

**CITY OF DUBLIN, OHIO**  
November 10th, 2014

**BRIDGESTREET CORRIDOR  
BASIC SITE PLAN APPLICATION  
West Side of Scioto River**

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**ITEM 1:**

**EXISTING SITE INFORMATION**

2. **Existing Property Information:** Existing property was used as commercial property site with two (2) existing buildings located there, building numbers 94 and 100.

a. **List of all affected properties due to development:**

Property Address	Tax Parcel #	Existing Acreage
94 N. High Street	273-000004	7.253 acres
100 N. High Street	273-000108	3.242 acres
Future Parkland	273-012538	## acres
Future Parkland	273-102539	## acres

b. **Property Owner Information**

i. Crawford Hoying Development

1. 555 Metro Place North  
Suite 600  
Dublin, Ohio 43017

2. Point of Contact:

- a. Nelson Yoder  
614-335-2078 (direct)  
614-332-2065 (mobile)

ii. Adjacent Property Owner Information

Parcel #	Acreage	Owner	Tax Mailing Address	Physical Address
2 273-000027-00	0.335	84 High Co LTD	20 North Street, Dublin, OH 43017	84 N High Street
3 273-000028-00	0.186	72 High Company LTD	20 North Street, Dublin, OH 43017	72 H High Street
4 273-004081-00	0.15	73 High Company LTD	20 North Street, Dublin, OH 43017	
5 273-005565-00	0.62	BET Investments I LLC	20 North Street, Dublin, OH 43017	62 N Riverview Street
6 273-005564-00	1.186	Riverview Street Investments LTD	20 North Street, Dublin, OH 43017	62 N Riverview Street
7 273-000098-00	0.112	Coffman Company LTD	20 North Street, Dublin, OH 43017	53 N Riverview St
8 273-000073-00	0.119	BET Investments I LLC	20 North Street, Dublin, OH 43017	45 N Riverview St
9 273-000042-00	0.156	BET Investments I LLC	20 North Street, Dublin, OH 43017	37 N Riverview Street
10 273-000039-00	0.274	25 North Company LTD	20 North Street, Dublin, OH 43017	56 N High Street
11 273-000108-00	0.217	Lenders James M DDS Inc.	40 N High Street, Dublin, OH 43017	40 N High Street
12 273-000093-00	0.23	Bach, John and Michelle	5303 Erin Lane Ct, Dublin, OH 43017	36-38 N High Street
13 273-000071-00	0.16	25 North Company LTD	20 North Street, Dublin, OH 43017	26-28 N High
14 273-000016-00	0.111	25 North Company LTD	20 North Street, Dublin, OH 43017	24 N High Street
15 273-000053-00	0.267	JC Land Company LTD.	190 N High Street, Dublin, OH 43017	16 N High Street
16 273-000069-00	0.132	FBN Investments LLC.	PO Box 340796, Columbus, OH 43234 (Owner), mailing address is Fahey Bank	8-12 E Bridge Street
17 273-000177-00	0.02	Malooof Michael and Vanessa	6308 Wyler Ct, Dublin, OH 43016 (owner) Michael Malooof 2362 N High Street, Columbus, OH 43202 (tax)	16 E Bridge Street
18 273-000138-00	0.091	Malooof Michael and Vanessa	6308 Wyler Ct, Dublin, OH 43016 (owner) Fred Malooof 2362 N High Street, Columbus, OH 43202 (tax)	16-18 E Bridge Street
19 273-000032-00	0.211	Coffman Company LTD	20 North Street, Dublin, OH 43017	27 N Riverview Street
20 273-000107-00	0.18	BET Investments I LLC	20 North Street, Dublin, OH 43017	17 N Riverview Street
21 273-000068-00	0.318	BET Investments I LLC	20 North Street, Dublin, OH 43017	40 N Blacksmith Ln



## **ITEM 2:**

### **PROJECT DESCRIPTION**

A mixed use development building comprised of a two story Historic Mixed use building along High Street and an Apartment building along the river with a 4 story parking garage connecting the two program spaces.

#### **1. Existing Conditions:**

- a. Due to the unique topography of the site which changes elevation approximately 40 feet between High Street and the existing Pond on site, the building design engages the hillside to contain the parking and service elements of the building(s) and shield them from public view.
- b. High Street changes grade elevation approximately 12 vertical feet as High Street travels North out of the Historic Core of downtown Dublin. The change in elevation allows for the buildings along High Street to become separated into two buildings with multiple entrance points at varying elevations of entry.
- c. Existing sanitary sewer along High Street restricts the location of where we can construct our building. We will span over top of the sanitary line with a parking garage, however, at major intersections where a manhole occurs clearances will be provided.
- d. Existing Indian Run stream and path along the North side of our development restrict the location of our building. Clearances have been shown to not affect the site and runoff into the stream, as well as plan for incorporation of future planned amenities by the City of Dublin.

#### **2. Developed Site Amenities:**

- a. Development of the site will include open park space to meet the requirements for the Bridge Street Code, as well as connections to future planned public plaza at the intersection of High Street and Rockcross. The development of the High Street sidewalk street scape is to meet the requirements of the RBZ with amenities, landscaping, cross walk demarcation and materials deemed appropriate to the Bridge Street Code.

#### **3. Pedestrian Circulation:**

- a. Vehicular access to the development will be from multiple points of entry. Condominium owners will have access to the East side of the building via the future public road and have access to the 4 story parking garage. Another access point to the parking garage will be from High Street via a curb cut that leads directly to the top floor of the parking garage. This will serve as parking for the two story mixed use building along High Street. A third access point will be for a private access drive along High Street with a security gate. This drive will serve 5 private condominiums and will have restricted access from High Street with a right-in, right-out access.
- b. Pedestrian access is along the entire High Street façade with multiple entry points to the businesses contained within. Two separate lobbies will provide access to the 2<sup>nd</sup> floor business of the mixed use building. Each restaurant will have its own public entrance.
- c. Garage access for the public will be via an exterior stair and elevator access that will act as the Terminal Vista at the South façade of the building. This location will provide visual connection for the general public that access to the parking garage is available, as well as the stair and elevator will extend down to lower grade which will provide access to the planned Open Park Space and connection to the planned Bridge connector pad to be located on the property by the City of Dublin. This planned bridge will terminate at an elevation of approximately 807'; which resides approximately between the 3<sup>rd</sup> and 4<sup>th</sup> floor of our building. This will offer pedestrian's unobstructed views upon the final approach to the West side of the river to the building, as well as the planned plaza space at Rockcross by the City of Dublin.

#### **4. Architectural Design/Programming:**

- a. The retail and office component will reside within a 2 story building that is to parallel High Street and will begin just north of the building that currently contains the restaurant Oscar's. The 2 story building will have the retail and restaurant component on the first floor with an office building on the second floor.



- b. This two story building will contain a two level parking garage deck below that is to be used for the patrons of the restaurant as well as the office building patrons above per the calculations set forth in the BridgeStreet Corridor Development Code. Parking for the general public not associated with this building (i.e. – existing businesses in the area) could be made available to those businesses. As to whether or not a fee will be required to park is being researched by the Developer.
- c. The Parking garage(s) for the condominiums which contain both private garages and public parking will be located on individual floor decks and begin at the lowest level of the condominiums (P1) and continue up to the Fourth Floor (P4). The condominiums will wrap around the entire perimeter of the parking garage with access from the lowest level (P1), the High Street side (P4) and the top of the Garage Deck (P5) with surface parking for the private condominiums.
  - i. Total parking count to be approximately **394** spaces with a mixture of private garages and parking deck structure. Within this parking count it is anticipated that there are around 50 +/- spaces during normal business hours and 100 +/- spaces during the evening when the office space is unoccupied and available to the general public for use.
- d. The condominiums, totaling 42 separate units, of varying sizes for each unit, will begin on the lowest level (P1) and continue on the South Tower up to the 7<sup>th</sup> Floor.
  - i. (P1) is to contain (9) nine separate units, varying in size and style.
  - ii. (P2) is to contain (8) eight separate units, varying in size and style.
  - iii. (P3) is to contain (7) eight separate units, varying in size and style.
  - iv. (P4) is to contain (6) six separate units, varying in size and style.
  - v. (P5) is to contain (5) five separate units, varying in size and style.
  - vi. (P6) is to contain (5) five separate units, varying in size and style.
  - vii. (P7) is to contain (2) two separate units at the North Tower, varying in size and style with the South Tower containing (2) two units that are acting as the 2<sup>nd</sup> Floor of a unit from (P5).
- e. While the building(s) will all be constructed as one unit structural unit of concrete columns and slabs, the exterior façade is developed to read as separate structures between the East (river view) and West (High Street view), as well as separate structures along High Street itself.
- f. The High Street façade is designed to act as an extension of the Downtown Dublin Historic Core, and be 2 ½ stories in height with materials/forms to relate to the design requirements set forth for historic Dublin.
- g. The condominiums that comprise the East elevation and return along the North and South will be of an Architectural style that is Transitional between the Dublin Historic Core and the contemporary design of a larger condominium complex. Each apartment will have its own private balcony(ies) that are design into the context of the exterior elevation. This design will meet the requirements of the Conceptual Development Plan provided by the BridgeStreet Community Plan, providing multistory residential units overlooking the river.
- h. The existing pond will be retained during the duration of the project and access to the public for the park and the condominium residents will be made available with off street parking.



