

Development Plan Review

14-106 DP-ARB– Bridge Park West

Mixed-Use Development Project

Historic Transition District - High Street

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

Date of Application Acceptance

Monday, November 3, 2014

Date of ART Recommendation to the Architectural Review Board

Thursday, November 06, 2014

Date of Architectural Review Board Determination

Wednesday, November 19, 2014

Case Manager

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PART I: Application Overview

<i>Zoning District</i>	BSC Historic Transition
<i>Review Type</i>	Development Plan Review
<i>Development Proposal</i>	42 units of multiple-family residential, 16,650 sq. ft. office, 11,800 sq. ft. restaurant and 4,200 sq. ft. retail; a parking garage, 0.21 acres of open space and associated site improvements on a ±2.4 acre site.
<i>Use</i>	Multiple-family dwellings, retail, restaurant, office and associated accessory uses.
<i>Building Types</i>	Apartment Building w/ internal garage (1 building); Historic Mixed Use (3 buildings)
<i>Administrative Departures</i>	None <i>(Previously approved by ART, October 16, 2014)</i> Section 153.060 (C)(6)(a) and 153.063(D)(3)(d) Apartment – Required Mid-Building Pedestrianways. Site grade constraints inhibit creation of a Mid-Building Pedestrianway.
<i>Development Plan Waivers</i>	None <i>(Previously approved by ARB, October 22, 2014)</i> 1) Section 153.060/153.063; (2) Maximum block length exceeds 300 foot length permitted in Historic Transition District; perimeter exceeds the 1,000 foot maximum permitted. 2) Section 153.060 (C)(6)(a);Midblock Pedestrian Way: Historic Mixed Use Building 3) Section 153.063 (D)(4) (b):Building heights - Apartment Building exceeds 2½ story limit.
<i>Property Owner</i>	Crawford Hoying Development Partners
<i>Applicant</i>	Michael Burmeister, OHM Advisors
<i>Representative</i>	Nelson Yoder, Crawford Hoying Development
<i>Case Managers</i>	Joanne Shelly, RLA, AICP, LEEDBP+C, Urban Designer / Landscape Architect Jennifer Rauch, Senior Planner

Application Review Procedure: Development Plan Review

The purpose of this application for Development Plan review is to evaluate, the integration of the Bridge Park West mixed-use development into the Bridge Street Historic Transition District. The Development Plan review includes an analysis of the project based on the Principles of Walkable Urbanism and the Community Plan's (Bridge Street District Area Plan) objectives for this area. This application is not intended to provide a determination on all project details associated with the public or private realm; further details will be determined with the Basic Site Plan/Site Plan Review, and Final Plat. The review of the Development Plan provides an opportunity for public input at an early stage of the development process. A Development Plan review is required prior to submission for applications for Site Plan Reviews.

Following acceptance of a complete application for Development Plan review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(E) applicable to Development Plan reviews §153.066(J) and §153.066(I) for Waivers (if necessary). A determination by the Architectural Review Board is required not more than 28 days from the date the request was submitted unless a time extension is agreed to by the applicant and the City.

Application History

Informal Review

The Architectural Review Board conducted three informal reviews for the project on May 21, August 27 and October 28th. Comments were provided to the applicant regarding architecture, building massing and location.

Basic Development Plan

The Administrative Review Team approved an Administrative Departure and recommended approval of the Basic Development Plan with three Waivers on October 16, 2014. The Architectural Review Board approved the Basic Development Plan and the three Waivers on October 22, 2014.

