



# **Site Plan Review**

## **15-014ARB-SP – Bridge Park West**

### **Mixed-Use Development Project**

### **Historic Transition District - High Street**

This is a request for a development of a two-story mixed-use building, 40 condominium units in a seven-story building with associated parking and site improvements, along the east side of High Street approximately 280 feet north of the intersection of North Street. This is a request for review and recommendation to the Architectural Review Board of a Site Plan Review under the provisions of Zoning Code Section 153.066.

#### **Date of Application Acceptance**

Thursday, February 12, 2015

#### **Date of ART Recommendation to the Architectural Review Board**

Thursday, April 9, 2015

#### **Date of Architectural Review Board**

Wednesday, April 15, 2015

#### **Case Manager**

Jennifer Rauch, Senior Planner, (614) 410-4690 | jrauch@dublin.oh.us

## **PART I: Application Overview**

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<i>Zoning District</i>	BSC Historic Transition
<i>Review Type</i>	Site Plan Review
<i>Development Proposal</i>	40 units of multiple-family residential, 14,570 sq. ft. office, 8,800 sq. ft. restaurant and 4,479 sq. ft. retail; 320 parking spaces (garage, private and public), 0.21 acres of open space and associated site improvements.
<i>Use</i>	Multiple-family dwellings, mixed use retail, restaurant, office and associated accessory uses.
<i>Building Types</i>	Apartment Building w/ internal garage (1); Historic Mixed Use (3)
<i>Site Plan Waivers</i>	<i>Historic Mixed Use Buildings</i> 1) Pitched Roof Requirements 2) Tower Height 3) Front Property Line Coverage 4) Non-street Transparency 5) Vertical Increment Requirements 6) Number of Entrances  <i>Apartment Building</i> 7) Façade Materials – Apartment Building 8) Front Property Line Coverage - Apartment Building 9) Corner Side Coverage – Apartment Building 10) Minimum Finished Floor Elevation – Apartment Building 11) Vertical Increment Requirements – Apartment Building  <i>General</i> 12) Pocket Park Street Frontage Requirement
<i>Property Owner</i>	Crawford Hoying Development
<i>Applicant</i>	Michael Burmeister, OHM Advisors
<i>Representative</i>	Nelson Yoder, Crawford Hoying Development
<i>Case Manager</i>	Jennifer Rauch, AICP, Senior Planner

## **Application Review Procedures**

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The Site Plan Review is the final step in the zoning review process following approval of the Basic Development and Basic Site Plans, and the Development Plan. The purpose of the Site Plan Review is to serve as an analysis of the arrangement of proposed uses, buildings, open spaces, parking arrangements, landscaping, and all other site details.

Waivers may be submitted for any project element that deviates from one or more of the requirements of the Bridge Street District zoning regulations and that not qualify for an Administrative Departure. The required reviewing body must find that the requested Waivers meet the criteria of Zoning Code Section 153.066(I)(6) prior to approval.

The Administrative Review Team is required to make recommendations (approve/approve with conditions/disapprove) on 2 items with respect to the Bridge Park West application. These are listed in the order in which determinations are needed.

**1) Site Plan Waivers – 12 proposed**

**ART Recommendation:** Approval of 12 Waivers.

**2) Site Plan**

**ART Recommendation:** Approval with 29 conditions.

**Application History**

*Informal Review*

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

May 21, 2014

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

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

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

August 27, 2014

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

October 29, 2014

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

#### *Basic Development Plan Review*

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

#### *Development Plan Review*

##### *Basic Site Plan Review*

The Architectural Review Board approved a Development Plan and a Basic Site Plan and eight Site Plan Waivers on November 19, 2014.

#### *Informal – Architecture*

The Architectural Review Board provided informal review and feedback for a future Site Plan on December 10, 2014. The Board comments were regarding proposed modifications to the architecture and site plan. The group discussed the building massing, materials, windows, lighting and the pedestrian realm. The Board expressed support of the modifications made to the proposed drawings, which reflect a more historic design theme across the North High Street elevation.

## **Application Contents and Overview**

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#### *Overview*

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

The proposed plan includes four buildings:

- Apartment building (1);
  - 40 condominium units
  - Seven stories
  - Five-story integrated parking structure; 320 parking spaces (public & private)
- Historic Mixed Use buildings (3)
  - 14,570 sq. ft. office
  - 8,880 sq. ft. restaurant
  - 4,479 sq. ft. retail
- 0.21 acres of open space
- Associated site improvements

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

*Vehicular Circulation.* The proposed site layout includes three mixed use buildings and one residential building on a single block. Two public access points (North High Street and proposed North Riverview Street extension) and one private access (North High Street) are provided.

*Architecture.* The plan proposes one Apartment Building Type and three Historic Mixed Use Building Types per the Bridge Street District zoning regulations. The architecture represents a refined version of the material reviewed by the Architectural Review Board's review on December 10, 2014. The overall design theme provides consistent use of materials, colors and window details which ties the architectural together and comply with Historic color and material palette requirements.

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

*Open Space Type, Distribution, Suitability and Design.* The proposed open spaces meets Code requirements for minimum dedication (±.20 acres). Other residual green space areas do not meet open space size, dimension and location standards. Open space is to be provided along the southeastern corner of the property in a location which respects and takes visual advantage

of the unique geological cliff formation and future vistas east towards the proposed pedestrian bridge. 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 future pedestrian bridge.