**ITEM 3:**  
**BRIDGESTREET CORRIDOR DEVELOPMENT CODE INFORMATION**

**1. Section 153.062 (Building Types):**

**i. (B) General Building Type Requirements:**

1. Per Item (3; a): Zoning Districts: Permitted Building Types per Table 153.062-A:
  - a. Historic Transition Neighborhood District.**
    - i. Historic Mixed Use allowable building type.
2. Per Item (3;b): Uses: Building meets requirements set forth in 153.059-A

**ii. (C) General Building Type Layout and Relationships:** Per Table 153.062-B  
(Incompatible Building Types): No compatibility issues are present.

**iii. (D) Roof Type Requirements:** All roof types to meet requirements set forth in Building Types 153.062 (O).

1. **(1) Parapet Height:** To meet the requirements set forth for height, wrapping entire façade, horizontal shadow lines.
2. **(2) Pitched Roofs:**
  - a. (b) Pitch Measure:**
    - i. **(1.)** Roof will not be less than 6:12 nor more than 12:12 on any building structure on site as required. Current roof pitch is set at **9:12**

**1. WAIVER REQUESTED**

- ii. **(2.)** Roofs without closed ridges (area wells) are to be designed to appear as closed from the ground level. Area well to be located on 2 story mixed use building on High Street.
        - 1. Ridge appears as continuous to hide all area wells from ground level.**
    - b. (c) Parallel Ridge Lines:** Where parallel ridge line runs parallel to any street, gabled ends, perpendicular ridge lines or dormers are to be added to interrupt mass of roof.
      - i. **2 story Mixed Use along High Street:** This roof contains a parallel ridge line.
      - ii. **Design revised to incorporate changes in elevation plane to reduce mass of roof. Gabled end incorporate as required.**
    - c. (d) Dormer Design:** Dormers added are scaled and appropriate to design of building type as required.
      - i. **No dormers included within design.**
    - d. (e) Gabled End:** An architecturally appropriate element is required.
      - i. **Architectural elevation to contain Gable end as required.**
    - e. (f) Roof Height:**
      - i. **(2)** All other districts require roofs without occupied space and/or dormers to be a maximum 1-1/2 times maximum floor height.
        - 1. Roof Height:** Current design on Condominium podium buildings exceed maximum floor height permitted, which in turn means Roof Height is exceeded.
          - a. WAIVER REQUESTED.**
        - 2. Two-story mixed use building is within allowable tolerances.**
          - a. Floor maximum height = 12' [1.5 x 12' = 18']**
            - i. Floor to floor = 11'-4" maximum**



- b. Roof Height = 24' for 2 story + 18 roof = 42'
  - i. Eave height = 24' to underside.
- c. Due to varying heights along High Street height at Ground Floor exceeds 12' and is at 14' currently.
  - i. **WAIVER REQUESTED.**

ii. (3) Flat Roofs:

- 1. (a) Flat roofs are permitted in Historic Transitional Neighborhood District.
  - a. **Flat roofs designed into East elevation facing river and transition along North and South elevation(s) as intent to blend historic transition architecture with Historic core architecture.**
- 2. (b) Eaves are encouraged on street facing facades.
  - a. **Eaves on elevations as shown and provided along High Street.**
- 3. (d) No more than 1/2 of front façade can consist of interrupting vertical wall.
  - a. **High Street is consisting as Front Façade and design meets criteria set forth.**
- 4. (e) Flat roofs located to screen equipment. An area well is being provided along High Street facing elevation. This roof section is not considered a Flat Roof by this section.
  - a. **Area well will meet the roof requirements of 153.062; Item D; Item b; Item (c) Parallel Ridge Lines.**

iii. (4) Towers:

- 1. (a) Quantity: Only one tower permitted.
  - a. (1) tower designed along South elevation as part of Terminal Vista requirement. Tower to also serve as way finding for public to locate parking structure contained within building.
  - b. (1) tower designed along NorthWest elevation as part of gateway transition into Historical Dublin.
  - c. **Waiver Requested**
- 2. (b) Tower Height: May exceed maximum building height and do not count as an additional story. Not to exceed the height of one additional upper floor as measured from top of roof deck to base of parapet or eave. Design modified for each individual tower not to exceed 1 story above adjacent roof line.

(E) Materials:

3. (1) Façade materials:

- a. (a) 80% of each façade to be of primary materials. Requirement to be meet by design.
- b. (b) Facades over 1,000 square feet (exclusive of windows and doors) to use a combination of primary materials to meet 80% requirement.





- v. **(G) Articulation of Stories on Street Facades:**
  - 1. Will meet requirements set forth for facades to be organized to follow the occupying floors.
- vi. **(H) Windows/Shutters/Awnings and Canopies**
  - 1. **(1) Windows**
    - a. **(a) Transparency:** Percentage to meet requirements set forth in 153.062(O) for each Building Type.
      - i. **Ground Floor Transparency: Meets minimum of 20% transparency at both High Street mixed use and Apartment Building.**
    - b. **(c) Spandrel Glass:** May be used, but not to be counted as part of calculations of minimum transparency requirements.
    - c. **(d) Window Materials:** Wood/Anodized Aluminum/metal-clad/ vinyl clad wood/steel or fiberglass are all approved materials.
      - i. **Design:** Intent is for two-story historic mixed use to utilize metal clad wood windows and the condominium elevations to utilize anodized aluminum and metal clad.
    - d. **(e) Wall Thickness:** Flush mounted windows prohibited. Windows will incorporate projecting sills, 1x4 nominal trim and brick molding as appropriate. Will incorporate into aluminum storefront entrances as necessary.
    - e. **(f) Window Proportions:** Windows at podium apartment building and historic mixed use will have vertical proportions to match architectural concepts.
  - 2. **(3) Canopies:** Any Architectural canopy to be designed will meet requirements set forth in design criteria for materials/anchoring method/light fixtures & roof design.
- vii. **(L) Vehicular Canopies:** No current canopies are designed. Should any canopy be designed it shall be submitted for review to meet the requirements set forth in design criteria.
- viii. **(M) Signs:** No current signs are designed. Should any signs be designed it shall be submitted for review to meet the requirements set forth in design criteria.
- ix. **(N) Individual Building Type Requirements:** Refer to each individual building type description for additional information. Noted below are miscellaneous character information to be followed.
  - 1. **Building Siting General Requirements:**
    - a. **Street Frontage:**
      - i. **(1) More than one (1) principal building type is permitted on one lot. All building type requirements shall be met for all principal structures.**
        - 1. **Building Types Provided:** Historic Mixed Use and Apartment Building.
      - ii. **(2) Front and Corner RBZ's shall be covered with principal structure, a street wall or a permitted open space at High Street.**
        - 1. **Front/Corner Requirement:** Open space to be provided at the corner of Front and Corner.
        - 2. **Facades w/in Principal Frontage Street:** Requirement set forth by Building Types to meet minimum requirements for coverage within the RBZ zone.
          - a. 80% coverage for Historic Mixed Use:  
**WAIVER REQUESTED**
          - b. 75% coverage for Apartment Building:  
**WAIVER REQUESTED**



iii. (5) Any part of the Front or corner RBZ not occupied by building shall have a landscape, patio or streetscape treatment.

1. **Treatments:** Patio(s) to be provided at both NorthWest and SouthWest corner of the building as part of patio space for restaurants.

b. **Buildable Area:**

i. (2) Unless otherwise noted, the side and rear yard setbacks are required to be landscaped and/or paved for pedestrian paths.

