stories to accommodate the change in grade.

- (b) Not requested solely to reduce cost or as a matter of general convenience.
Criterion met: The development has been designed to take advantage of site constraints in order to minimize costs.
- (c) Request does not authorize any use or open space type not permitted in the District.
Criterion met: Waiver does not affect use or open space type.
- (d) Request will ensure that the development is of equal or greater development quality.
Criterion met: The creation of a public/private garage internal to the Historic Mixed Use and Apartment Building creates parking opportunities for the riverside park.

C. 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.
- 2) Lots and Blocks Meet Requirements of Section 153.060
Criterion met with conditions and Waivers: The project involves only one block, which meets the applicable Code requirements of Section 153.060, with the exception of the length of the High Street and proposed North Riverview Street extension 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
Criterion met with conditions: The proposed improvements to High Street and the proposed North Riverview Street extension will be needed to accommodate anticipated traffic. Engineering has been involved in the traffic studies and proposed road design and improvements. City Engineer approval is required for location of the vehicular access points.
- 4) Street Types are Consistent with the Principles of Walkable Urbanism of Sections 153.057-058 and Coordinate with the Proposed Development
Criterion met. The varied massing and scale of the building and the pedestrian path along High Street have been laid out to create a pedestrian scale environment which will be highly walkable. Development of future multiuse paths as well as providing multiple circulation options also contribute to the connectivity to the community. Respect for the sites geological features and proposed outdoor spaces which take advantage of vistas will contribute to the sense of place. Share parking strategies encourage the one stop for multiple destinations.
- 5) Buildings and Open Spaces are Appropriately Sited
Criterion met with condition: Only Preliminary information regarding 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
Criterion met with condition: The Bridge Park West 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 fit well within the Historic District and begin to set the tone for the this area of 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

Criterion 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

Criterion met: The intent for the Historic Transition Neighborhood District is to establish a mixed-use neighborhood with a diversity of uses located in proximity to the Historic District. Streets, 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 framework that enables a walkable, mixed-use project in proximity to the Historic District. At this stage, the project is consistent with the Principles of Walkable Urbanism of Section 153.057.

9) Adequate and Efficient Infrastructure

Criterion met: The proposed orientation to the existing and proposed street, existing and proposed public open space and pedestrian network is appropriate.

10) Utilities

Criterion met with condition. Proposed Utility lines are adequately sized and located to serve the development. Detail design plans shall be provided at final Development and Site Plan.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS AND ARCHITECTURAL REVIEW BOARD DETERMINATIONS

A. Administrative Departure (*Approved by ART 10/16/14*)

- a. Midblock Pedestrian Way - Section 153.060 (C)(6)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints

B. Development Plan Waivers

The Administrative Review Team recommends approval of the following Development Plan Waivers:

- a. Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade, and a maximum block perimeter from 1,000 to ±1,271 feet).
- b. Midblock Pedestrianway - Section 153.060 (C)(6)(a): Waive requirement of midblock pedestrian way for Historic Mixed Use Building.

- c. Building Heights - Section 153.063 (D)(4)(b): Waive requirement of 2½ story limit for the Apartment Building.

C. Basic Development Plan

The Administrative Review Team recommends approval of the Basic Development Plan with 5 conditions:

- 1) That the applicant work with the City to establish a development agreement for this project;
- 2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal Frontage Street;
- 3) 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;
- 4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 5) 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.