Application Contents and Overview

Development Plan

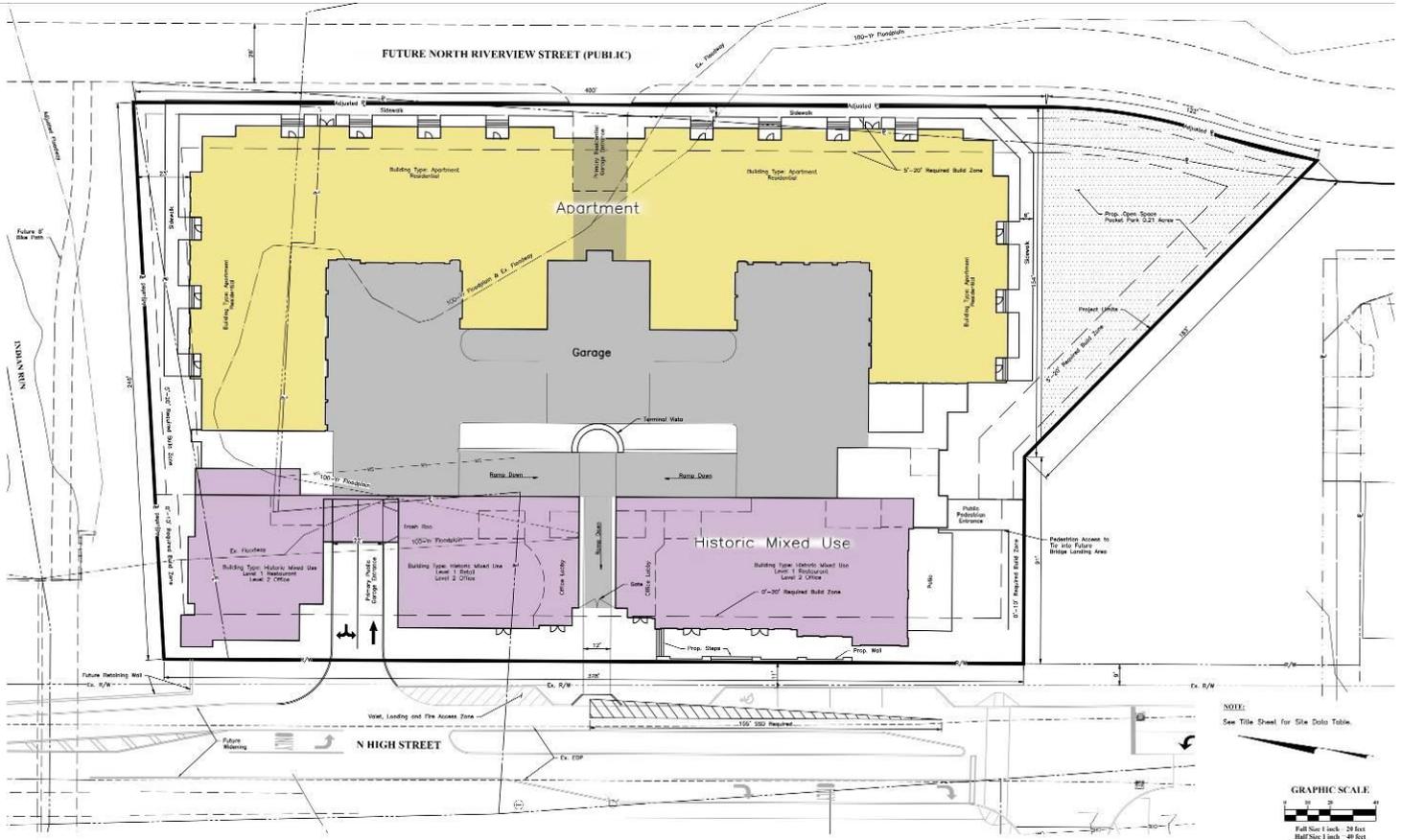
The project elements under review as part of the Development Plan include the proposed street network, block framework and street types, which set the tone for the public realm. The proposed plan includes:

- ±2.4 acres of an existing commercial site redeveloped with three Historic Mixed-Use Buildings set along North High Street and one Apartment Building positioned along the proposed North Riverview Street extension.
- An integrated parking structure with two public access points (North High Street and proposed North Riverview Street extension) and one private access (High Street).

Land Use. The applicant has identified the following uses and square footages for this project (final details to be determined at the Site Plan Review):

- Residential: 42 unit apartment condominiums; 92,000 sq. ft.
- Office: 16,650 sq. ft.
- Restaurant: 11,800 sq. ft.
- Retail/Service: 4,200 sq. ft.
- Parking: private and public, count to be determined.

Public/Private Street Network. This Development Plan proposes three mixed use buildings and one residential building on a single block. Configuration of the street network including new streets is currently under analysis by the City. Public streets bordering this development will not be dedicated as part of this project, but will include right-of-way adjustments and other improvements in coordination with this development. Details regarding design and construction of these improvements will be determined through the development agreement process. Street improvements include:



- North High Street – adjustments to the road, right-of-way and associated easements will be necessary; coordinating the design of the public realm with the private development including creation of turn lanes and lane separation barriers as well as improvements to the right-of-way.
- North Riverview Street – proposed extension north from the intersection with North Street (through to North High Street) will be necessary for permanent fire access and temporary construction access.

