

Basic Site Plan Review

14-099BPR-ARB– Bridge Park West

Mixed-Use Development Project

Historic Transition District - High Street

This is a request for a development of a 3 two-story mixed-use buildings, and 42 residential condominium units in a seven-story building, with associated parking and site improvements, along the east side of North High Street, approximately 280 feet north of the intersection of North Street. This is a request for review and recommendation of approval by the Architectural Review Board of a Basic Site Plan Review under the provisions of Zoning Code Section 153.066.

Date of Application Acceptance

Tuesday, October 14, 2014

Date of ART Recommendation to the Planning and Zoning Commission

Thursday, November 13, 2014

Date of Planning & Zoning Commission Determination

Wednesday, November 19, 2014

Case Managers

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

PART I: Application Overview

<i>Zoning District</i>	BSC Historic Transition
<i>Review Type</i>	Basic Site 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; 280 parking spaces (garage, private and public); 0.21 acres of open space; and associated site improvements on a ±10.49 acre site.
<i>Use</i>	Multiple-family dwellings, mixed use retail, restaurant, office and associated accessory uses.
<i>Building Types</i>	Apartment Building w/ internal garage (1 building); Historic Mixed Use (3 buildings)
<i>Site Plan Waivers</i>	<ol style="list-style-type: none">1) Loading Facility Permitted to Rear (front requested) – Apartment Building.2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building.3) Maximum Building Height Permitted at 4.5 Stories (7 requested) – Apartment Building.4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building.5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed Use Building.6) Loading Facility Permitted to Rear (front requested) – Historic Mixed Use Buildings.7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed Use Buildings.8) Quantity of Towers required 1 allowed (2 requested)
<i>Property Owner</i>	Crawford Hoying Development
<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 Jennifer Rauch, Senior Planner

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 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 and Site Plan Review applications based on the factors outlined in §153.066(D)(3)(a).

Basic Site Plan Review

The project elements reviewed as part of the Basic Site Plan include the proposed use, building types, open space arrangement and site development details.

Waiver Review

Although in its preliminary stages, the applicant and the ART have identified several project elements that require Waivers for review and determination by the Architectural Review Board; additional waivers may be required at Site Plan Review.

Next Steps

The next step following this application is the Site Plan Review.

Architectural Review Board Determinations

The Basic Plan Review is intended to provide a higher level overview of significant development projects. While the Basic Plan Review is based on an analysis of the review criteria for the Development Plan and Site Plan Reviews (as applicable), it is not expected that all project elements will be finalized since the purpose of the Basic Plan Review is to provide a broader overview and obtain public input at the earliest stages of the development process.

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 has been made aware of the additional information that will be needed as this proposal advances to applications for Development Plan and Site Plan Review.

Two actions will be required by the Architectural Review Board:

- 1) Basic Site Plan Review, based on the review criteria of §153.066(F)(3) for Site Plan Review;
and
- 2) Basic Site Plan Waiver Review.

Application History

Informal Review

The ARB has conducted three previous informal reviews regarding the proposed site design and the architecture.

May 21, 2014

The Board expressed general support for redevelopment of the area, but expressed significant concerns about the character, mass and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

The Board expressed concerns about the reduced building setback with the scale and height of the proposed 7-story building along the Scioto River and the future park area. There was significant discussion regarding the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition. Additional site section studies were requested showing the height of the proposed buildings in relation to the buildings and elevations along North High Street to the Bridge Street intersection, as they exist today or could be approved in the future.

The Board requested additional information regarding the view from the future pedestrian bridge, the Bridge Street vehicular bridge, and adjacent development. They also asked for additional information regarding the proximity to the floodplain along the eastern portion of the proposal. The Board supported the proposed architectural design along the North High Street elevation, but had concerns about the smaller, more modern elements connecting the buildings, proposed architectural design concept and use of materials along the Scioto River elevation, and the lack of historic design cues incorporated to ensure it fits within the District. The Board also supported the parking garage concept, understanding the continue parking concerns within the District and the desire to ensure adequate parking for users of these buildings and others within the District.