*Parking.* The parking structure integrated into the apartment building has entries on the front of both building types (two on North High Street and one on North Riverview Street) as recommended by staff to avoid undesirable traffic circulation issues and destruction of geological features. Front entries are not allowed by Bridge Street Code without the approval of the City Engineer, which has been granted.

## **PART II: Administrative Review Team Analysis**

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### **Planning, Building Standards, and Parks & Open Space**

#### **Building Types and Architecture**

*Parapet Roof.* Plans generally indicate a parapet height of 2.5 feet on the Apartment building and 3 feet on the Historic Mixed Use buildings, which meet Code. More detailed information will be required with the building permit submission to ensure adherence to the Code requirements.

*Pitched Roof.* Code requires pitched roofs slopes between 6:12 and 12:12. All pitched roofs meet the requirement, with the exception of the tower located on the north building along North High Street. The proposed roof pitch is 3:12, requiring a Waiver.

*Façade Materials.* Code requires 80% of each façade to be made of primary materials, which are not met on the Apartment Building and will require a Waiver. The calculations provided on the drawings do not exclude the glass, as required by Code and should be revised. In several instances, the drawings indicate a Waiver where one is not needed. Tile accents proposed on the tower elements along North High Street are not a permitted primary or secondary material and will need to be approved by the Architectural Review Board.

*Tower Height.* Towers may exceed the maximum building height, but not be greater than the height of one addition upper floor of the building to which the tower is applied. The southern tower along North High Street does not meet the requirement; however, the tower proposed on the north building exceeds the requirement. A Waiver is required to be approved for the height increase.

*Entrance Design.* Code requires entrances to include architectural features to effectively address the street and provide a pedestrian scale at the street. The entrances located along North High Street provide the necessary architectural features with a combination of awnings, transom windows above the door, and molding. The entrances located along the North Riverview Street extension façade lack these details and will need to revise the drawings to meet the requirement.

*Windows, Awnings and Canopies.* All windows in masonry walls are required to have the

appropriate lintels and sills. Several elevations do not meet this requirement and the plans will need to be revised to incorporate these elements. The plans indicate vinyl clad windows and aluminum windows throughout the elevations for which additional details regarding the specific windows selected will need to be provided. The proposed towers include frosted glass on the upper portions of the towers to address concerns regarding the internal illumination of the tower. Planning and Building agree with the intent, but have concerns regarding the use of frosted glass. The recommendation is to use fritted glass in lieu of the frosted glass, providing an opportunity to incorporate a unique design feature in the tower. The plans indicate the awning colors will be determined by each tenant. The applicant will need to work with Planning to coordinate a complementary color palette for the buildings, prior to the installation.

*Balconies.* The maximum façade coverage permitted for balconies is 40%. The proposal varies and appears to meet the requirement, but additional calculations are needed for the north and south elevations to ensure compliance.

*Front and Corner Side Property Line Coverage.* The applicant has outlined the project limits, but the proposal is part of a larger parcel and the requirements for property line coverage are based on those numbers. The total required front property line coverage required along North Riverview Street is 75%, 47% is provided. The corner side property line is required to be occupied at North Riverview Street and North Street, but due to the project limits and the narrowness of the parcel at the corner with North Street, this requirement is not met. Along North High Street, the required front property line coverage is 80%, 48% is provided. Waivers are required for Front and Corner Side Property Line Coverage on North Riverview Street and for Front Property Line Coverage North High Street

*Non-street Facing Transparency.* For both building types, the minimum transparency for non-street facing elevations is 15%. The interior courtyard elevation transparencies vary, but do not meet this requirement and a Waiver is required.

*Finished Floor Elevations.* Code requires a minimum finished floor elevation of 2.5 feet above the adjacent sidewalk which cannot be maintained with the change in topography across the site, a Waiver is required.

*Vertical Increments Required.* Code requires architectural elements or forms to divide the surface of a façade into pedestrian scaled vertical elements. The Apartment building and the Historic Mixed Use buildings require vertical increments no greater than 40 feet and 30 feet, respectively. These increments exceed the requirement in several instances and a Waiver is required.

*Building Entrances.* Code requires 1 entrance per 40 feet of façade for the Historic Mixed Use buildings. Along North High Street, 9 entrances are required, 7 are provided. An Administrative Departure by the ART is required to approve. In addition, a means of egress from the south entrance must be designed, as the south landing and associated plaza for the proposed pedestrian bridge has not been designed. The applicant will need to work with Building and Planning on the design and approved prior to the issuance of building permit.

## **Parking**

Code permits a minimum and maximum number of parking spaces based on the number of units and square footage, which is 211 and 257, respectively. The proposed parking counts total 320 parking spaces, which exceed the minimum and maximum requirements. The parking count separates private and public parking spaces. There are 105 private parking spaces, which are designated for the residential units only and exceed Code.

There are 215 spaces remaining of which 141 parking spaces would be required to meet the minimum number for the commercial uses. This would leave 74 excess spaces which will serve a public need for parking in the Historic District, with its proximity to the proposed pedestrian bridge and associated park. The site data tables included on the plans are inconsistent and have significant discrepancies and will need to be corrected prior to the building permit submission.

A designated loading, valet, and fire access area are indicated along North High Street. The applicant should continue to work with Planning and Building to further define this area.