Block Size and Access. The Development Plan application is intended to establish the framework of streets and blocks enabling future development consistent with the Community Plan (BSD Area Plan and Thoroughfare Plan) and the BSD zoning regulations, in addition to the Principles of Walkable Urbanism included in the Code.

A single block is proposed for this development. Access is primarily from North High Street (west) and the proposed North Riverview Street extension (east); the north property line abuts the Indian Run and the south property line abuts the open space currently under analysis for the pedestrian bridge, park and access. Changes to the site grade limit the opportunity for midblock pedestrianways; however, the development creates other opportunities for pedestrian circulation through the site at midblock via garage circulation. A Waiver was previously approved for this requirement.

Street Types. The site plans will incorporate typical street treatments for the Principal Frontage Street (High Street) and Neighborhood Streets (North Riverview Street).

Plat. No platting is required.

Site Conditions. The plat shows existing site conditions, including the existing parcel lines, rights-of-way, building footprints, vehicular use areas, grades, and utilities. The most significant site condition is steep slope created by a series of exposed rock walls.

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 Site Plan Review. Water service has been preliminarily identified and final details will be required as part of the Site Plan Review.

Preliminary stormwater management calculations have been provided for the private elements of the project. The City of Dublin's Stormwater Management Design Manual does not require this project to provide quantity control as it is directly connected to the Scioto River. The site will have to provide the required quality control measures required by the OEPA in the General Construction Permit. The plans show that the public parallel parking spaces may be used to provide the quality control needs; however, the City's Stormwater Design Manual does not allow this because the permeable pavers in parallel parking areas are for public roadway stormwater compliance. Additional areas will be needed within the blocks that can provide the necessary stormwater quality control. This could be integrated appropriately with the open space required by the Zoning Code.

In addition, the drainage from the parking garage needs careful consideration especially in terms of flood routing. Additional details as to how the building and garage drains connect to the public system along the roadways will also be needed with the Site Plan Review.

Open Space. Open space is required, with the locations and acreages to be determined with the Development Plan and Site Plan Review. Preliminary locations of an open space have been provided. Public access easements for all publicly accessible open spaces will need to be included with the Site Plan Review.

Tree Preservation. A tree preservation plan has been provided, but neither a detailed tree survey list nor a tree replacement plan have been provided. Code Section 153.065(D)(9)(b) provides for exemptions to tree replacements requirements where removal of trees on any portion of the lot required by the Code to be occupied by a structure, for the provision of utilities, and removal of trees deemed hazardous by the City Forester. Areas of the plan have been designated for tree preservation, a tree survey and additional information regarding preservation and replacement must be provided with the Site Plan Review.

PART II: Administrative Review Team Comments

Planning, Engineering, and Parks & Open Space

The Bridge Park West mixed-use development project is one of the first major redevelopment projects within Historic Dublin under the Bridge Street District. Given its high degree of visibility along North High Street, this development will set the tone for this portion of the Bridge Street District, influencing future projects and making a statement about the ability to implement urban development in suburban communities like Dublin.

The street connections, block framework, site, building, and open space designs for the Bridge Park West mixed-use development must serve as examples of desirable Bridge Street District development, and this can only be accomplished through exacting attention to detail, thorough and well-coordinated planning, and adherence to applicable Code requirements. Following review of the Development Plan, many additional details will need to be identified and coordinated through the more detailed Site Plan Review process.

The following are the primary considerations from Planning, Engineering, and Parks & Open Space regarding the Development Plan.

Development Agreement. At this time, City Council has not approved a development agreement, although the Administration is actively working with the developer to establish terms. Among other items, the development agreement may address the following:

- Public improvement design and construction responsibilities including North Riverview Street extension;
- Park and open space issues;
- Parking facility;
- Project phasing; and
- Function, design, and maintenance responsibilities for publically accessible facilities.