August 27, 2014

The Board held a special meeting on August 13th for a site visit for the proposed development. The members supported the direction the applicant was taking, including breaking up the massing of the buildings along North High Street and the modifications to the site access. The Board was receptive to the incorporation of more contemporary architectural details along the High Street elevation; however, the Board was sensitive the site's location within the Historic District and the desire to ensure the overall design fits within the context of the District. The members encouraged the applicant to be thoughtful in how the contemporary design of the Scioto River elevation meets the High Street elevation, particularly along the southern elevation because it will be a viewed from High Street and from the future pedestrian bridge.

October 29, 2014

The Board expressed concern regarding the revised architectural concept and found the proposed design more contemporary along North High Street that seemed to fit with Historic Dublin. The Board asked the applicant to further refine the drawings to ensure the North High Street elevations are compatible with the character of the District. They also provided additional feedback regarding the details of the multiple-family building.

Basic Plan Review

The Architectural Review Board approved a Basic Development Plan and three Development Plan Waivers on October 22, 2014.

Application Contents and Overview

Project Overview

The proposed plan includes the redevelopment of an existing commercial property on approximately 10.49 acres. The property is west of the Scioto River, between North High Street and a proposed extension of Riverview Street and the South Fork of the Indian Run Creek. The project includes commercial (office, restaurant & retail), residential uses, and new public open spaces.

The proposed plan includes five buildings on a ±10.495 acre site:

- A seven story Apartment building;
 - 42 condominium units
 - five story integrated parking structure; 280 parking spaces (public & private)
- Three Historic Mixed Use buildings
 - 16,650 sq. ft. office
 - 1,800 sq. ft. restaurant
 - 4,200 sq. ft. retail
- 0.21 acres of open space and associated site improvements

PART II: Administrative Review Team Comments

Planning and Building Standards

Block Layout – Building Orientation. The property is in the Historic Transition Neighborhood district, south of the Indian Run Creek, west of the Scioto River along North High Street, between North High Street and a proposed extension of Riverview Street. The mixed use buildings face North High Street while the Apartment building faces a proposed extension of North Riverview Street. The north and south sides of the Apartment building wrap around to meet the Mixed Use Building at two towers, one each at the north and south ends of the North High Street façade. A public/private parking structure is integrated into the rear of the Apartment building and at the rear of the Mixed Use building. The orientation of the buildings is generally consistent with the Bridge Street District Area Plan.

Open Space Type, Distribution, Suitability and Design. The proposed open spaces meet Code requirements for minimum dedication (±.21 acres). Other residual green space areas do not meet open space size, dimension and location standards. Open space is to be provided along the southeastern corner of the property in a location which respects and takes visual advantage of the unique geological cliff formation and future vistas east towards the proposed pedestrian bridge. Not all of the entrances to the buildings meet the walkable distance requirements to publicly accessible open space. Additional open space locations with site plan adjustments and details will be required at Site Plan Review to satisfy this requirement. A tree survey will be required with the Site Plan Review application. 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 future pedestrian bridge which will need to be taken into account.

Vehicular Circulation. The proposed site layout includes three Mixed Use buildings and one Apartment building on a single block. Two public access points (North High Street and proposed North Riverview Street extension), and one private access to serve a limited number of residential units from North High Street are provided.

Parking. The parking structure integrated into the Apartment building has entries on the front of both building types (two on North High Street and one on North Riverview Street) as recommended by Staff to avoid undesirable traffic circulation issues and destruction of geological features. Front entries are otherwise not permitted by the Bridge Street provisions of the Zoning Code unless approved by the City Engineer, which has been granted. Proposed parking counts exceed minimum requirements but may be within the maximum allowable range. Consideration is being given to this excess parking as it may serve the future public need with its proximity to the proposed pedestrian bridge and associated park.

Architecture. The plan proposes one Apartment building type and three Historic Mixed Use building types per the Bridge Street District zoning regulations. Conceptual architectural sections and elevations have been revised based on the October 29, 2014 Architectural Review Board's review. The proposed modifications include revised elevations along North High Street that appear to be constructed over time. The historically compatible architecture located adjacent to the Historic Core employs pitched roofs with overhangs and stone façade; as one moves north through the site towards the gateway to the District, the architecture takes on a progressively more contemporary style with visual queues from the 1900s to the 1950s to modern and current styling details. The overall design theme provides consistent use of materials, colors and window details which tie the various architectural pieces together and are intended to comply with Historic color and material palette requirements. The tower elements have been scaled down and the north tower has been relocated adjacent to the northern vehicular entrance along North High Street to create a clear indication of the public entry.