## **Open Space**

*Provision of Open Space.* The proposed open space meets Code requirements for minimum dedication ( $\pm$ .20 acres). Other residual green space areas do not meet open space size, dimension and location standards. Open space is to be provided along the southeastern corner of the property in a location which respects and takes visual advantage of the unique geological cliff formation and future vistas east towards the proposed pedestrian bridge.

*General Requirements.* A portion of the open space contains a 432-square-foot generator area screened with a brick and stone enclosure with fiber cement gates. The minimum percentage of street frontage required for a pocket park is 30%, 17% is provided with the exclusion of the generator enclosure which requires a Waiver. Additionally, Planning is concerned with the reduced aesthetic that is created with the inclusion of the generator along the public sidewalk at the entrance to the development and within the only public open space. Planning recommends the applicant work with staff to find an alternative location or use the enclosure design as an opportunity to provide an improved aesthetic solution.

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 future pedestrian bridge. The applicant is proposing to alter the location of the property lines as part of the development agreement. One alteration affects the north property line and reduces the area identified by Parks and Open Space for a path connection along the Indian Run to the Scioto River. Planning and Parks have met with the applicant to determine an alternative solution regarding the location and provision of this connection. The developer should continue to work with staff regarding the details and location of this connection, and will be responsible for the construction for this segment of the path.

## **Landscape and Tree Preservation**

*Street Trees.* Code requires 1 tree per 40 feet of frontage. Three additional street trees are needed along North Riverview Street and one tree should be relocated from along North High Street to meet the requirement.

*Streetscape.* The proposed streetscape design along North High Street meet the Streetscape Guidelines. The proposed plans indicate an encroachment into the right-of-way at the southern end of North High Street buildings, which will require approval by City Council. The applicant will need to work with staff regarding final location of street furniture along North High Street where several benches interfere with the required clear walking space adjacent to the on-street parking spaces.

### **Fences, Walls and Screening**

*Retaining walls.* A retaining wall is shown at the northwest corner of the site adjacent to the existing culvert. The details and structural information regarding the proposed retaining wall will be required with the building permit submission. Additionally, Planning and Engineering recommend the incorporation of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation. The applicant should work with Planning and Engineering on the design and detail of this wall to ensure a safe and aesthetic barrier is provided.

*Mechanicals.* All service structures and mechanicals are required to be screened by the parapet or separate screening structure. The proposed plans generally indicate a parapet height of 2.5 feet on the Apartment building and 3 feet on the Historic Mixed Use buildings. Metal screening is also indicated on the plans to screen any rooftop mechanicals. Prior to the submission of building permits, a more detailed roof plan will need to be submitted for review and approval by the Planning and Building department. The plan will need to show the location of all mechanical equipment within the designated mechanical spaces on the roof and Code required screening. Additionally, the location of the parking garage exhaust fans, equipment and grills will need to be shown and approved by Planning (for screening) and Building Standards prior to the issuance of building permits.

### **Lighting**

The applicant has provided fixtures for the various elevations. Additional details regarding the specifications for each fixture will need to be provided to ensure Code is met. A site photometric plan will also be required with the building permit to ensure compliance.

### **Signs**

Preliminary sign locations are shown on the elevations. Without an approved master sign plan for the entire development, individual signs must be approved by the Architectural Review Board.

### **Engineering**

*Grading & Utilities.* A public sanitary sewer structure is at the southwest corner of the property and a 36-inch sewer 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 building permit submission. Water service has been preliminarily identified and final details will be required as part of the building permit submission.

*FEMA.* The adjustments to the floodplain/floodway have been accepted by FEMA, but will not take effect until August 1, 2015. The information provided indicates that no building permits can be issued prior to this date. The applicant should continue to work with Engineering regarding the timing and approval of building permits as it relates to the acceptance of the adjustments to the floodway by FEMA. FEMA approval will be required should the applicant wish to complete grading and filling within the affected area prior to the August date.

*North Riverview Street.* The proposal shows bike racks on east side of the North Riverview Street, which should be removed. Washington Township Fire Department has indicated concern regarding the proposed loading spaces and fire access shown on the east side of North Riverview Street, across from the Apartment building. The 26-foot width needs to be maintained as a clear zone and no parking (temporary or permanent) is permitted. The applicant should work with Washington Township regarding the location of the loading spaces and how the area will be designated and maintained. Additionally, the applicant should work with Engineering and Planning regarding the interim condition of the terminus of North Riverview Street at the northeast corner of the site.

*Stormwater.* Consistent with the City of Dublin Stormwater Management Design Manual, stormwater detention (quantity management) is not required due to the proximity to the Scioto River; however, quality control will be required. Stormwater management is integrated on-site through bioretention swale within the open. A detailed stormwater plan was provided and will be required to demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer. The applicant will need to continue to work with staff regarding the details of the bioretention swale.

## Fire

*Fire Access.* The Washington Township Fire Department's comments were raised as part of the Basic Plan and Development Plan Reviews, and repeated for the Site Plan Review.

The City of Dublin staff is reviewing options for an extension of North Riverview Street north of the intersection with North Street, connecting to North High Street to create additional connectivity and accommodate the future circulation needs, including access for construction and future park access. As these plans have not been finalized and the timing of the road's 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 addressed if North Riverview Street extension is not available.

The length of a dead-end North Riverview Street without the future extension is more than 300 feet from the southeast corner of the building to North Street, which 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.

Based on the topography of the site and height of building exceeding three stories, the rear access (North Riverview Street) would be a required to have an 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.