Public/Private Street Network. A new roadway shown as a North Riverview Street extension is currently under preliminary analysis. On-street parking for both North High Street and North Riverview Street extension has been finalized to the extent possible for the Development Plan, however, further design and development will occur through the City process. The analysis and final design for these streets should include options for bus/transit, bicycles, ADA parking, fire access and loading zones. In keeping with the Principals of Walkable urbanism the pedestrian environment should be prioritized including the detailing of crosswalks.

Block Size. Two Waivers were previously approved by the ARB for block size for the Apartment and Historic Mixed Use Buildings exceeding the maximum block length along their frontage and the perimeter. The intent of the block size requirements is to prohibit overly large “superblocks” that preclude pedestrian connectivity and fail to appropriately distribute vehicular traffic. However, these blocks are interrupted by driveways into the development and a high level of streetscape detail is proposed for the pedestrian realm. In addition, physical constraints of topography and floodplain limit the potential for creating appropriate blocks.

Block Access. Vehicular access is permitted from Principal Frontage Streets only with the approval of the City Engineer (Section 153.060 (C)(5)(a)). The City Engineer has reviewed the proposed access points and traffic improvements proposed for North High Street and approved the proposed access points along North High Street. Additional information including anticipated traffic counts, required turn lane storage, curb cut design will need to be finalized prior to Site Plan Review for review by Engineering.

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

Open Space Type, Distribution, Suitability and Design. One of the best opportunities for the Bridge Park West development is the provision of an exceptional public realm, enhanced by high quality urban open space nodes at this high visibility gateway and vista locations. While this project includes a variety of quality, private open spaces, many in the form of rooftop terraces and gathering spaces, residents, visitors, and workers from these locations will generate a need for other public spaces outside of its private realm. The applicant should continue to work with the City to identify and provide the required open space within the walkable distance requirements of the Code, consistent with the open space character and network considerations described in the Historic Transition Neighborhood Standards.

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

ODOT Easement. There is an existing ODOT easement along North High Street and the proposed development is within this easement. A proposal to reduce the limits of the easement is under review by ODOT and will need to be finalized as part of the Site Plan Review.

Floodplain. The proposed site is located within the current limits of the floodway and floodplain, which do not allow construction of the proposed buildings in accordance with Chapter 151. A request for a modification to these limits is under review by ODNR and FEMA and all zoning and building permit approvals will be conditional based on the approval by FEMA of the proposed floodplain and floodway revisions.

Adherence to Zoning Code regulations. Refer to the ART Analysis and Determinations at the end of this report for a preliminary analysis of the applicable Code regulations.

Fire

From the Washington Township Fire Department perspective the Bridge Street Zoning Code provisions include street network options that facilitates fire operations in conjunction with reduced drive aisle widths and reduced turning radii. The City of Dublin staff is reviewing options for an extension of North Riverview Street 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 prior to or with the development the above conditions could be removed. Drive aisle width could be reduced to 22 feet and allow fire aerial apparatus to approach from two different directions to the corners of the seven-story structure.

Building Standards

The applicant should develop a master plan to show loading areas both on and off private property. They need to also look at locations for utilities (transformers, generators, HVAC equipment etc.) early in the project.

Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Plan Review Criteria – Development Plan

The Administrative Review Team should review this application based on the review criteria for applications for Development Plan Review, and consider the following responses:

- 1) Development Plan is Substantially Similar to Basic Development Plan.
Criterion met: The Development Plan is substantially similar to the approved Basic Development Plan.
- 2) Lots and Blocks Meet Requirements of Section 153.060.
Criterion met with approved Waivers: The project involves only one block, which meets the applicable Code requirements of Section 153.060, with the approved Waivers regarding the block length and perimeter of the High Street and proposed North Riverview Street extension.
- 3) Street System is Consistent with the BSC Street Network Map of Section 153.061 and Traffic Can Be Adequately Accommodated.
Criterion met with conditions: The proposed improvements to North High Street and the proposed North Riverview Street extension will be needed to accommodate anticipated traffic and meet the requirements of the Washington Township Fire Department. Engineering has been involved in the traffic studies and proposed road design and improvements, and additional information regarding the final details will be required with the Site Plan Review.

Additional details regarding design and construction of the North Riverview Street extension will need to be determined through the development agreement process.