The Apartment building has a contemporary architectural style with geometric forms and an Italianate roofline. The façades continue to be highly transparent to take advantage of the views. Breaks occur horizontally and vertically through the use of projections, balconies and recessed elements. A more significant visual break is created mid-block along the North Riverview Street façade to break the building massing and address the Board's comments.

Development Agreement. At this time, City Council has not finalized 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 including North Riverview Street extension;
- Park and open space issues;
- Parking facility and policy issues;
- Project phasing; and
- Function, design, and maintenance responsibilities for publically accessible facilities.

Engineering

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 designed to avoid the sanitary structure and a connection to this sewer will serve all four buildings. Additional details regarding sanitary service will be required as part of the final Site Plan. Water service has been preliminarily identified and final details will be required as part of the final Site Plan.

Preliminary stormwater management calculations have not been provided. 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 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 requires that the permeable pavers in parallel parking areas be used for public roadway stormwater compliance. An additional area has been identified as a bioswale in the proposed open space which will need to be appropriately integrated, and at a minimum comply with the open space requirements as described by the Zoning Code §153.064 G (7).

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 with the Site Plan Review.

Refer to attached Engineering Memo for additional details.

Parks and Open Space

Parks and Open Space has reviewed and will continue to provide guidance to the applicant for design details to be incorporated as part of the Site Plan Review. Parks will identify additional amenities to be provided for areas that have been included in the open space requirements calculation.

Fire

The Washington Township Fire Department has reviewed the proposed plans and provided the following comments, which were raised as part of the Development Plan Review. The City of Dublin staff is reviewing options for an extension of North Riverview Street north of the intersection with North Street and connecting through to North High Street to create additional 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.

Economic Development and Police

No comments.

PART III: APPLICABLE REVIEW STANDARDS

1. Basic Plan Review Criteria – Basic Site Plan

The Administrative Review Team reviewed this application based on the review criteria for applications for Basic Site Plan Review, and provided the following evaluation:

- (a) Consistency with Approved Development Plan
N/A
- (b) Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065
Met with conditions or Site Plan Waivers. As reviewed in this report, all appropriate sections of the Code are either met, met with conditions, met following approval of a Site Plan Waiver or are details that would be anticipated as the development progresses to Site Plan Review.
- (c) Safe and Efficient Circulation
Met with conditions. The proposed street network will provide for safe and efficient circulation within and around this site, with ART comments outlined within the report.
- (d) Coordination and Integration of Buildings and Structures
Met.

- (f) Desirable Open Space Type, Distribution, Suitability, and Design
Met with conditions. This proposal meets the requirements for open space. Locations and quality of design and details will be determined at Site Plan Review.
- (g) Provision of Public Services
Met with condition. This proposal minimal public utility information, details of providing the services in a desirable manner will need to be coordinated and finalized to the City Engineer’s satisfaction prior to Site Plan Review.
- (h) Stormwater Management
Met with condition. The final plans providing stormwater details and design shall be coordinated and finalized to the City Engineer’s satisfaction prior to Site Plan Review.
- (i) Phasing
Met with condition. This proposal will be completed in one phase. Construction should be coordinated with the proposed North Riverview Street extension.
- (j) Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
Met with condition. The proposal is consistent the goal of creating a mixed use walkable development within the Historic Transition Neighborhood District of the Bridge Street District Plan and is consistent with the principles of walkable urbanism described in Code Section 153.057.

2. Waiver Review Criteria

Section 153.062(O) Building Types – Apartment Building

- 1. Loading Facility Permitted (rear) – front entry (requested) – §153.062 (O)(3)(a)3
 - a. Request is caused by unique site and circulation issues.
Criterion met. Proposed entry along south side façade created traffic circulation issues, created the potential to damage a significant geological formation, and was proposed along a road that is not currently part of the Bridge Street Plan.
 - b. Not requested solely to reduce cost or as a matter of general convenience
Criterion met.
 - c. Request does not authorize any use or open space type not permitted in the District
Criterion met.
 - d. Request will ensure that the development is of equal or greater development quality
Criterion met.
- 2. Entry for Parking within Building (rear entry) – front entry (requested) §153.062 (O)(3)(a)3
 - a. Request is caused by unique site and circulation issues.