The turning radius for North Street at North Riverview Street would be required to meet the requirements of DFC Section D103.3. The minimum turning radius is a 45 foot outside radius and 25 foot inside radius for fire apparatus access roads.

When the North Riverview Street extension is constructed the above conditions could be removed and the drive aisle width could be reduced to 22 feet and allow fire aerial apparatus to approach from two different directions to the corners of the seven-story structure. Washington Township Fire Department has indicated a timeframe of 2-5 years is expected for the completion of the North Riverview Street extension across the Indian Run. The applicant will continue to work the City Administration to address the timing for the extension as part of the development agreement.

### **Development Agreement**

City Council has not yet approved a development agreement, although the City Administration is actively working with the developer to establish agreeable terms. The development agreement is expected to address the following, at a minimum:

- Public improvement design and construction responsibilities including North Riverview Street extension;
- Park and open space issues;
- Parking facility and policy issues;
- Property line adjustments;
- Other public and private development investment responsibilities;
- Project phasing; and
- Function, design, and maintenance responsibilities for publically accessible facilities.

## **PART III: Applicable Review Standards**

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### **1. Waiver Review Criteria**

#### *Historic Mixed Use Buildings*

1. Section 153.062(D)(2) – Pitched Roof - 6:12 to 12:12 (permitted) – 3:12 (requested)
  - a. Request is caused by unique site and circulation issues.  
*Not applicable.*
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criteria met.* Proposed roof pitch is located on the northern tower element along North High Street and is appropriate with the proposed design.

- c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The proposed pitch is appropriate with tower design.
2. Section 153.062(D)(4) – Tower Height – 12 feet additional (permitted) – 16 feet (requested)
- a. Request is caused by unique site and circulation issues.  
*Not applicable.*
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criteria met.* Proposed height increase is created by a grade change across the site and the height of the *tower* contributes to the prominence of the features as an element to define the terminal vista as outlined in the Historic Transition Neighborhood standards.
  - c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The proposed tower provides a visual element at the terminal vista on North High Street.
3. Section 153.062(O)(9)(a)(1) – Front Property Line Coverage – 80% (required) – 48% (requested)
- a. Request is caused by unique site and circulation issues.  
*Criterion met.* The existing parcel line is larger than the proposed project limits; however, the property line coverage requirements are based on entire site. The applicant intends to adjust the property lines at a later date, making the site more compliant.
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criterion met.* The proposal includes two entrances off North High Street, which reduce the area located within the RBZ. Access to these buildings is located only along North High Street limiting the opportunity to increase the front property line coverage.
  - c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The fronts of the buildings are located with the required RBZ to the maximum extent possible and provide a pedestrian scale design. The entrances located

along North High Street have been minimized to limit the amount of space between the buildings and provide a cohesive streetscape.

4. Section 153.062(O)(9)(a)(1) – Non-street Facing Transparency – 15% (required) – 0-4% (requested)
  - a. Request is caused by unique site and circulation issues.  
*Criteria met.* The view of the area included on this side of the building in an interior courtyard is limited to a few residents and service vehicles.
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criteria met.* The applicant has made great efforts to provide the building transparency on all floors of all elevations while ensuring the buildings remain architecturally appropriate. The areas where transparency is less than the minimum requirement are located in the interior courtyard areas of the building.
  - c. Request does not authorize any use or open space type not permitted in the District  
*Criterion met.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The proposed transparencies are architecturally appropriate and consistent with the proposed architectural character of the buildings.
5. Section 153.062(O)(9)(d)(4) – Vertical Increments – No greater than 30 feet (required) – amount varies (requested)
  - a. Request is caused by unique site and circulation issues.  
*Criterion met.* The applicant has made great efforts to provide as many required vertical façade divisions as architecturally appropriate to the scale of the buildings, while avoiding “cluttered” façades.
  - b. Not requested solely to reduce cost or as a matter of general convenience.  
*Criterion met.* See 5, a.
  - c. Request does not authorize any use or open space type not permitted in the District.  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The proposed vertical façade divisions are architecturally appropriate and consistent with the proposed architectural character of the buildings.
6. Section 153.062(O)(9)(d)(3) – Number of Entrances – One per 40 feet, or 9 entrances (required) – 7 provided (requested)
  - a. Request is caused by unique site and circulation issues.  
(See b, below)

- b. Not requested solely to reduce cost or as a matter of general convenience  
*Criteria met.* The building façade provides a series of entrances to access the individual tenant spaces and is pedestrian in nature. Additional doors are located within close proximity to the required locations, but do not meet the technical requirement.
- c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
- d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The quality and pedestrian scale of the development is not diminished with the request.

#### *Apartment Building*

- 7. Section 153.062(E)(1) – Primary Building Materials – 80% (required) – varies (requested)
  - a. Request is caused by unique site and circulation issues.
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criteria met.* The applicant is proposing to use a variety of materials to accent and provide visual interest in character with the modern architectural style of the building.
  - c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The proposed application of materials and balance of permitted primary and secondary materials is appropriate.
- 8. Section 153.062(O)(3)(a)(1) – Front Property Line Coverage – 75% (required) – 47% (requested)
  - a. Request is caused by unique site and circulation issues.  
*Criterion met.* The existing parcel line is larger than the proposed project limits; however, the property line coverage requirements are based on entire site. The applicant intends to adjust the property lines at a later date, making the site more compliant.
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criterion met.* The proposal includes a vehicular entrance off North Riverview Street, which reduce the area located within the RBZ. Access to these building is located only along North Riverview Street limiting the opportunity to increase the front property line coverage. Additionally, the required open space is located along the Front Property Line.