1. **Setbacks:** Rear yard setbacks will be met with landscaped and sidewalks for pedestrian paths. South side setback to follow along existing rockwall as part of project extents. Refer to Civil Engineering drawings. North side setback to follow along Indian Run parkland and over 30' of vertical drop. Future plans for pedestrian access planned by City of Dublin. Landscaping and private condominium entrances will be provided.

c. **Parking Location and Loading:**

i. (2) Parking located within Front or Corner RBZ where consistent with parking locations for the applicable building type is allowed.

3. **Section 153.064 (Open Space Types):**

i. **(Item C) Provision of Open Space:**

1. **Residential:** 200 Square Feet / Ea. Residential Unit = (42 units) x 200sq ft = **8,400** Square Feet of Open Space required.

b. **Residential Open Space Provided:** Approximately **9,314** Square Feet provided. Refer to Civil Drawings. Achieved

2. **Commercial:** 1 Square Foot / Every 50 Sq Ft Commercial Space = 32,500 Sq Ft (Commercial) / 50 Square Feet = **650** Square Feet of Open Space.

b. **Commercial Open Space Provided:** Approximately **650** Sq Ft of open space to be provided as part of future Plaza Park at corner of Rockcross and High Street. Achieved

ii. **(Item D) Sustainability of Open Space:**

1. The ART shall review proposed open space requirements. Pocket plaza and Pocket Park meet requirements set forth for area and proximity. Amenities will be provided within each park for benches, bicycles, art and/or structures. Passive activity only.

iii. **(Item E) Fee-In-Lieu of Open Space:** Not required at this time.

iv. **(Item F) Open Space Types:**

1. **Pocket Plaza:** To be provided per the illustrations of Table 153.064-A at SouthWest corner of property along High Street. Refer to Landscape Plan LS1.0. Area is to act as a congregation area for people approaching from South as well as entering/exiting parking garage and future bridge. Seating area(s) are required and are being incorporated as part of landscape walls. Other special features are encouraged.

b. **Requirements (Table 153.064):**

i. 300 Sq. Ft (Min): Exceed minimum requirements.

ii. 1,200 Sq. Ft (Max): 1,000 max is achieved

iii. 10' Min Dimension: Min. dimension is over 10'

iv. 30% of perimeter (min) along building/street. Over 30% along High Street.

2. **Pocket Park:** Small scale, primarily landscaped with active or passive recreation for needs of neighborhood residents in immediate vicinity. To be provided per



illustration of Table 153.064-A. Refer to Landscape Plan LS1.0. Pocket Park includes Bioswale as feature and is to have pathway to view as well as plantings that are natural to feature element. All other activity is to be passive as views to existing rock wall and pond and connection to bridge above.

**b. Requirements (Table 153.064):**

- i. .10 acres (Min): Not applicable
- ii. .50 acres (Max): Approximately 9,314 square feet = .21 acres.
- iii. No Min. Dimension; Not applicable
- iv. 30 % of perimeter: Over 30% along South face of building and to N. Riverview road access to apartments.

**v. (Item G) General Requirements:**

1. **(1) Size:** Per requirements of Table 153.604-A. Requirements met.
2. **(2) Access:** Per requirements of Table 153.604-A. Requirements met.
3. **(4) Improvements:**
  - b. **(c) Site Furnishings:** Benches, bicycle racks are permitted and will be provided to meet requirements of other sections of the code.
  - c. **(f) Maximum impervious and Semi-impervious Surface permitted.** Per Table 153.064-A, requirements are the following:
    - i. Historic Transition is allowable at Front or Corner Orientation with No designated sports fields, no playgrounds, no fully enclosed structures. A min of 40% and maximum of 80% impervious surface + 10% semi impervious surface and 20% max. open water. See Civil Engineer Drawings.
    - d. **(h) Fencing and Walls:** Some fencing will be provided along High Street for usage of plaza parks in conjunction with restaurants. Fences will be no more than 42" high with minimum opacity of 60%.
4. **(7) Stormwater Management:** No retention is currently planned within the open spaces. Stormwater management is being based on quality control to meet EPA standards in place of quantity control with detention. Final stormwater calculations are being conducted by the Civil Engineer.

**4. Section 153.065 (Site Development Standards):**

**i. (Item B) Parking and Loading:**

**1. (Item 1): General Provisions:**

**b. (b) Parking Location:**

- i. **(1) On-Site:** As located on plan(s). Not to be located within required setbacks.
    1. Design: Parking structure not located within set-backs. Refer to other sub sections for their requirements.
  - ii. **(3) Off-Street:** Count towards minimum requirements set forth by Table 153.065-A. Some parking locations will have time limitations and restrictions for fire equipment access.
- c. **(c) Electric Charging Points:** Documents in process for coordination and implementation. Must meet minimum requirement of 1 for every 200 spaces. Would require approximately 2 charging stations.
    - i. **(2) spaces provided on the (P4) parking level. Most generally accessible parking garage level.**
  - d. **(d) Lighting:** Documents in process for coordination and implementation.
  - e. **(e) Landscaping:** Documents in process for coordination and implementation. On-street parking only affected. All other parking through parking garage structure. No landscaping required at parking structure.



- f. **(f)** Parking Plan required: Refer to attached exhibit to meet requirements set forth of Table 153.065-A.
  - i. **(2)** Parking area with over 50 spaces requires compliance with pedestrian circulation standards. This requirement is designed for surface parking lots and not parking garages. No surface parking contains over 50 spaces.
    - 1. Parking structure contains over 50 spaces as it can hold approximately 394 spaces with support for the private residents and the office/retail/restaurant space. Current planning is for approximately 50 spaces +/- during the day and 100 spaces +/- during the evening would be available from the office space for use for the general public of the historic downtown area.

**2. WAIVER REQUESTED**

ii. **(Item 2): Required Vehicular Parking:**

- 1. **(a)** Min. and Max Amount Required
- b. **(1)** Per Table 153-065-A: See attached Exhibit for calculations:

i. **Residential:**

- 1. Dwelling-Multiple Family:
  - a. 1 bedroom: 1.5 per unit
    - i. 1 per unit (3 units) = **3 spaces**
  - b. 2 bedrooms: 1.5 per unit
    - i. 1.5 per unit (25 units) = **37.5 spaces**
  - c. 3 bedrooms: 2 per unit
    - i. 2 per unit (12 units) = **24 spaces**
  - d. 4 bedrooms: 2 per unit
    - i. 2 per unit (2 units) = **4 spaces**
  - e. **Maximum Allowable per Code: 69 spaces.**
  - f. **Design Plan Layout: 105 spaces.**

**i. WAIVER REQUESTED**

ii. **Commercial:**

- 1. Eating and Drinking:
  - a. 10 spaces per 1,000 sq. ft. (Min.)
  - b. 125% of minimum (12.5 spaces: 1,000) (Max)
    - i. Required: 90 min. 125 max.
    - ii. Design: Parking for two restaurants.
    - iii. Restaurant 1 = 4,700 sq ft. (4,700 / 1000 = 4.7 x 10 spaces per = **48 spaces**)
    - iv. Restaurant 2 = 7,100 sq ft. (7,100 / 1000 = 7.1 x 10 spaces per = **72 spaces**)
- 2. Office (General):
  - a. Less than 50,000 Sq Ft = 2.5 per 1,000 Sq Ft
    - i. Required: **42 spaces**
    - ii. Design: Parking garage provided to support 16,000 Sq Ft of Office. (16,000 sq ft / 1,000 = 16 x 2.5 spaces per = **42 spaces**)



3. Retail (General):
    - a. 3 per 1,000 Sq Ft.
      - i. Required: **13 spaces.**
      - ii. Design: Parking garage provided to support 4,250 Sq Ft of Retail. (4,250 sq ft / 1,000 = 4.3 x 3 = **13 spaces**)
  4. **Maximum Allowable per Code: 175 spaces**
  5. **Design Plan Layout: 289 spaces**
    - a. **WAIVER REQUESTED**
- c. (2) Adjustments to Required Vehicle Parking
- i. (6) Demonstration of Parking Need: Any parking provided that is less than minimum, or exceeds maximum can be reviewed by governing body.
    1. (A) Character: Mixed use site supporting many commercial uses require large parking counts.
    2. (B) Available parking: Dublin's historic core businesses requires additional parking to support needs. Additional public parking is being provided through project development. Current planning is for approximately 50 spaces +/- during the day and 100 spaces +/- during the evening would be available from the office space for use for the general public of the historic downtown area.
  - ii. (c) Accessible spaces: To be coordinated and provided to meet Ohio Building Code for chapter on Accessibility.
    1. Approximately 20 spaces will be provided across all levels of parking garage.
- d. (3) Required Bicycle Parking
- i. (a) Applicability: 6 or more required vehicular spaces require bicycle parking.
  - ii. (b) Minimum Requirements:
    1. **Residential:** 1 space for every 2 dwelling units:
      - a. Required: 42 units / 2 = 21 spaces.
      - b. Design: Bicycle parking will be within each condominium's private garage.
    2. **Commercial:** 1 space for every 10 required vehicular spaces.
      - a. Required: 245 (max) parking spaces required (Residential and Commercial spaces) = 1:10 spaces min. = **25 spaces.**
      - b. Design: 25 minimum spaces divided amongst multiple locations.
  - iii. (d) Location:
    1. To be located within walking distance. Residential units can locate their private bicycles in their garages for security.  
**WAIVER REQUESTED**
    2. Public bicycle storage will be w/in parking garage as well as on High Street rack locations & N. Riverview Road.
- b. (4) Off-street Parking Space and Aisle Dimensions:
- i. Per Table 153.065-B. 9' in width and 23' in length as required.