Criterion met. Proposed entry along south side façade created traffic circulation issues, created the potential to damage a significant geological formation, and was proposed along a road that is not currently part of the Bridge Street Plan.

- b. Not requested solely to reduce cost or as a matter of general convenience

Criterion met.

- c. Request does not authorize any use or open space type not permitted in the District

Criterion met.

- d. Request will ensure that the development is of equal or greater development quality

Criterion met.

- 3. Maximum building height permitted (4.5 stories) – 7 stories (requested) §153.062 (O)(3)(b)

- a. Request is caused by unique site and circulation issues.

Criterion met. There is a ±40 ft. change in elevation grade between North High Street and North Riverview Street for the Mixed Use building to interface with the Apartment building additional stories are necessary.

- b. Not requested solely to reduce cost or as a matter of general convenience

Criterion met.

- c. Request does not authorize any use or open space type not permitted in the District

Criterion met.

- d. Request will ensure that the development is of equal or greater development quality

Criterion met.

- 4. Parking within building (3 floors) - 5 floors (requested) §153.062 (O)(3)(c)

- a. Request is caused by unique site and circulation issues.

Criterion met. There is a ±40 ft. change in elevation grade between North High Street and North Riverview Street for the Mixed Use building to interface with the Apartment building additional stories are necessary; additional parking is to be provided as public parking for the proposed pedestrian bridge Park.

- b. Not requested solely to reduce cost or as a matter of general convenience

Criterion met.

- c. Request does not authorize any use or open space type not permitted in the District

Criterion met.

- d. Request will ensure that the development is of equal or greater development quality
Criterion met.

Section 153.062(O) Building Types – Historic Mixed Use

- 5. Loading Facility Permitted (rear) – front entry (requested) §153.062 (O)(6)(a)3
 - a. Request is caused by unique site and circulation issues.
Criterion met. Proposed entry along south side façade created traffic circulation issues, created the potential to damage a significant geological formation, and was proposed along a road that is not currently part of the Bridge Street Plan.
 - b. Not requested solely to reduce cost or as a matter of general convenience
Criterion met.
 - c. Request does not authorize any use or open space type not permitted in the District
Criterion met.
 - d. Request will ensure that the development is of equal or greater development quality
Criterion met.
- 6. Entry for Parking within Building (rear entry) – front entry (requested) §153.062 (O)(6)(a)3
 - a. Request is caused by unique site and circulation issues.
Criterion met. Proposed entry along south side façade created traffic circulation issues, created the potential to damage a significant geological formation, and was proposed along a road that is not currently part of the Bridge Street Plan.
 - b. Not requested solely to reduce cost or as a matter of general convenience
Criterion met.
 - c. Request does not authorize any use or open space type not permitted in the District
Criterion met.
 - d. Request will ensure that the development is of equal or greater development quality
Criterion met.
- 7. Ground Story Height (10'-12') – 14.16 ft. (requested) §153.062 (O)(6)(b)
 - a. Request is caused by unique site and circulation issues.
Criterion met. There is a +/- 40 ft. change in elevation grade between High Street and Riverview Street for the Mixed Use Building to interface with the Apartment building additional height on the ground floor stories is necessary.

- b. Not requested solely to reduce cost or as a matter of general convenience
Criterion met.
 - c. Request does not authorize any use or open space type not permitted in the District
Criterion met.
 - d. Request will ensure that the development is of equal or greater development quality
Criterion met.
8. Quantity of Towers (1 permitted) – 2 (requested)
- e. Request is caused by unique site and circulation issues.
Criterion met. The site is located at two distinct points within the Historic District; at the north entrance to the Historic District and at the terminus of the future pedestrian bridge.
 - f. Not requested solely to reduce cost or as a matter of general convenience
Criterion met.
 - g. Request does not authorize any use or open space type not permitted in the District
Criterion met.
 - h. Request will ensure that the development is of equal or greater development quality
Criterion met.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS

Basic Site Plan

The Administrative Review Team recommends **approval** to the Architectural Review Board for the request for Basic Site Plan Review with the following **5 conditions**:

- 1) The following details be presented with the Site Plan Review:
 - a. Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis.
 - b. Detailed installation specifications for façade materials and material transitions, including material samples and section panels, be provided to ensure high-quality and durable construction, and addressing specific items as described in this report.
 - c. Color palettes for façade materials be incorporated.
- 2) Terminal vista elements be provided and detailed to meet the intent of the Code;
- 3) The applicant addresses Engineering's comments as outlined and attached to this report, including traffic, access, stormwater and utility details.
- 4) 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;

- 5) Parking calculation shall be included, identifying retail, restaurant, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided.