- a. Resolution of fire access
 - b. Resolution of shared parking agreements (existing and future)
- 4) Street Types are Consistent with the Principles of Walkable Urbanism of Sections 153.057-058 and Coordinate with the Proposed Development.
Criterion met. The varied massing and scale of the building and the public realm along North High Street have been laid out to create a highly walkable, pedestrian scaled environment. Development of future multi-use paths as well as providing multiple circulation options contribute to the connectivity to the community and neighborhood. Respect for the site's geological features and proposed outdoor spaces which take advantage of vistas will contribute to the sense of place. Shared parking strategies can be used to encourage a "park once" strategy for multiple destinations.
 - 5) Buildings and Open Spaces are Appropriately Sited.
Criterion met. Preliminary information regarding open space types has been included for the Development Plan. Details for each open space type, including the intended users, exact acreages required and provided, and general program should be determined as part of the Site Plan Review.

- 6) Application is Consistent with the Neighborhood Standards of Section 153.063.
Criterion met The Bridge Park West mixed-use development is one of the first and most significant steps toward development of the Scioto River Corridor, serving as a centerpiece of the Bridge Street District. Given its high visibility along several of the most prominent streets not only in the Bridge Street District, but the City of Dublin, it is imperative that this development fit well within the Historic District and begin to set the tone for the this area of the Bridge Street District.

As this proposal moves forward to Basic Site Plan Review and Site Plan Review, the applicant will be required to demonstrate compliance with the intent of the placemaking elements outlined in this section, including gateways, open space networks, and public realm.

- 7) Phasing.
Criterion met with condition: The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the development, all of which will be required as part of the development agreement.
- 8) Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents.
Criterion met: The intent for the Historic Transition Neighborhood District is to establish a mixed-use neighborhood with a diversity of uses located in the Historic District. Streets, buildings and open spaces should be designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity. The Development Plan sets forth a framework that enables a walkable, mixed-use project in proximity to the Historic District. At this stage, the project is consistent with the Principles of Walkable Urbanism of Section 153.057.
- 9) Adequate and Efficient Infrastructure.
Criterion met: The proposed orientation to the existing and proposed street, existing and proposed public open space and pedestrian network is appropriate. The applicant should continue to work with the City to identify and provide the required open space within the walkable distance requirements of the Code, consistent with the open space character and network considerations described in the Neighborhood Standards section. The applicant will need to provide an outline of the details for each open space type, exact acreages required and provided at the Development Plan Review, with determinations as part of the Site Plan Review. Details regarding the resolution of shared parking agreements (existing and future) will need to be determined through the development agreement process.
- 10) Utilities.
Criterion met with condition. Proposed utility lines are adequately sized and located to serve the development. Detail design plans regarding water and sanitary services shall be provided at Site Plan Review. Final details regarding the floodplain map revision and the ODOT easement revision will also be required as part of the Site Plan Review.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

The Architectural Review Board approved the Basic Development Plan with 5 conditions:

- 1) That the applicant work with the City to establish a development agreement for this project;
- 2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal Frontage Street;
- 3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;

- 4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 5) That the applicant provide an outline of the details for each open space type, including the intended users, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Several of these conditions require action on the part of the City before they can be fulfilled. There is an ongoing effort by City staff and the developer to resolve these issues, but some conditions will need to be continued for the Development Plan with final resolution occurring through the development agreement and Site Plan Review. The Administrative Review Team recommends approval of the Development Plan with 6 conditions:

- 1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
 - a. Resolution of design & construction of North Riverview Street extension
 - b. Resolution of shared parking agreements (existing and future)
- 2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan which ensures fire accessibility throughout the site.
- 3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review.
- 4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review, with details to be determined as part of the Site Plan Review.
- 5) The applicant provides a demolition/construction plan and schedule.
- 6) The applicant continues to address Engineering details as part of the Site Plan Review.

ART ANALYSIS AND DETERMINATIONS – DEVELOPMENT PLAN

Applicable Development Plan Review Criteria

Includes 153.060 - Lots and Blocks, 153.061 – Street Types, and 153.063 – Neighborhood Standards.