- c. **(5) Parking Structure Design:**
  - i. **(a) Entrance/Exit Lanes:**
    - 1. (1) Entrance for every 300 spaces.
      - a. Design: Over 300 combined spaces provided. (3) entrances provided at varying locations. Refer to Civil Drawings.
        - i. (1) entrance at High Street to 4<sup>th</sup> floor parking structure (Public)
        - ii. (1) entrance at High Street to 5<sup>th</sup> floor parking deck (Private)
        - iii. (1) entrance from N. Riverview Road to 1<sup>st</sup> floor parking structure (Public)
    - 2. Entrance Width: 16' or less (Single) 24' or less (Double).
      - a. Design: All entrances to comply
    - 3. Principal Frontage Street:
      - a. No entrance or exit allowed on Principal Frontage Street.  
**WAIVER REQUESTED**
  - ii. **(C) Interior Circulation:**
    - 1. Max. Aisle Length: Not to exceed 400'
      - a. Design: Aisle length less than 400'.
    - 2. Cross Aisles: 18' min; 24' max
      - a. Design: Aisle width at 22' wide.
    - 3. Ceiling Clearance: 12' where street frontage is occurring.
      - a. Design: No street frontage view is available to parking structure. 12' minimum not required.
    - 4. Ceiling Clearance: All others are min. 8'-6"
      - a. Design: 11'-4" floor to floor height provided.
- d. **(7) Required Loading Spaces**
  - i. **(a) Applicability:**
    - 1. **(1)** Contain principle structure of more than 25,000 square feet require loading space. See Table 153.065-C.
  - ii. **(b) Location:**
    - 1. **(5)** Off-street parking: To be counted as loading area. Signage to be provided as required.
    - 2. **(6)** Fire Access: Not allowed to be used a primary loading space.
  - iii. **(c) Number: Per Table 153.065-C:**
    - 1. Required: 50,0001 – 100,000 gross floor area: 2 loading spaces.
      - a. 2 loading spaces will be provided. See Civil.
  - iv. **(d) Design: Min. 12' wide and 30' long.**
    - 1. See Civil Engineer drawings.

iii. **(Item C) Stormwater Management:**

- 1. Refer to Civil Drawings for Bioswale provided.

iv. **(Item D) Landscaping and Tree Preservation:**

- 1. **(Item 1): General Provisions:** Attached is the Civil Engineer Tree Survey as part of the Final Development plan. Sheet C6. Refer to the sheet for anticipated tree(s) that are within the ROW and RBZ as well as the future building footprint that are affected and will require replacement or fee in place of waiver.



**v. (Item E) Fencing, Walls and Screening:**

1. (Item 1) Fence and Wall Standards: No walls on site that are planned will exceed 4' high between lot line and principal structure.
2. (Item 2) Street Walls: Street walls on site will not exceed 3' in high or create any visibility sight line issues. Current design for the street walls along High Street are to be brick of matching material to the site pavers. Materials to be reviewed at Final Design.
3. (Item 3) Street Wall Landscaping: Trees and shrubs are to be provided along High Street.
4. (Item 4) Screening: Roof top equipment to be fully screened from road with metal panel screen wall. Colors to be match materials used elsewhere on façade of metal panels.

**vi. (Item F) Exterior Lighting:**

1. The design of the exterior lighting is still underway. The intent is to follow the existing light pole type currently down High Street within the Historic Core.

**vii. (Item H) Signs:**

1. Current building signs are shown on the elevations at High Street (West) at the private entrance as a place holder. Any additional signage for tenants to the mixed use building along High Street to be submitted at time of tenant application for their required signage type and needs.



**ITEM 4:**

**WAIVER INFORMATION:**

- i. Section 153.062:
  - i. Item D; Item 2; b: Pitch Measure
    - 1. Requirement is set as pitch is to not be less than 6:12 pitch, nor more than 12:12. Roof pitch designed of contemporary transitional architecture elevation warranted flat roof(s) with metal cornice trim material. The locations of the flat roof design was located to the elevation facing the river, the terminal vista locations with towers as well as part of the High Street elevation as the contemporary transitional architecture at the East elevation transitions to the West Elevation.
- j. Section 153.062:
  - i. Item D; Item 4; a; Tower Quantity
    - 1. Requirement is set forth as one (1) tower is allowable. As part of architectural design in response to review comments from ART and ARB, two towers achieve the desired effect of two program necessities. One tower acting as the gateway into Historic Dublin. The second tower acting as a terminal vista for all patrons visiting downtown Dublin and looking for access to the parking garage contained on site.
- k. Section 153.062:
  - i. Item N; Item 1; a; 2; Front Property Line Coverage
    - 1. Requirement is set for front facades of principal buildings to meet minimum coverage of property within the RBZ. Requirement is at 75% coverage for Apartment and 80% coverage for Historic Mixed Use. Due to location of property line(s) extending to the South over the current parking lot which will become public plaza in the future, the existing sanitary manhole in place where direction was given to not infringe any closer than 10', as well as the future landing spot for the pedestrian bridge the building structure cannot extend any further to the South to meet the required coverage of 80%. The building cannot extend to the North due to directions to not extend any further to the current banks of the Indian Run River area for connection to future public path.
- l. Section 153.062:
  - i. Item O; Item 2; f; Roof Height:
    - 1. Due to varying grades along High Street and use of restaurant space at ground floor of Historic Mixed Use, the ground floor height is over 14' in height. The overall height of the building tries to maintain the 2-1/2 story height according to the local code however with the taller first floor space.
- m. Section 153.064;
  - viii. Item C; Item 1 & 2: Provision of Open Space.
    - 1. Requirement is set as to the minimum amount of open space for Residential and Commercial space. Residential space requirements are at 8,400 square feet.
  - ix. Item D; (2): Sustainability of Open Space:
    - 1. Provide a fee-in-lieu of open space requirements being met as noted within Item C of 153.064.



- b.** Section 153.065;
  - i.** Item B; (2); b: Adjustments to the Required Vehicle Parking;
    - 1.** This requirement is for a parking plan to be provided when exceeding the maximum requirements for parking. Maximum parking for the private residences was exceeded to meet client requests for private parking provided. The public parking spaces provided exceed the required maximum to support the building program type(s), however, additional parking was provided to support existing building(s) along High Street, as well as future buildings planned adjacent to proposed development.
- c.** Section 153.065;
  - i.** Item B; 1; f; Item 2: Pedestrian circulation for parking area:
    - 1.** This requirement is designed for surface parking lots and not parking garages. No surface parking contains over 50 spaces in development. Garage contains over 50 spaces per floor with open central area for vehicular and pedestrian circulation.
- d.** Section 153.065:
  - i.** Item; B; 3; d; 1: Required Bicycle Parking Location:
    - 1.** This requirement sets that bicycle parking is required within a certain distance of dwelling units. Each dwelling unit will have a private garage for bicycle storage requiring no additional bicycle racks for storage.
- e.** Section 153.065:
  - i.** Item B; 5; a; 3: Parking Structure Entrance to Principle Frontage Street:
    - 1.** This requirement does not allow for access to High Street. Per pervious coordination meetings with the City Engineer, it was designed to allow for High Street access to public parking for the 2 story mixes use building.