Site Plan Waivers

The Administrative Review Team recommends that the Architectural Review Board consider approval of the following Basic Site Plan Waivers:

- 1) Loading Facility Permitted to Rear (front requested) – Apartment Building.
- 2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building.
- 3) Maximum Building Height Permitted at 4.5 Stories (7 requested) – Apartment Building.
- 4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building.
- 5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed Use Building.
- 6) Loading Facility Permitted to Rear (front requested) – Historic Mixed Use Buildings.
- 7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed Use Buildings.
- 8) Quantity of Towers required 1 allowed (2 requested)



City of Dublin
**LAND USE & LONG
 RANGE PLANNING**

14-099BSP-BDP-ARB– BSC Historic Transition
 Bridge Park West

ART ANALYSIS AND DETERMINATIONS – BASIC SITE PLAN

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, and Signs).

153.059 – Uses

Code Section	Requirement	Met/Notes
Table 153.059-A	Permitted and Conditional Uses	Met. All proposed Principal and Accessory Uses are permitted. The proposed Principal Uses are: Dwelling, Multiple-Family; Parks and Open Space; Eating and Drinking; Office, General; and Retail, General.
	Accessory Uses	Met. All proposed Accessory Uses are permitted. Parking, Structures are proposed as Accessory Uses to the proposed Principal Uses.

153.062 – Building Types

Code Section	Requirement	Met/Notes
(B)(3)	General Requirements	Met. Zoning Districts: Historic Mixed-Use building & Apartment building types are permitted in the BSC Historic Transition Neighborhood.
		Met. Uses: Proposed uses are permitted in the District and in the building types without further use restrictions or use specific standards.
		Met. No Other Building Types: Proposed buildings are generally consistent with the Historic Mixed-Use building & Apartment building types, based on the information submitted.
		Met. Permanent Structures: The proposed buildings are permanent structures.
		N/A. Accessory Structures: None proposed at this time.
(C)	General Building Type Layout and Relationships	Met. Incompatible Building Types: No building type incompatibilities are present.
		N/A. Shopping Corridors:
(D)(1)	Parapet Roof Type Requirements	SPR. Parapet Height: TBD
		SPR. Parapet Wraps all Facades: Except on pitch roof
		SPR. Horizontal Shadow Lines: Encouraged
		SPR. Occupied Space: None of the buildings with a parapet roof type incorporate occupied space or a half story within the roof.
(D)(2)	Pitched Roof Type	SPR. Southwest building

14-099BSP-BDP-ARB– BSC Historic Transition

Bridge Park West

153.062 – Building Types		
Code Section	Requirement	Met/Notes
(D)(3)	Flat Roof Type Requirements	SPR. <i>Eaves:</i> Encouraged
		SPR <i>Interrupting Vertical Walls:</i>
(D)(4)	Towers	Met with Waiver. Quantity; only one tower allowed per building unless approved by the required reviewing body. – ART requested a gateway feature & a vista feature
		Met. Tower Height; Tower may exceed max bldg. height, tower shall not be greater than the height of one addition upper floor of the building to which the tower is applied.
(E)(1)	Façade Materials	SPR. TBD
(E)(2)	Façade Material Transitions	SPR. – Heavier material shall be incorporated below lighter material
(E)(3)	Roof Materials	SPR. – Standing seam will be utilized on pitched roofs.
(E)(4)	Color	SPR. TBD
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	See Building Type Requirements Tables for each Building
(F)(2)	Recessed Entrances	Met. Minimum 3 feet from the property line
(F)(3)	Entrance Design	Met. Quantity and Location – 153.062(O)
(G)	Articulation of Stories on Street Façades	Met.
(H)	Windows, Shutters, Awnings, and Canopies	SPR. Materials, colors and details to be shown at final Site Plan.
(I)	Balconies, Porches, Stoops, and Chimneys	SPR. Materials, colors and details to be shown at final Site Plan.
(J)	Treatments at Terminal Vistas	Met/SPR. The intersection of the southern end of the Historic Mixed Use building and the western return of the Apartment building join at a Terminal Vista location. The proposed plans show a tower. The details of tower and open space treatment (trees, sculpture, fountain, etc.) will need to be provided with the final Site Plan. Also note: The northern end of the Historic Mixed Use building fronting High Street is designated as a Gateway location.
(K)	Building Variety	Met. Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least two of the following: <ul style="list-style-type: none"> (1) The proportion of recesses and projections (2) A change in the location of the entrance and window placement (3) Changes to the roof design, including roof type, plane, or material