- c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.* The fronts of the buildings are located with the required RBZ to the maximum extent possible and provide a pedestrian scale design. The entrances located along North High Street have been minimized to limit the amount of space between the buildings and provide a cohesive streetscape
9. Section 153.062(O)(3)(a)(1) – Occupation of Corner (required) – vacant (requested)
- a. Request is caused by unique site and circulation issues.  
*Criterion met.* The existing parcel line is larger than the proposed project limits; however, the property line coverage requirements are based on entire site. The applicant intends to adjust the property lines at a later date, making the site compliant.
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criterion met.* The corner side property line is required to be occupied at North Riverview Street and North Street, but due to the project limits and the narrowness of the parcel at the corner with North Street this cannot be accommodated.
  - c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality  
*Criterion met.*
10. Section 153.062(O)(3)(b) – Minimum Finished Floor Elevation – 2.5 feet (required) – varies (requested)
- a. Request is caused by unique site and circulation issues.  
*Criterion met.* The grade change across the site limits the ability to consistently provide a minimum finished floor of 2.5 feet from the sidewalk.
  - b. Not requested solely to reduce cost or as a matter of general convenience  
*Criterion met.* The topography and required grading create the need for additional stairs and ramps in certain locations and at-grade conditions in other locations.
  - c. Request does not authorize any use or open space type not permitted in the District  
*Not applicable.*
  - d. Request will ensure that the development is of equal or greater development quality

*Criterion met.* The overall design is not diminished with the proposed request. The proposed entrances are significant and easily identifiable.

11. Section 153.062(O)(3)(d)(4) – Vertical Increments – No greater than 30 feet (required) – varies (requested)

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

*Criterion met.* The applicant has made great efforts to provide as many required vertical façade divisions as architecturally appropriate to the scale of the buildings, while avoiding “cluttered” façades.

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

*Criterion met.*

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

*Not applicable.*

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

*Criterion met.* The proposed vertical façade divisions are architecturally appropriate and consistent with the proposed architectural character of the buildings.

*General Waiver*

12. Section 153.064(G) – Minimum Street Right-of-Way Frontage 30% (required) – 17% (requested)

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

(See b, below)

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

*Criteria met.* The existing parcel line is larger than the proposed project limits; however, the street frontage requirements are based on entire site. The applicant intends to adjust the property lines at a later date, making the site more compliant.

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

*Not applicable.*

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

*Criterion met.* The narrowness of the parcel at the corner with North Street limits the extent of the open space. Existing trees and the exposed rock face provide great amenities to the open space, but limit the opportunity to increase the street frontage.

## 2. Site Plan Review Criteria

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

- (a) Consistency with Approved Development Plan  
*Met.* The Site Plan Review is generally consistent with the Development Plan previously approved by the ARB.
- (b) Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065  
*Met with conditions or Site Plan Waivers.* As reviewed in this report, all appropriate sections of the Code are either met, met with conditions, met following approval of a Site Plan Waiver.
- (c) Safe and Efficient Circulation  
*Met with conditions.* The approved street network provides for safe and efficient circulation within and around this site, with ART comments outlined within the report.
- (d) Coordination and Integration of Buildings and Structures  
*Met.*
- (g) Desirable Open Space Type, Distribution, Suitability, and Design  
*Met with conditions.* This proposal meets the requirements for open space, with conditions and waivers outlined in the report.
- (h) Provision of Public Services  
*Met with condition.* The details of providing the services in a desirable manner will need to be coordinated and finalized to the City Engineer' satisfaction prior to the issuance of building permits.
- (h) Stormwater Management  
*Met with condition.* The final plans providing stormwater details and design shall be coordinated and finalized with the building permit.
- (i) Phasing  
*Met.* This proposal will be completed in one phase. Construction should be coordinated with the proposed North Riverview Street extension. A detailed phasing plan has been provided regarding tree removal, demolition and construction, as was required with previous applications.
- (j) Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents  
*Met with conditions.* The proposal is consistent the goal of creating a mixed use walkable development within the Historic Transition District of the Bridge Street District Plan and is consistent with the principles of walkable urbanism described in Code Section 153.057.

## **PART IV: Administrative Review Team Recommendation**

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### **Site Plan Waivers**

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

#### *Historic Mixed Use Buildings*

- 1) Pitched Roof Requirements
- 2) Tower Height
- 3) Front Property Line Coverage
- 4) Non-street Transparency
- 5) Vertical Increment Requirements
- 6) Number of Entrances

#### *Apartment Building*

- 7) Façade Materials – Apartment Building
- 8) Front Property Line Coverage - Apartment Building
- 9) Corner Side Coverage – Apartment Building
- 10) Minimum Finished Floor Elevation – Apartment Building
- 11) Vertical Increment Requirements – Apartment Building

#### *General*

- 12) Pocket Park Street Frontage Requirement

The Administrative Review Team recommends **approval** to the Architectural Review Board for the request for Site Plan Review with the following 29 **conditions**:

### **A. Conditions to be met with building permit submission**

- 1) More detailed information regarding the heights of the parapets will be required with the building permit submission to ensure adherence to the Code requirements.
- 2) The calculations provided on the drawings regarding material provision should be revised to accurately reflect the requirements.
- 3) The details and structural information regarding the proposed retaining wall shown at the northwest corner of the site adjacent to the existing culvert will be required with the building permit submission.
- 4) Prior to the submission of building permits, a more detailed roof plan will need to be submitted for review and approval by the Planning and Building department. All mechanical equipment within the designated mechanical spaces on the roof and Code required screening will need to be shown.
- 5) A means of egress from the south entrance must be designed and approved.
- 6) A site photometric plan will be required with the building permit to ensure compliance.
- 7) The location of the parking garage exhaust fans, equipment and grills will need to be shown and approved by Planning and Building prior to the issuance of building permits.
- 8) Additional details regarding sanitary and water service will be required as part of the building permit submission.