**CITY OF DUBLIN, OHIO**  
November 10th, 2014

**BRIDGESTREET CORRIDOR  
BASIC SITE PLAN APPLICATION  
West Side of Scioto River**

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- a. BRIDGESTREET CORRIDOR DEVELOPMENT CODE INFORMATION
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**ITEM 1:**

**EXISTING SITE INFORMATION**

2. **Existing Property Information:** Existing property was used as commercial property site with two (2) existing buildings located there, building numbers 94 and 100.

a. **List of all affected properties due to development:**

Property Address	Tax Parcel #	Existing Acreage
94 N. High Street	273-000004	7.253 acres
100 N. High Street	273-000108	3.242 acres
Future Parkland	273-012538	## acres
Future Parkland	273-102539	## acres

b. **Property Owner Information**

i. Crawford Hoying Development

1. 555 Metro Place North  
Suite 600  
Dublin, Ohio 43017

2. Point of Contact:

- a. Nelson Yoder  
614-335-2078 (direct)  
614-332-2065 (mobile)

ii. Adjacent Property Owner Information

Parcel #	Acreage	Owner	Tax Mailing Address	Physical Address
2 273-000027-00	0.335	84 High Co LTD	20 North Street, Dublin, OH 43017	84 N High Street
3 273-000028-00	0.186	72 High Company LTD	20 North Street, Dublin, OH 43017	72 H High Street
4 273-004081-00	0.15	73 High Company LTD	20 North Street, Dublin, OH 43017	
5 273-005565-00	0.62	BET Investments I LLC	20 North Street, Dublin, OH 43017	62 N Riverview Street
6 273-005564-00	1.186	Riverview Street Investments LTD	20 North Street, Dublin, OH 43017	62 N Riverview Street
7 273-000098-00	0.112	Coffman Company LTD	20 North Street, Dublin, OH 43017	53 N Riverview St
8 273-000073-00	0.119	BET Investments I LLC	20 North Street, Dublin, OH 43017	45 N Riverview St
9 273-000042-00	0.156	BET Investments I LLC	20 North Street, Dublin, OH 43017	37 N Riverview Street
10 273-000039-00	0.274	25 North Company LTD	20 North Street, Dublin, OH 43017	56 N High Street
11 273-000108-00	0.217	Lenders James M DDS Inc.	40 N High Street, Dublin, OH 43017	40 N High Street
12 273-000093-00	0.23	Bach, John and Michelle	5303 Erin Lane Ct, Dublin, OH 43017	36-38 N High Street
13 273-000071-00	0.16	25 North Company LTD	20 North Street, Dublin, OH 43017	26-28 N High
14 273-000016-00	0.111	25 North Company LTD	20 North Street, Dublin, OH 43017	24 N High Street
15 273-000053-00	0.267	JC Land Company LTD.	190 N High Street, Dublin, OH 43017	16 N High Street
16 273-000069-00	0.132	FBN Investments LLC.	PO Box 340796, Columbus, OH 43234 (Owner), mailing address is Fahey Bank	8-12 E Bridge Street
17 273-000177-00	0.02	Malooof Michael and Vanessa	6308 Wyler Ct, Dublin, OH 43016 (owner) Michael Malooof 2362 N High Street, Columbus, OH 43202 (tax)	16 E Bridge Street
18 273-000138-00	0.091	Malooof Michael and Vanessa	6308 Wyler Ct, Dublin, OH 43016 (owner) Fred Malooof 2362 N High Street, Columbus, OH 43202 (tax)	16-18 E Bridge Street
19 273-000032-00	0.211	Coffman Company LTD	20 North Street, Dublin, OH 43017	27 N Riverview Street
20 273-000107-00	0.18	BET Investments I LLC	20 North Street, Dublin, OH 43017	17 N Riverview Street
21 273-000068-00	0.318	BET Investments I LLC	20 North Street, Dublin, OH 43017	40 N Blacksmith Ln



## **ITEM 2:**

### **PROJECT DESCRIPTION**

A mixed use development building comprised of a two story Historic Mixed use building along High Street and an Apartment building along the river with a 4 story parking garage connecting the two program spaces.

#### **1. Existing Conditions:**

- a. Due to the unique topography of the site which changes elevation approximately 40 feet between High Street and the existing Pond on site, the building design engages the hillside to contain the parking and service elements of the building(s) and shield them from public view.
- b. High Street changes grade elevation approximately 12 vertical feet as High Street travels North out of the Historic Core of downtown Dublin. The change in elevation allows for the buildings along High Street to become separated into two buildings with multiple entrance points at varying elevations of entry.
- c. Existing sanitary sewer along High Street restricts the location of where we can construct our building. We will span over top of the sanitary line with a parking garage, however, at major intersections where a manhole occurs clearances will be provided.
- d. Existing Indian Run stream and path along the North side of our development restrict the location of our building. Clearances have been shown to not affect the site and runoff into the stream, as well as plan for incorporation of future planned amenities by the City of Dublin.

#### **2. Developed Site Amenities:**

- a. Development of the site will include open park space to meet the requirements for the Bridge Street Code, as well as connections to future planned public plaza at the intersection of High Street and Rockcross. The development of the High Street sidewalk street scape is to meet the requirements of the RBZ with amenities, landscaping, cross walk demarcation and materials deemed appropriate to the Bridge Street Code.

#### **3. Pedestrian Circulation:**

- a. Vehicular access to the development will be from multiple points of entry. Condominium owners will have access to the East side of the building via the future public road and have access to the 4 story parking garage. Another access point to the parking garage will be from High Street via a curb cut that leads directly to the top floor of the parking garage. This will serve as parking for the two story mixed use building along High Street. A third access point will be for a private access drive along High Street with a security gate. This drive will serve 5 private condominiums and will have restricted access from High Street with a right-in, right-out access.
- b. Pedestrian access is along the entire High Street façade with multiple entry points to the businesses contained within. Two separate lobbies will provide access to the 2<sup>nd</sup> floor business of the mixed use building. Each restaurant will have its own public entrance.
- c. Garage access for the public will be via an exterior stair and elevator access that will act as the Terminal Vista at the South façade of the building. This location will provide visual connection for the general public that access to the parking garage is available, as well as the stair and elevator will extend down to lower grade which will provide access to the planned Open Park Space and connection to the planned Bridge connector pad to be located on the property by the City of Dublin. This planned bridge will terminate at an elevation of approximately 807'; which resides approximately between the 3<sup>rd</sup> and 4<sup>th</sup> floor of our building. This will offer pedestrian's unobstructed views upon the final approach to the West side of the river to the building, as well as the planned plaza space at Rockcross by the City of Dublin.

#### **4. Architectural Design/Programming:**

- a. The retail and office component will reside within a 2 story building that is to parallel High Street and will begin just north of the building that currently contains the restaurant Oscar's. The 2 story building will have the retail and restaurant component on the first floor with an office building on the second floor.



- b. This two story building will contain a two level parking garage deck below that is to be used for the patrons of the restaurant as well as the office building patrons above per the calculations set forth in the BridgeStreet Corridor Development Code. Parking for the general public not associated with this building (i.e. – existing businesses in the area) could be made available to those businesses. As to whether or not a fee will be required to park is being researched by the Developer.
- c. The Parking garage(s) for the condominiums which contain both private garages and public parking will be located on individual floor decks and begin at the lowest level of the condominiums (P1) and continue up to the Fourth Floor (P4). The condominiums will wrap around the entire perimeter of the parking garage with access from the lowest level (P1), the High Street side (P4) and the top of the Garage Deck (P5) with surface parking for the private condominiums.
  - i. Total parking count to be approximately **394** spaces with a mixture of private garages and parking deck structure. Within this parking count it is anticipated that there are around 50 +/- spaces during normal business hours and 100 +/- spaces during the evening when the office space is unoccupied and available to the general public for use.
- d. The condominiums, totaling 42 separate units, of varying sizes for each unit, will begin on the lowest level (P1) and continue on the South Tower up to the 7<sup>th</sup> Floor.
  - i. (P1) is to contain (9) nine separate units, varying in size and style.
  - ii. (P2) is to contain (8) eight separate units, varying in size and style.
  - iii. (P3) is to contain (7) eight separate units, varying in size and style.
  - iv. (P4) is to contain (6) six separate units, varying in size and style.
  - v. (P5) is to contain (5) five separate units, varying in size and style.
  - vi. (P6) is to contain (5) five separate units, varying in size and style.
  - vii. (P7) is to contain (2) two separate units at the North Tower, varying in size and style with the South Tower containing (2) two units that are acting as the 2<sup>nd</sup> Floor of a unit from (P5).
- e. While the building(s) will all be constructed as one unit structural unit of concrete columns and slabs, the exterior façade is developed to read as separate structures between the East (river view) and West (High Street view), as well as separate structures along High Street itself.
- f. The High Street façade is designed to act as an extension of the Downtown Dublin Historic Core, and be 2 ½ stories in height with materials/forms to relate to the design requirements set forth for historic Dublin.
- g. The condominiums that comprise the East elevation and return along the North and South will be of an Architectural style that is Transitional between the Dublin Historic Core and the contemporary design of a larger condominium complex. Each apartment will have its own private balcony(ies) that are design into the context of the exterior elevation. This design will meet the requirements of the Conceptual Development Plan provided by the BridgeStreet Community Plan, providing multistory residential units overlooking the river.
- h. The existing pond will be retained during the duration of the project and access to the public for the park and the condominium residents will be made available with off street parking.