14-099BSP-BDP-ARB– BSC Historic Transition
 Bridge Park West

153.062 – Building Types						
Code Section	Requirement	Met/Notes				
		SPR				
		Adjacent Buildings	Dominant Material	Recesses and Projections	Entrance and Window Placement	Roof Design
			Required	2 of 3 Required		
		HMU	Brick/stone/glass	Yes	Yes	Pitched/Flat
		Apartment	Brick/glass	yes	yes	Parapet - flat
(M)	Signs	SPR. Sign details will need to be identified on the elevations for the final Site Plan.				
(N) & (O)	Individual Building Type Requirements	SPR. Street Frontage – occupation of RBZ by building, landscape, patio or streetscape treatment <ul style="list-style-type: none"> – Building areas – Height – Façade Requirements / Transparency – Façade Divisions 				

153.062(O) (3) – Apartment Building (Riverview Street)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	one	Met
Front Property Line Coverage (%)	Min. 75%	TBD	SPR
Occupation of Corner Required (Yes/No)	Yes	Building and Open Space	Met
Front Required Building Zone Required (range, ft.)	5-20 ft.	TBD	SPR
Corner Side RBZ Required (range, ft.)	5-20 ft.	TBD	SPR
Side Yard Setback Required (ft.)	5 ft.	Met	Met

14-099BSP-BDP-ARB– BSC Historic Transition
Bridge Park West

153.062(O) (3) – Apartment Building (Riverview Street)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Rear Yard Setback Required (ft.)	5 ft.	N/A	N/A
Minimum Lot Width Required (ft.)	50 ft.	522 ft.	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	70%	TBD	SPR
Semi-Pervious Lot Coverage (%)	20%	TBD	SPR
Parking Location	Rear Yard	Parking structure	Met
Loading Facility Permitted (location relative to principal structure)	Rear	Front	Not Met - Waiver
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade;	Front (neighborhood street)	Not Met - Waiver
Minimum Building Height Permitted (ft.)	2 stories	7 stories	Met
Maximum Building Height Permitted (ft.)	4.5 stories	7 stories	Not Met - Waiver
Story Height	10 ft. Minimum 14 ft. Maximum	11.25 ft.	Met
Minimum Finished Floor Elevation Permitted (ft.)	2.5 above adjacent sidewalk	TBD	SPR
Parking within Building	Permitted in rear of first 3 floors and fully in basement	Parking on 5 floors	Not Met - Waiver
Occupied Space	20ft. depth	TBD	SPR
Ground Story Street Facing Transparency Required (%)	Minimum 20% transparency	TBD	SPR
Transparency	Minimum 20% transparency	TBD	SPR
Blank Wall Limitations (Yes/No)	Yes	No blank walls	Met
Non-Street Façade Transparency	Minimum 15% transparency	TBD	SPR
Blank Wall Limitations (Yes/No)	Yes	No blank walls	Met
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Yes	Met
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	TBD	SPR
Number of Parking Lot Façade Entrances Required	Not required	N/A	N/A
Mid-Building Pedestrianways Required (# per ft. of façade)	1 required for buildings over 250 ft.	Administrative Departure - Approved	AD

14-099BSP-BDP-ARB– BSC Historic Transition
Bridge Park West

153.062(O) (3) – Apartment Building (Riverview Street)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Vertical Increments Required (location on principal structure)	No greater than every 40 ft.	Provided	Met
Horizontal Facade Divisions Required (per ft. of facade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at horizontal divisions of each floor	Provided	Met
Required Change in Roof Plane or Type	No greater than every 80 ft.	TBD	SPR
Permitted Primary Materials (types)	Stone, brick, glass	TBD	SPR
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet / Flat	SPR
Tower(s) Permitted (Yes/No)	Yes	One proposed	Met