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	Future DPR. – development plan does not address future connections to Rock Cross Parkway or potential continuation of Riverview (north to High Street)
(C)(2)(b)/ Table 153.060-A	Maximum Block Dimensions <i>(Refer to Attachment for Block Labels)</i>	Not Met. Historic Transition Neighborhood: (300') Block length: High Street: 378 ft.; Riverview 400 ft.; north façade: 246 ft.; south façade: 245 ft. Total perimeter: 1,271 ft. (1,000 allowed)
(C)(2)(c)	Shopping Corridors	N/A
(C)(3)(a)	Block Configuration	Met. Blocks are generally rectangular in shape.
(C)(3)(b)	Front Property Lines (FPL)	Met with Condition. Second front property line will potentially be a future public street, type undetermined.
(C)(4)(a)-(c)	Principal Frontage Streets (PFS)	Met with Condition. The applicant should provide an exhibit showing the designated Principal Frontage Streets (High Street). Refer to 153.061, Street Types, for additional analysis.
(C)(5)	Block Access Configurations	Not Met, Approval by City Engineer required - DPR/SPR. Vehicular access is shown off of the following designated Principal Frontage street, High Street and off the Neighborhood Street, North Riverview Street extension.
		Two (midblock) access points off of High Street – north entry: public, two lanes in, one lane out; south entry: private, right in/right out
(C)(6)	Mid-Block Pedestrianways	Not Met. Waiver requested. Mid-block pedestrianways are required on blocks exceeding 400 ft. in length (all blocks). Mid-block breaks are shown on the High Street and Riverview Facades; however, they are primarily vehicular garage access points and not pedestrian ways. Refer to 153.060(c) (f) Exceptions – where existing barriers limit the extension of street network, streets shall be created to match the above requirements to the maximum extent practical. The change in grade west to east across the site would limit the feasibility of a publically accessible mid-block pedestrian way.
(C)(7)	Typical Lot Dimensions	Met.
(C)(9)	Street Frontage	Met/DPR/SPR.

153.061 – Street Types

Code Section	Requirement	Met/Notes	
(A)	Intent	Met.	
(B)	Applicability	Met. A revise design for Riverview Street has been proposed independent of this development plan.	
(C)(1)	Street Families	High Street	Corridor Connector Street; 76'-100' ft. right-of-way; PFS
		Riverview Street	Neighborhood Street; 65' ft. right-of-way;
(C)(3)	Existing Streets	The City is considering a revised alignment and continuation of North Riverview Street north to an intersection on High Street.	
(D)(1)	Street Frontage Requirements	Met.	
(D)(2)	Vehicular Access	Not Met- Approval by City Engineer required - DPR/SPR. Vehicular access is shown off of the designated Principal Frontage street, High Street Refer to 153.060(C)(5) above.	
(E)(1)	Typical Street Elements	DPR/SPR. Bicycle Facilities: Details to be determined with Development Plan Review and Site Plan Review.	
		PP/FP/DPR. Vehicular On-Street Parking: The plans preliminarily show on-street parking. Details to be determined with Preliminary/Final Plat and Development Plan review.	
		PP/FP/DPR/SPR. Crosswalks: Crosswalks and vehicular access points will need to be coordinated along public streets as the public street plans are developed.	
(F)	Curb Radii	N/A	
(G)	Fire Access	DPR/SPR. Room to Pass – 26' street width	
		DPR/SPR. 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.	

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 / Waiver requested <ul style="list-style-type: none"> - Building types submitted need to be revised - High Street building as Historic Mixed Use - Riverview Street building as Apartment. - The apartment building will require waivers for height. 	
		SPR. Pedestrian-Oriented Streetscape.	
		SPR. Street Terminations: Street termination elements should be provided at the terminal vista of proposed Rock Cress Parkway and the proposed	

153.063 – Neighborhood Standards		
Code Section	Requirement	Met/Notes
		<p>pedestrian bridge. Details to be determined as part of the Site Plan Review. Since the terminations are intended to enhance the character of the public realm and provide vista to a destination, the details should be determined as part of the Basic and Final Site Plan Review and coordinated with the adjacent proposed buildings and open spaces.</p> <p>SPR. Gateways: Gateway elements should be provided at High Street in the approximate location of the current Dublin Historic District Marker (may be modified with the City's wayfinding projects; 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 determined as part of the Basic and Final Site Plan Review and coordinated with the adjacent proposed buildings and open spaces.</p>
(C)(6)	Open Spaces	DPR/SPR. A variety of well-designed open spaces shall be provided throughout the site. Exact acreages required and provided, will be determined at the Basic Site Plan Review. Final open space designs shall be provided for Final Site Plan Review.

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/Site Plan Review. The proposal is required to meet Code, or request a Development Plan Waiver.