153.060 – Lots and Blocks		
Code Section	Requirement	Met/Notes
(A)	Intent	Met. The project involves a series of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation.
(B)	Applicability	Met. This project involves new development, and therefore the provisions of 153.060 apply.
(C)(1)(a)	Interconnected Street Pattern	Met with Condition. – development plan does not resolve potential extension of Riverview (north to High Street)
(C)(2)(b)/ Table 153.060-A	Maximum Block Dimensions <i>(Refer to Attachment for Block Labels)</i>	Met with Approved Waiver. Historic Transition Neighborhood: (300') Block length: High Street: 378 ft.; Riverview 400 ft.; north façade: 246 ft.; south façade: 245 ft. Total perimeter: 1,271 ft. (1,000 allowed)
(C)(2)(c)	Shopping Corridors	N/A
(C)(3)(a)	Block Configuration	Met. Blocks are generally rectangular in shape.
(C)(3)(b)	Front Property Lines (FPL)	Met with Condition. Second front property line will potentially be a future public neighborhood street.
(C)(4)(a)-(c)	Principal Frontage Streets (PFS)	Met.
(C)(5)	Block Access Configurations	Met, Approval by City Engineer - SPR. Vehicular access is shown off of the following designated Principal Frontage street, High Street and off the Neighborhood Street, North Riverview Street extension.
		Two (midblock) access points off of High Street – north entry: public, two lanes in, one lane out; south entry: private, right in/right out
(C)(6)	Mid-Block Pedestrianways	Met with approved Waiver. Mid-block pedestrianways are required on blocks exceeding 400 ft. in length (all blocks). Mid-block breaks are shown on the High Street and Riverview Facades; however, they are primarily vehicular garage access points and not pedestrian ways. Refer to 153.060(c) (f) Exceptions – where existing barriers limit the extension of street network, streets shall be created to match the above requirements to the maximum extent practical. The change in grade west to east across the site would limit the feasibility of a publically accessible mid-block pedestrian way.
(C)(7)	Typical Lot Dimensions	Met.
(C)(9)	Street Frontage	Met/SPR.

153.061 – Street Types		
Code Section	Requirement	Met/Notes
(A)	Intent	Met.
(B)	Applicability	Met. A revised design for a North Riverview Street extension has been proposed independent of this development plan.
(C)(1)	Street Families	High Street Corridor Connector Street; 76'-100' ft. right-of-way; TBD by City engineer
		Riverview Street Neighborhood Street; 65' ft. right-of-way; TBD by City engineer
(C)(3)	Existing Streets	The City is considering a revised alignment and continuation of North Riverview Street north to an intersection on High Street, independent of this development plan.
(D)(1)	Street Frontage Requirements	Met.
(D)(2)	Vehicular Access	Met- Approved by City Engineer - SPR. Vehicular access is shown off of the designated Principal Frontage street, High Street Refer to 153.060(C)(5) above.
(E)(1)	Typical Street Elements	Met/SPR. <i>Bicycle Facilities</i> : Details to be determined with Site Plan Review.
		PP/SPR. <i>Vehicular On-Street Parking</i> : The plans preliminarily show on-street parking. Details to be determined with Preliminary/Final Plat and Site Plan review.
		PP/FP/ SPR. <i>Crosswalks</i> : Crosswalks and vehicular access points will need to be coordinated along public streets as the public street plans are developed, independent of this development plan.
(F)	Curb Radii	N/A
(G)	Fire Access	Met with Condition/SPR. <i>Room to Pass</i> – 26' street width
		Met with Condition/SPR. <i>Building Access Zones</i> – Should be coordinated with fire hydrant locations, and may coincide with loading zones. Locations and design details to be determined with the Development and Site Plan Reviews. A revised design for a North Riverview Street extension has been proposed to accommodate the fire access requirements of this development plan. Design and construction of this road will be finalized through the development agreement.

153.063 – Neighborhood Standards		
Code Section	Requirement	Met/Notes
(F)(3)	Block, Access, Street Layout	Met. Cross-referenced with 153.060 and 153.061 above.
(F)(4)	Building Types	Met / Waiver requested The apartment building will require waivers for height.
		SPR. <i>Pedestrian-Oriented Streetscape</i> .
		SPR. <i>Street Terminations</i> : Street termination elements should be provided at the terminal vista of proposed Rock Cress Parkway and the proposed pedestrian bridge. Details to be determined as part of the Site Plan Review. Since the terminations are intended to enhance the character of the public realm and provide vista to a destination, the details should be determined as part of the Basic and Final Site Plan Review and coordinated with the adjacent proposed buildings and open spaces.

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