- 9) The applicant will need to continue to work with staff regarding the details of the bioretention swale.
- 10) Additional details regarding the specifications for each fixture will need to be provided to ensure Code is met.
- 11) The site data tables included on the plans are inconsistent and have significant discrepancies and will need to be corrected prior to the building permit submission.
- 12) The applicant should continue to work with Planning and Building to further define designated loading, valet, and fire access area indicated along North High Street this area.
- 13) The applicant should continue to work with Engineering regarding the timing and approval of building permits as it relates to the acceptance of the adjustments to the floodway by FEMA.

#### **B. Required Site Plan revisions and submissions**

- 14) The entrances located along the North Riverview Street extension façade lack the required entrance details and the drawings will need to be revised to meet the requirement.
- 15) The plans will need to be revised to incorporate the required lintel and sill treatment.
- 16) The plans will need to be revised to incorporate 3 additional street trees along North Riverview Street and relocate one of the proposed trees along North High Street to meet the requirement.
- 17) The proposal indicated the inclusion of bike racks on east side of the North Riverview Street, which should be removed from the plans.
- 18) The proposed towers use fritted glass in lieu of the proposed frosted glass, providing an opportunity to incorporate a unique design feature in the tower.
- 19) Additional calculations be provided regarding the balcony percentage for the north and south elevations.

#### **C. Additional Architectural Review Board approvals required**

- 20) A master sign plan will need to be approved for the entire development or individual signs may be brought forward for approval by the Architectural Review Board.

#### **D. Additional Staff approvals required**

- 21) Additional details regarding the specific windows selected will need to be provided.
- 22) The applicant work with Planning to coordinate a complementary color palette for the building awnings.
- 23) The applicant work with staff to find an alternative location or use the generator enclosure design as an opportunity to provide a more aesthetic solution.
- 24) The developer should continue to work with staff regarding the details and location of the pedestrian connection located along the Indian Run, and be responsible for the construction for this segment of the path, as provided for in the development agreement.
- 25) The applicant should work with Planning and Engineering on the design and detail of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation wall to ensure a safe and aesthetic barrier is provided.

- 26) The applicant should work with Washington Township regarding the location of the loading spaces and how the area will be designated and maintained on the east side of North Riverview Street, across from the Apartment building.
- 27) The applicant should work with Engineering and Planning regarding the interim condition of the terminus of North Riverview Street at the northeast corner of the site.
- 28) The applicant will need to work with staff regarding final location of street furniture along North High Street and ensure the required clear walking space is provided along North High Street, adjacent to the on-street parking spaces.

**E. Additional City Council approvals required**

- 29) The proposed plans indicate an encroachment into the right-of-way at the southern end of North High Street buildings, which will require approval by City Council.

## ART ANALYSIS AND DETERMINATIONS – SITE PLAN

### *Applicable Site Plan Review Criteria*

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

### 153.059 – Uses

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

### 153.062 – Building Types

Code Section	Requirement	Met/Notes
(B)(3)	General Requirements	<b>Met. Zoning Districts:</b> Historic Mixed-Use building & Apartment building types are permitted in the BSC Historic Transition Neighborhood.
		<b>Met. Uses:</b> Proposed uses are permitted in the District and in the building types without further use restrictions or use specific standards.
		<b>Met. No Other Building Types:</b> Proposed buildings types are identified as Historic Mixed-Use building & Apartment building types.
		<b>Met. Permanent Structures:</b> The proposed buildings are permanent structures.
		<b>Met. Accessory Structures:</b> Generator enclosure.
(C)	General Building Type Layout and Relationships	<b>Met. Incompatible Building Types:</b> No building type incompatibilities are present.
		<b>N/A. Shopping Corridors:</b> Not located within a shopping corridor
(D)(1)	Parapet Roof Type Requirements	<b>Met with condition. Parapet Height, required 2'-6':</b> The proposed plans indicate a parapet height of 2.5 feet on the Apartment building and 3 feet on the Historic Mixed Use buildings. All service structures and mechanicals are required to be screened by the parapet or separate screening structure. Additional details are needed.
		<b>Met. Parapet Wraps all Facades, Except on pitch roof;</b> The proposed plans indicate the parapet wraps all sides on both building types, where required.
		<b>Met. Horizontal Shadow Lines, Encourage:</b> The plans indicate the use of horizontal details where parapets are incorporated.
		<b>Met. Occupied Space:</b> None of the buildings with a parapet roof type incorporate occupied space or a half story within the roof.
(D)(2)	Pitched Roof Type	<b>Met. Roof Structure:</b> North High Street buildings
		<b>Met with Waiver. Pitch Measurement:</b> The proposed pitched roofs along North High Street are 9:12, which meet Code. The roof pitch shown for the northern tower element located along North High Street is 3:12, which is under the Code