153.062(O)(9) – Historic Mixed Use (High Street Building)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	Three	Met
Front Property Line Coverage (%)	Min. 80%	TBD	SPR
Occupation of Corner Required (Yes/No)	Yes	Patio	Met
Front Required Building Zone Required (range, ft.)	0-20 ft.	Met	Met
Corner Side RBZ Required (range, ft.)	0-10 ft.	TBD - varies	SPR
Side Yard Setback Required (ft.)	0 ft.	TBD - varies	SPR
Rear Yard Setback Required (ft.)	0 ft.	N/A	N/A
Minimum Lot Width Required (ft.)	30 ft.	378 ft.	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	85%	TBD	SPR
Semi-Pervious Lot Coverage (%)	5%	TBD	SPR
Loading Facility Permitted (location relative to principal structure)	Rear	Front	Not Met - Waiver

14-099BSP-BDP-ARB– BSC Historic Transition
Bridge Park West

153.062(O)(9) – Historic Mixed Use (High Street Building)			
Entry for Parking within Building (relative to principal structure)	Rear	Front	Not Met - Waiver
Minimum Building Height Permitted (ft.)	1.5 stories	2 stories	Met
Maximum Building Height Permitted (ft.)	2.5 stories	2.5 stories	Met
Ground Story Height	10 ft. Minimum 12 ft. Maximum	14.16 ft.	Not Met - Waiver
Upper Story Height	9 ft. Minimum 12 ft. Maximum	11.25 ft.	Met
Ground story – residential prohibited	Prohibited	None	Met
Upper story	No requirements	N/A	N/A
Minimum Occupied Space Required (ft.)	N/A	N/A	N/A
Parking within Building	Not permitted	None	Met
Ground Story Street Facing Transparency Required (%)	Minimum 40% transparency	TBD	SPR
Upper Story Street Facing Transparency Required (%)	Minimum 20% transparency	TBD	SPR
Non-Street Façade Transparency	Minimum 15% Transparency	TBD	SPR
Blank Wall Limitations (Yes/No)	No	None Shown	N/A
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	High Street	Met
Number of Street Façade Entrances Required (per ft. of façade)	1 per 40 ft. of façade, minimum	7 shown – not all within 40 ft. min. – Administrative Departure	SPR
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	N/A	N/A
Mid-Building Pedestrianways Exempt 153.063 (3) (d)	N/A	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 30 ft.	TBD	SPR
Horizontal Façade Divisions Required (per ft of façade)	N/A	N/A	N/A
Permitted Primary Materials (types)	Stone, brick, glass	TBD	SPR
Changes in Roof Plane/Type Required (per ft of façade)	At vertical divisions	Provided	Met
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Pitched - Parapet & Flat with approval	Met
Tower(s) Permitted (Yes/No)	Yes	One – note height requirements a waiver may be required.	Met
Additional Requirements/Notes			

14-099BSP-BDP-ARB– BSC Historic Transition
 Bridge Park West

153.064 – Open Space Types		
Code Section	Requirement	Met/Notes
(C)	Provision of Open Space	<p>SPR—Additional Information Needed. 200 sq. ft. of publicly accessible open space is required for each dwelling unit, and 1 sq. ft. of publicly accessible open space per 50 sq. ft. of commercial space located within 660 feet of the main entrances of dwelling unit or commercial space. With 42 dwelling units and 32,650 sq. ft. of commercial space, .21 acres of open space is required.</p> <p>Need a waiver for the distance exceeding 660 feet from the main entrance, as proposed. However, additional open space types may be incorporated within a closer proximity to meet the requirements.</p>
(D)	Suitability of Open Spaces	SPR—Additional Information Needed.
€	Fee-in-Lieu of Open Space	SPR – Additional Information Needed.
(F), (G)	Open Space Types & General Requirements	SPR—Additional Information Needed.