**ITEM 3:**  
**BRIDGESTREET CORRIDOR DEVELOPMENT CODE INFORMATION**

**1. Section 153.062 (Building Types):**

**i. (B) General Building Type Requirements:**

1. Per Item (3; a): Zoning Districts: Permitted Building Types per Table 153.062-A:
  - a. Historic Transition Neighborhood District.**
    - i. Historic Mixed Use allowable building type.
2. Per Item (3;b): Uses: Building meets requirements set forth in 153.059-A

**ii. (C) General Building Type Layout and Relationships:** Per Table 153.062-B  
(Incompatible Building Types): No compatibility issues are present.

**iii. (D) Roof Type Requirements:** All roof types to meet requirements set forth in Building Types 153.062 (O).

1. **(1) Parapet Height:** To meet the requirements set forth for height, wrapping entire façade, horizontal shadow lines.
2. **(2) Pitched Roofs:**
  - a. (b) Pitch Measure:**
    - i. **(1.)** Roof will not be less than 6:12 nor more than 12:12 on any building structure on site as required. Current roof pitch is set at **9:12**

**1. WAIVER REQUESTED**

- ii. **(2.)** Roofs without closed ridges (area wells) are to be designed to appear as closed from the ground level. Area well to be located on 2 story mixed use building on High Street.
        - 1. Ridge appears as continuous to hide all area wells from ground level.**
    - b. (c) Parallel Ridge Lines:** Where parallel ridge line runs parallel to any street, gabled ends, perpendicular ridge lines or dormers are to be added to interrupt mass of roof.
      - i. **2 story Mixed Use along High Street:** This roof contains a parallel ridge line.
      - ii. **Design revised to incorporate changes in elevation plane to reduce mass of roof. Gabled end incorporate as required.**
    - c. (d) Dormer Design:** Dormers added are scaled and appropriate to design of building type as required.
      - i. **No dormers included within design.**
    - d. (e) Gabled End:** An architecturally appropriate element is required.
      - i. **Architectural elevation to contain Gable end as required.**
    - e. (f) Roof Height:**
      - i. **(2)** All other districts require roofs without occupied space and/or dormers to be a maximum 1-1/2 times maximum floor height.
        - 1. Roof Height:** Current design on Condominium podium buildings exceed maximum floor height permitted, which in turn means Roof Height is exceeded.
          - a. WAIVER REQUESTED.**
        - 2. Two-story mixed use building is within allowable tolerances.**
          - a. Floor maximum height = 12' [1.5 x 12' = 18']**
            - i. Floor to floor = 11'-4" maximum**



- b. Roof Height = 24' for 2 story + 18 roof = 42'
  - i. Eave height = 24' to underside.
- c. Due to varying heights along High Street height at Ground Floor exceeds 12' and is at 14' currently.
  - i. **WAIVER REQUESTED.**

ii. (3) Flat Roofs:

- 1. (a) Flat roofs are permitted in Historic Transitional Neighborhood District.
  - a. **Flat roofs designed into East elevation facing river and transition along North and South elevation(s) as intent to blend historic transition architecture with Historic core architecture.**
- 2. (b) Eaves are encouraged on street facing facades.
  - a. **Eaves on elevations as shown and provided along High Street.**
- 3. (d) No more than 1/2 of front façade can consist of interrupting vertical wall.
  - a. **High Street is consisting as Front Façade and design meets criteria set forth.**
- 4. (e) Flat roofs located to screen equipment. An area well is being provided along High Street facing elevation. This roof section is not considered a Flat Roof by this section.
  - a. **Area well will meet the roof requirements of 153.062; Item D; Item b; Item (c) Parallel Ridge Lines.**

iii. (4) Towers:

- 1. (a) Quantity: Only one tower permitted.
  - a. (1) tower designed along South elevation as part of Terminal Vista requirement. Tower to also serve as way finding for public to locate parking structure contained within building.
  - b. (1) tower designed along NorthWest elevation as part of gateway transition into Historical Dublin.
  - c. **Waiver Requested**
- 2. (b) Tower Height: May exceed maximum building height and do not count as an additional story. Not to exceed the height of one additional upper floor as measured from top of roof deck to base of parapet or eave. Design modified for each individual tower not to exceed 1 story above adjacent roof line.

(E) Materials:

3. (1) Façade materials:

- a. (a) 80% of each façade to be of primary materials. Requirement to be meet by design.
- b. (b) Facades over 1,000 square feet (exclusive of windows and doors) to use a combination of primary materials to meet 80% requirement.





- v. **(G) Articulation of Stories on Street Facades:**
  - 1. Will meet requirements set forth for facades to be organized to follow the occupying floors.
- vi. **(H) Windows/Shutters/Awnings and Canopies**
  - 1. **(1) Windows**
    - a. **(a) Transparency:** Percentage to meet requirements set forth in 153.062(O) for each Building Type.
      - i. **Ground Floor Transparency: Meets minimum of 20% transparency at both High Street mixed use and Apartment Building.**
    - b. **(c) Spandrel Glass:** May be used, but not to be counted as part of calculations of minimum transparency requirements.
    - c. **(d) Window Materials:** Wood/Anodized Aluminum/metal-clad/ vinyl clad wood/steel or fiberglass are all approved materials.
      - i. **Design:** Intent is for two-story historic mixed use to utilize metal clad wood windows and the condominium elevations to utilize anodized aluminum and metal clad.
    - d. **(e) Wall Thickness:** Flush mounted windows prohibited. Windows will incorporate projecting sills, 1x4 nominal trim and brick molding as appropriate. Will incorporate into aluminum storefront entrances as necessary.
    - e. **(f) Window Proportions:** Windows at podium apartment building and historic mixed use will have vertical proportions to match architectural concepts.
  - 2. **(3) Canopies:** Any Architectural canopy to be designed will meet requirements set forth in design criteria for materials/anchoring method/light fixtures & roof design.
- vii. **(L) Vehicular Canopies:** No current canopies are designed. Should any canopy be designed it shall be submitted for review to meet the requirements set forth in design criteria.
- viii. **(M) Signs:** No current signs are designed. Should any signs be designed it shall be submitted for review to meet the requirements set forth in design criteria.
- ix. **(N) Individual Building Type Requirements:** Refer to each individual building type description for additional information. Noted below are miscellaneous character information to be followed.
  - 1. **Building Siting General Requirements:**
    - a. **Street Frontage:**
      - i. **(1) More than one (1) principal building type is permitted on one lot. All building type requirements shall be met for all principal structures.**
        - 1. **Building Types Provided:** Historic Mixed Use and Apartment Building.
      - ii. **(2) Front and Corner RBZ's shall be covered with principal structure, a street wall or a permitted open space at High Street.**
        - 1. **Front/Corner Requirement:** Open space to be provided at the corner of Front and Corner.
        - 2. **Facades w/in Principal Frontage Street:** Requirement set forth by Building Types to meet minimum requirements for coverage within the RBZ zone.
          - a. 80% coverage for Historic Mixed Use:  
**WAIVER REQUESTED**
          - b. 75% coverage for Apartment Building:  
**WAIVER REQUESTED**



iii. (5) Any part of the Front or corner RBZ not occupied by building shall have a landscape, patio or streetscape treatment.

1. **Treatments:** Patio(s) to be provided at both NorthWest and SouthWest corner of the building as part of patio space for restaurants.

b. **Buildable Area:**

i. (2) Unless otherwise noted, the side and rear yard setbacks are required to be landscaped and/or paved for pedestrian paths.