## 153.062 – Building Types

Code Section	Requirement	Met/Notes
		<p>minimum of 6:12.</p> <p><b>Met.</b> <i>Parallel Ridge Line</i>; The principal ridge line is interrupted along the length of the North High Street façade with gable ends and perpendicular ridge lines.</p> <p><b>N/A.</b> <i>Dormer Design</i>; None proposed.</p> <p><b>Met.</b> <i>Gable End</i>; The gable ends facing North High Street incorporate the required architectural element.</p> <p><b>Met.</b> <i>Roof Height</i>; The roof height can be a maximum of 18 feet for the Historic Mixed Use buildings. All proposed pitched roofs are below this requirement.</p> <p><b>N/A.</b> <i>Occupied Space</i></p> <p><b>N/A.</b> <i>Gambrel and Mansard Roofs</i>; None proposed.</p>
(D)(3)	Flat Roof Type Requirements	<b>Met.</b> The Apartment Building contains portions of flat roofs with eaves that extend out from the building façade.
(D)(4)	Towers	<p><b>Met.</b> <i>Quantity</i>; Code permits one tower allowed per building unless approved by the required reviewing body. A waiver was approved with the Basic Site Plan Review permitting two towers along North High Street.</p> <p><b>Met with Waiver.</b> <i>Tower Height</i>; Tower may exceed max bldg. height, tower shall not be greater than the height of one addition upper floor of the building to which the tower is applied. The tower proposed on the north building along North High Street exceeds the requirement.</p>
(E)(1)	Façade Materials	<b>Met with Waiver.</b> The proposed elevations indicate the use of brick, stone, glass, fiber-cement siding, and metal, which are permitted primary and secondary material. The use of primary materials do not meet the requirements and a waiver is required. EIFS is used for trim only on the Apartment Building only. Tile accents are proposed on the tower elements along North High Street, which are not a permitted primary or secondary material.
(E)(2)	Façade Material Transitions	<b>Met.</b> <i>Heavier materials are incorporated below lighter material</i> ; Within the Historic Mixed Use and Apartment Building elevations, the fiber cement siding is located in the upper portions of the facades, above brick and stone.
(E)(3)	Roof Materials	<b>Met.</b> The proposal uses a combination of standing seam metal roof and dimensional asphalt shingles on the pitched roofs along North High Street.
(E)(4)	Color	<b>Met.</b> The proposed colors are appropriate.
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	<b>See Building Type Requirements Tables for each Building</b>
(F)(2)	Recessed Entrances	<b>Met.</b> <i>Minimum 3 feet from the property line</i> ; All entrances are located more than 3 feet from the property line.
(F)(3)	Entrance Design	<b>Met with condition.</b> <i>Architectural features</i> ; The entrances located along North High Street provide the necessary architectural features with a combination of awnings, transom windows above the door, and molding. The entrances located along the North Riverview Street extension façade are lacking details to determine how this requirement is met.
(G)	Articulation of Stories on Street Façades	<b>Met.</b> Architectural details such as windows, awnings, and canopies articulate the building stories are provided.

## 153.062 – Building Types

Code Section	Requirement	Met/Notes																				
(H)	Windows, Shutters, Awnings, and Canopies	<b>Met with conditions.</b> All windows in masonry walls are required to have the appropriate lintels and sills. Several elevations do not meet this requirement. The plans indicate vinyl clad windows and aluminum windows throughout the elevations. Additional details regarding the specific windows selected will need to be provided. Awnings and canopies meet the requirements. The proposed towers include frosted glass on the upper portions of the towers, fritted glass is recommended in lieu of this material.																				
(I)	Balconies, Porches, Stoops, and Chimneys	<b>Met with condition.</b> The Apartment Building incorporates balconies on each floor of the building, which is enclosed by a black aluminum railing. The minimum dimensions are met. The maximum façade coverage permitted for balconies is 40%. The proposal varies and appears to meet the requirement, but additional calculations are needed for the north and south elevations.																				
(J)	Treatments at Terminal Vistas	<b>Met.</b> The site contains two designated terminal vistas at the northern and southern corners of the Historic Mixed Use buildings, which include a tower element and large storefront windows with a plaza space.																				
(K)	Building Variety	<p><b>Met.</b> Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least two of the following:</p> <ul style="list-style-type: none"> <li>(1) The proportion of recesses and projections</li> <li>(2) A change in the location of the entrance and window placement</li> <li>(3) Changes to the roof design, including roof type, plane, or material</li> <li>(4) Pronounced changes in building height</li> </ul> <table border="1" style="width: 100%; margin-top: 10px; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Adjacent Buildings</th> <th style="width: 20%;">Recesses and Projections</th> <th style="width: 15%;">Entrance and Window Placement</th> <th style="width: 15%;">Roof Design</th> <th style="width: 15%;">Building Height</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">2 of 4 Required</td> </tr> <tr> <td style="text-align: center;">HMU</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Pitched</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;">Apartment</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Parapet</td> <td style="text-align: center;">Yes</td> </tr> </tbody> </table>	Adjacent Buildings	Recesses and Projections	Entrance and Window Placement	Roof Design	Building Height	2 of 4 Required					HMU	Yes	Yes	Pitched	Yes	Apartment	Yes	Yes	Parapet	Yes
Adjacent Buildings	Recesses and Projections	Entrance and Window Placement	Roof Design	Building Height																		
2 of 4 Required																						
HMU	Yes	Yes	Pitched	Yes																		
Apartment	Yes	Yes	Parapet	Yes																		
(M)	Signs	<b>Met.</b> Preliminary sign locations are identified on the elevations. A master sign plan could be approved for the entire development or individual signs will need to be reviewed and approved by the Architectural Review Board.																				
(N) & (O)	Individual Building Type Requirements	<p><b>Met with Waivers.</b> <i>Front property line coverage:</i></p> <p><i>Apartment Building;</i> Total front property line length (minus side yard setback) is 695' along future North Riverview Street. Total required front property line coverage required is 521', 330' is provided.</p> <p><i>Historic Mixed Use Buildings;</i> Total front property line length (minus side yard setback) is 510' along North High Street. Total required front property line coverage required is 480', 244' is provided.</p>																				