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Met/Notes
(1)(b)	Parking Location	Met. Provided on-site in structures of the buildings.
(2)	Required Vehicle Parking	<p>Not Met. SPR—Additional Information Needed. Based on a total of 42 dwelling units (2 one bedroom units, 23 two bedroom units, 16 three bedroom units, and 1 four bedroom unit), 11,800 square feet of Eating & Drinking use, 16,650 square feet of Office and 4,200 square feet of Retail use, a minimum of 244 and a maximum of 305 parking spaces are permitted.</p> <p>The proposal includes 280 parking spaces, which exceeds the permitted parking maximum, which will require a parking plan be submitted and reviewed.</p>
(3)	Required Bicycle Parking	Met. 21 bicycle parking spaces are required (one space for every 2 dwelling units), and based on 375 commercial parking spaces provided, 38 bicycle parking spaces are required (one space for every 10 required vehicular spaces for commercial uses), for a total bicycle parking space requirement of 39 spaces.
(4)	Off-Street Parking Space	N/A. None provided.

14-099BSP-BDP-ARB– BSC Historic Transition
 Bridge Park West

153.065(B) – Site Development Standards – Parking and Loading

Code Section	Requirement	Met/Notes
	and Aisle Dimensions	
(5)	Parking Structure Design	N/A. Integrated
(6)	Surface Parking Lot and Loading Area Design and Construction	N/A.
(7)	Required Loading Spaces	SPR.

153.065(C) – Site Development Standards – Stormwater Management

Code Section	Requirement	Met/Notes
153.065 (C)	Stormwater Management	SPR. Insufficient details have been provided for Stormwater Management.

153.065(D) – Site Development Standards – Landscaping & Tree Preservation

Code Section	Requirement	Met/Notes
(2)	General Landscaping and Tree Preservation Req.	SPR. <i>Tree Protection:</i> The applicant will need to submit a tree preservation plan as part of the Development Plan Review.
		SPR. <i>Landscape Beds:</i> Landscape design details to be reviewed as part of the Site Plan Review.
		SPR. <i>Irrigation systems, Site Visibility Triangles, Use of a Landscape Architect to Prepare Plans:</i> Details to be reviewed as part of the Site Plan Review.
(3)	Street Trees	SPR. <i>Spacing and Location:</i> Details to be reviewed as part of the Site Plan Review.
		SPR. <i>Planting Details:</i> Details to be reviewed as part of the Site Plan Review.
(6)	Required Building Zone (RBZ) Treatment	SPR. Landscape and Patio RBZ Treatment types shown, which appear to meet Code; however, additional landscaping will be required around the base of the podium parking garage. Additional landscape details will be required at Site Plan Review.
(7)	Foundation Planting	SPR. Additional landscape details will be required at Site Plan Review.

14-099BSP-BDP-ARB– BSC Historic Transition
 Bridge Park West

153.065(D) – Site Development Standards – Landscaping & Tree Preservation

Code Section	Requirement	Met/Notes
(8)-(11)	Tree Preservation and Replacement	SPR. The applicant will be required to submit a tree survey, tree protection, and tree replacement plan demonstrating compliance with the applicable provisions of the Code. Details to be reviewed at the Site Plan Review.
SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.		

153.065(E) – Site Development Standards – Fencing, Walls, and Screening

Code Section	Requirement	Met/Notes
(1)	Fence and Wall Standards	SPR —Additional Detail Needed.
(3)	Screening	SPR. —Additional Detail Needed.
SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.		

153.065(F) – Site Development Standards – Exterior Lighting

Code Section	Requirement	Met/Notes
(3)	Exemptions	SPR. Details and lighting plan to be reviewed as part of the Site Plan Review.
(4)	Fixture Power and Efficiency	SPR. Fixtures to be reviewed as part of the Site Plan Review.
(5)-(8)	Shielding, Lighting Uniformity/Trespass, Light Poles	SPR. Lighting plan to be reviewed as part of the Site Plan Review.
(9)-(10)	Wall & Canopy Lighting	SPR. To be reviewed as part of the Site Plan Review.
SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.		

153.065(G) – Site Development Standards – Utility Underground

Code Section	Requirement	Met/Notes
(G)	Utility Undergrounding	SPR.

153.065(H) – Site Development Standards – Signs

14-099BSP-BDP-ARB– BSC Historic Transition

Bridge Park West

Code Section	Requirement	Met/Notes
(H)	Signs	SPR. No sign information has been provided at this time. Proposed locations should be shown on the elevations.

***SPR:** Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.*