1. **Setbacks:** Rear yard setbacks will be met with landscaped and sidewalks for pedestrian paths. South side setback to follow along existing rockwall as part of project extents. Refer to Civil Engineering drawings. North side setback to follow along Indian Run parkland and over 30' of vertical drop. Future plans for pedestrian access planned by City of Dublin. Landscaping and private condominium entrances will be provided.

c. **Parking Location and Loading:**

i. (2) Parking located within Front or Corner RBZ where consistent with parking locations for the applicable building type is allowed.

3. **Section 153.064 (Open Space Types):**

i. **(Item C) Provision of Open Space:**

1. **Residential:** 200 Square Feet / Ea. Residential Unit = (42 units) x 200sq ft = **8,400** Square Feet of Open Space required.

b. **Residential Open Space Provided:** Approximately **9,314** Square Feet provided. Refer to Civil Drawings. Achieved

2. **Commercial:** 1 Square Foot / Every 50 Sq Ft Commercial Space = 32,500 Sq Ft (Commercial) / 50 Square Feet = **650** Square Feet of Open Space.

b. **Commercial Open Space Provided:** Approximately **650** Sq Ft of open space to be provided as part of future Plaza Park at corner of Rockcross and High Street. Achieved

ii. **(Item D) Sustainability of Open Space:**

1. The ART shall review proposed open space requirements. Pocket plaza and Pocket Park meet requirements set forth for area and proximity. Amenities will be provided within each park for benches, bicycles, art and/or structures. Passive activity only.

iii. **(Item E) Fee-In-Lieu of Open Space:** Not required at this time.

iv. **(Item F) Open Space Types:**

1. **Pocket Plaza:** To be provided per the illustrations of Table 153.064-A at SouthWest corner of property along High Street. Refer to Landscape Plan LS1.0. Area is to act as a congregation area for people approaching from South as well as entering/exiting parking garage and future bridge. Seating area(s) are required and are being incorporated as part of landscape walls. Other special features are encouraged.

b. **Requirements (Table 153.064):**

i. 300 Sq. Ft (Min): Exceed minimum requirements.

ii. 1,200 Sq. Ft (Max): 1,000 max is achieved

iii. 10' Min Dimension: Min. dimension is over 10'

iv. 30% of perimeter (min) along building/street. Over 30% along High Street.

2. **Pocket Park:** Small scale, primarily landscaped with active or passive recreation for needs of neighborhood residents in immediate vicinity. To be provided per



illustration of Table 153.064-A. Refer to Landscape Plan LS1.0. Pocket Park includes Bioswale as feature and is to have pathway to view as well as plantings that are natural to feature element. All other activity is to be passive as views to existing rock wall and pond and connection to bridge above.

**b. Requirements (Table 153.064):**

- i. .10 acres (Min): Not applicable
- ii. .50 acres (Max): Approximately 9,314 square feet = .21 acres.
- iii. No Min. Dimension; Not applicable
- iv. 30 % of perimeter: Over 30% along South face of building and to N. Riverview road access to apartments.

**v. (Item G) General Requirements:**

- 1. **(1) Size:** Per requirements of Table 153.604-A. Requirements met.
- 2. **(2) Access:** Per requirements of Table 153.604-A. Requirements met.
- 3. **(4) Improvements:**
  - b. **(c) Site Furnishings:** Benches, bicycle racks are permitted and will be provided to meet requirements of other sections of the code.
  - c. **(f) Maximum impervious and Semi-impervious Surface** permitted. Per Table 153.064-A, requirements are the following:
    - i. Historic Transition is allowable at Front or Corner Orientation with No designated sports fields, no playgrounds, no fully enclosed structures. A min of 40% and maximum of 80% impervious surface + 10% semi impervious surface and 20% max. open water. See Civil Engineer Drawings.
    - d. **(h) Fencing and Walls:** Some fencing will be provided along High Street for usage of plaza parks in conjunction with restaurants. Fences will be no more than 42" high with minimum opacity of 60%.
- 4. **(7) Stormwater Management:** No retention is currently planned within the open spaces. Stormwater management is being based on quality control to meet EPA standards in place of quantity control with detention. Final stormwater calculations are being conducted by the Civil Engineer.

**4. Section 153.065 (Site Development Standards):**

**i. (Item B) Parking and Loading:**

**1. (Item 1): General Provisions:**

**b. (b) Parking Location:**

- i. **(1) On-Site:** As located on plan(s). Not to be located within required setbacks.
    - 1. Design: Parking structure not located within set-backs. Refer to other sub sections for their requirements.
  - ii. **(3) Off-Street:** Count towards minimum requirements set forth by Table 153.065-A. Some parking locations will have time limitations and restrictions for fire equipment access.
- c. **(c) Electric Charging Points:** Documents in process for coordination and implementation. Must meet minimum requirement of 1 for every 200 spaces. Would require approximately 2 charging stations.
    - i. **(2) spaces provided on the (P4) parking level. Most generally accessible parking garage level.**
  - d. **(d) Lighting:** Documents in process for coordination and implementation.
  - e. **(e) Landscaping:** Documents in process for coordination and implementation. On-street parking only affected. All other parking through parking garage structure. No landscaping required at parking structure.



- f. **(f)** Parking Plan required: Refer to attached exhibit to meet requirements set forth of Table 153.065-A.
  - i. **(2)** Parking area with over 50 spaces requires compliance with pedestrian circulation standards. This requirement is designed for surface parking lots and not parking garages. No surface parking contains over 50 spaces.
    - 1. Parking structure contains over 50 spaces as it can hold approximately 394 spaces with support for the private residents and the office/retail/restaurant space. Current planning is for approximately 50 spaces +/- during the day and 100 spaces +/- during the evening would be available from the office space for use for the general public of the historic downtown area.

**2. WAIVER REQUESTED**

ii. **(Item 2): Required Vehicular Parking:**

- 1. **(a)** Min. and Max Amount Required
- b. **(1)** Per Table 153-065-A: See attached Exhibit for calculations:

i. **Residential:**

- 1. Dwelling-Multiple Family:
  - a. 1 bedroom: 1.5 per unit
    - i. 1 per unit (3 units) = **3 spaces**
  - b. 2 bedrooms: 1.5 per unit
    - i. 1.5 per unit (25 units) = **37.5 spaces**
  - c. 3 bedrooms: 2 per unit
    - i. 2 per unit (12 units) = **24 spaces**
  - d. 4 bedrooms: 2 per unit
    - i. 2 per unit (2 units) = **4 spaces**
  - e. **Maximum Allowable per Code: 69 spaces.**
  - f. **Design Plan Layout: 105 spaces.**

**i. WAIVER REQUESTED**

ii. **Commercial:**

- 1. Eating and Drinking:
  - a. 10 spaces per 1,000 sq. ft. (Min.)
  - b. 125% of minimum (12.5 spaces: 1,000) (Max)
    - i. Required: 90 min. 125 max.
    - ii. Design: Parking for two restaurants.
    - iii. Restaurant 1 = 4,700 sq ft. (4,700 / 1000 = 4.7 x 10 spaces per = **48 spaces**)
    - iv. Restaurant 2 = 7,100 sq ft. (7,100 / 1000 = 7.1 x 10 spaces per = **72 spaces**)
- 2. Office (General):
  - a. Less than 50,000 Sq Ft = 2.5 per 1,000 Sq Ft
    - i. Required: **42 spaces**
    - ii. Design: Parking garage provided to support 16,000 Sq Ft of Office. (16,000 sq ft / 1,000 = 16 x 2.5 spaces per = **42 spaces**)



3. Retail (General):
    - a. 3 per 1,000 Sq Ft.
      - i. Required: **13 spaces.**
      - ii. Design: Parking garage provided to support 4,250 Sq Ft of Retail. (4,250 sq ft / 1,000 = 4.3 x 3 = **13 spaces**)
  4. **Maximum Allowable per Code: 175 spaces**
  5. **Design Plan Layout: 289 spaces**
    - a. **WAIVER REQUESTED**
- c. (2) Adjustments to Required Vehicle Parking
- i. (6) Demonstration of Parking Need: Any parking provided that is less than minimum, or exceeds maximum can be reviewed by governing body.
    1. (A) Character: Mixed use site supporting many commercial uses require large parking counts.
    2. (B) Available parking: Dublin's historic core businesses requires additional parking to support needs. Additional public parking is being provided through project development. Current planning is for approximately 50 spaces +/- during the day and 100 spaces +/- during the evening would be available from the office space for use for the general public of the historic downtown area.
  - ii. (c) Accessible spaces: To be coordinated and provided to meet Ohio Building Code for chapter on Accessibility.
    1. Approximately 20 spaces will be provided across all levels of parking garage.
- d. (3) Required Bicycle Parking
- i. (a) Applicability: 6 or more required vehicular spaces require bicycle parking.
  - ii. (b) Minimum Requirements:
    1. **Residential:** 1 space for every 2 dwelling units:
      - a. Required: 42 units / 2 = 21 spaces.
      - b. Design: Bicycle parking will be within each condominium's private garage.
    2. **Commercial:** 1 space for every 10 required vehicular spaces.
      - a. Required: 245 (max) parking spaces required (Residential and Commercial spaces) = 1:10 spaces min. = **25 spaces.**
      - b. Design: 25 minimum spaces divided amongst multiple locations.
  - iii. (d) Location:
    1. To be located within walking distance. Residential units can locate their private bicycles in their garages for security.  
**WAIVER REQUESTED**
    2. Public bicycle storage will be w/in parking garage as well as on High Street rack locations & N. Riverview Road.
- b. (4) Off-street Parking Space and Aisle Dimensions:
- i. Per Table 153.065-B. 9' in width and 23' in length as required.



- c. **(5) Parking Structure Design:**
  - i. **(a) Entrance/Exit Lanes:**
    - 1. (1) Entrance for every 300 spaces.
      - a. Design: Over 300 combined spaces provided. (3) entrances provided at varying locations. Refer to Civil Drawings.
        - i. (1) entrance at High Street to 4<sup>th</sup> floor parking structure (Public)
        - ii. (1) entrance at High Street to 5<sup>th</sup> floor parking deck (Private)
        - iii. (1) entrance from N. Riverview Road to 1<sup>st</sup> floor parking structure (Public)
    - 2. Entrance Width: 16' or less (Single) 24' or less (Double).
      - a. Design: All entrances to comply
    - 3. Principal Frontage Street:
      - a. No entrance or exit allowed on Principal Frontage Street.
  - ii. **(C) Interior Circulation:**
    - 1. Max. Aisle Length: Not to exceed 400'
      - a. Design: Aisle length less than 400'.
    - 2. Cross Aisles: 18' min; 24' max
      - a. Design: Aisle width at 22' wide.
    - 3. Ceiling Clearance: 12' where street frontage is occurring.
      - a. Design: No street frontage view is available to parking structure. 12' minimum not required.
    - 4. Ceiling Clearance: All others are min. 8'-6"
      - a. Design: 11'-4" floor to floor height provided.
- d. **(7) Required Loading Spaces**
  - i. **(a) Applicability:**
    - 1. **(1)** Contain principle structure of more than 25,000 square feet require loading space. See Table 153.065-C.
  - ii. **(b) Location:**
    - 1. **(5)** Off-street parking: To be counted as loading area. Signage to be provided as required.
    - 2. **(6)** Fire Access: Not allowed to be used a primary loading space.
  - iii. **(c) Number: Per Table 153.065-C:**
    - 1. Required: 50,0001 – 100,000 gross floor area: 2 loading spaces.
      - a. 2 loading spaces will be provided. See Civil.
  - iv. **(d) Design: Min. 12' wide and 30' long.**
    - 1. See Civil Engineer drawings.

- iii. **(Item C) Stormwater Management:**
  - 1. Refer to Civil Drawings for Bioswale provided.

- iv. **(Item D) Landscaping and Tree Preservation:**
  - 1. **(Item 1): General Provisions:** Attached is the Civil Engineer Tree Survey as part of the Final Development plan. Sheet C6. Refer to the sheet for anticipated tree(s) that are within the ROW and RBZ as well as the future building footprint that are affected and will require replacement or fee in place of waiver.



**v. (Item E) Fencing, Walls and Screening:**

1. (Item 1) Fence and Wall Standards: No walls on site that are planned will exceed 4' high between lot line and principal structure.
2. (Item 2) Street Walls: Street walls on site will not exceed 3' in high or create any visibility sight line issues. Current design for the street walls along High Street are to be brick of matching material to the site pavers. Materials to be reviewed at Final Design.
3. (Item 3) Street Wall Landscaping: Trees and shrubs are to be provided along High Street.
4. (Item 4) Screening: Roof top equipment to be fully screened from road with metal panel screen wall. Colors to be match materials used elsewhere on façade of metal panels.

**vi. (Item F) Exterior Lighting:**

1. The design of the exterior lighting is still underway. The intent is to follow the existing light pole type currently down High Street within the Historic Core.

**vii. (Item H) Signs:**

1. Current building signs are shown on the elevations at High Street (West) at the private entrance as a place holder. Any additional signage for tenants to the mixed use building along High Street to be submitted at time of tenant application for their required signage type and needs.



**ITEM 4:**

**WAIVER INFORMATION:**

- i. Section 153.062:
  - i. Item D; Item 2; b: Pitch Measure
    - 1. Requirement is set as pitch is to not be less than 6:12 pitch, nor more than 12:12. Roof pitch designed of contemporary transitional architecture elevation warranted flat roof(s) with metal cornice trim material. The locations of the flat roof design was located to the elevation facing the river, the terminal vista locations with towers as well as part of the High Street elevation as the contemporary transitional architecture at the East elevation transitions to the West Elevation.
- j. Section 153.062:
  - i. Item D; Item 4; a; Tower Quantity
    - 1. Requirement is set forth as one (1) tower is allowable. As part of architectural design in response to review comments from ART and ARB, two towers achieve the desired effect of two program necessities. One tower acting as the gateway into Historic Dublin. The second tower acting as a terminal vista for all patrons visiting downtown Dublin and looking for access to the parking garage contained on site.
- k. Section 153.062:
  - i. Item N; Item 1; a; 2; Front Property Line Coverage
    - 1. Requirement is set for front facades of principal buildings to meet minimum coverage of property within the RBZ. Requirement is at 75% coverage for Apartment and 80% coverage for Historic Mixed Use. Due to location of property line(s) extending to the South over the current parking lot which will become public plaza in the future, the existing sanitary manhole in place where direction was given to not infringe any closer than 10', as well as the future landing spot for the pedestrian bridge the building structure cannot extend any further to the South to meet the required coverage of 80%. The building cannot extend to the North due to directions to not extend any further to the current banks of the Indian Run River area for connection to future public path.
- l. Section 153.062:
  - i. Item O; Item 2; f; Roof Height:
    - 1. Due to varying grades along High Street and use of restaurant space at ground floor of Historic Mixed Use, the ground floor height is over 14' in height. The overall height of the building tries to maintain the 2-1/2 story height according to the local code however with the taller first floor space.
- m. Section 153.064;
  - viii. Item C; Item 1 & 2: Provision of Open Space.
    - 1. Requirement is set as to the minimum amount of open space for Residential and Commercial space. Residential space requirements are at 8,400 square feet.
  - ix. Item D; (2): Sustainability of Open Space:
    - 1. Provide a fee-in-lieu of open space requirements being met as noted within Item C of 153.064.



- b.** Section 153.065;
  - i.** Item B; (2); b: Adjustments to the Required Vehicle Parking;
    - 1.** This requirement is for a parking plan to be provided when exceeding the maximum requirements for parking. Maximum parking for the private residences was exceeded to meet client requests for private parking provided. The public parking spaces provided exceed the required maximum to support the building program type(s), however, additional parking was provided to support existing building(s) along High Street, as well as future buildings planned adjacent to proposed development.
- c.** Section 153.065;
  - i.** Item B; 1; f; Item 2: Pedestrian circulation for parking area:
    - 1.** This requirement is designed for surface parking lots and not parking garages. No surface parking contains over 50 spaces in development. Garage contains over 50 spaces per floor with open central area for vehicular and pedestrian circulation.
- d.** Section 153.065:
  - i.** Item; B; 3; d; 1: Required Bicycle Parking Location:
    - 1.** This requirement sets that bicycle parking is required within a certain distance of dwelling units. Each dwelling unit will have a private garage for bicycle storage requiring no additional bicycle racks for storage.
- e.** Section 153.065:
  - i.** Item B; 5; a; 3: Parking Structure Entrance to Principle Frontage Street:
    - 1.** This requirement does not allow for access to High Street. Per pervious coordination meetings with the City Engineer, it was designed to allow for High Street access to public parking for the 2 story mixes use building.