## 153.062 – Building Types

Code Section	Requirement	Met/Notes
		<p><i>Non-Street Facing Transparency:</i>  <i>Apartment Building;</i> Minimum 15% required. Interior courtyard elevations transparency varies, but does not meet the requirement.  <i>Historic Mixed Use Buildings;</i> Minimum 15% required. Interior courtyard elevations transparency varies, but does not meet the requirement.</p> <p><b>See Building Type Requirements Tables for each Building</b></p>

## 153.062(O) (3) – Apartment Building (Riverview Street)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	one	<b>Met</b>
Front Property Line Coverage (%)	Min. 75%	47%	<b>Met with Waiver</b>
Occupation of Corner Required (Yes/No)	Yes	vacant	<b>Met with Waiver</b>
Front Required Building Zone Required (range, ft.)	5-20 ft.	5-20 ft.	<b>Met</b>
Corner Side RBZ Required (range, ft.)	5-20 ft.	5-20 ft.	<b>Met with Waiver</b>
Side Yard Setback Required (ft.)	5 ft.	Met	<b>Met</b>
Rear Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Minimum Lot Width Required (ft.)	50 ft.	695 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (%)	70%	TBD	<b>Met</b>
Semi-Pervious Lot Coverage (%)	20%	TBD	<b>Met</b>
Parking Location	Rear Yard	Parking structure	<b>Met</b>
Loading Facility Permitted (location relative to principal structure)	Rear	Front	<b>Approved Waiver</b>
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade;	Front (neighborhood street)	<b>Approved Waiver</b>
Minimum Building Height Permitted (ft.)	2 stories	7 stories	<b>Met</b>
Maximum Building Height Permitted (ft.)	4.5 stories	7 stories	<b>Approved Waiver</b>
Story Height	10 ft. Minimum 14 ft. Maximum	11.25 ft.	<b>Met</b>
Minimum Finished Floor Elevation Permitted (ft.)	2.5 above adjacent sidewalk	varies	<b>Met with Waiver</b>
Parking within Building	Permitted in rear of first 3 floors and fully	Parking on 5 floors	<b>Approved Waiver</b>

### 153.062(O) (3) – Apartment Building (Riverview Street)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	in basement		
Occupied Space	20ft. depth	varies	<b>Met</b>
Street Facing Transparency Required (%)	Minimum 20% transparency	varies	<b>Met</b>
Blank Wall Limitations (Yes/No)	Yes	No blank walls	<b>Met</b>
Non-Street Façade Transparency	Minimum 15% transparency	varies	<b>Met with Waiver</b>
Blank Wall Limitations (Yes/No)	Yes	No blank walls	<b>Met</b>
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Yes	<b>Met</b>
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	varies	<b>Met</b>
Number of Parking Lot Façade Entrances Required	Not required	N/A	<b>N/A</b>
Mid-Building Pedestrianways Required (# per ft. of façade)	1 required for buildings over 250 ft.	None	<b>Approved AD</b>
Vertical Increments Required (location on principal structure)	No greater than every 40 ft.	Varies, exceed the requirement	<b>Met with Waiver</b>
Horizontal Façade Divisions Required (per ft. of façade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at horizontal divisions of each floor	Provided	<b>Met</b>
Required Change in Roof Plane or Type	No greater than every 80 ft.	varies	<b>Met</b>
Permitted Primary Materials (types)	Stone, brick, glass	Stone, Brick	<b>Met</b>
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet, Flat	<b>Met</b>
Tower(s) Permitted (Yes/No)	Yes	None proposed	<b>N/A</b>

### 153.062(O)(9) – Historic Mixed Use (High Street Buildings)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	Three	<b>Met</b>
Front Property Line Coverage (%)	Min. 80%	48%	<b>Met with Waiver</b>
Occupation of Corner Required (Yes/No)	No	N/A	<b>N/A</b>

## 153.062(O)(9) – Historic Mixed Use (High Street Buildings)

Front Required Building Zone Required (range, ft.)	0-20 ft.	0-20 ft.	<b>Met</b>
Corner Side RBZ Required (range, ft.)	0-10 ft.	0-10 ft.	<b>Met</b>
Side Yard Setback Required (ft.)	0 ft.	0	<b>Met</b>
Rear Yard Setback Required (ft.)	0 ft.	N/A	<b>N/A</b>
Minimum Lot Width Required (ft.)	30 ft.	510 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (%)	85%	TBD	<b>Met</b>
Semi-Pervious Lot Coverage (%)	5%	TBD	<b>Met</b>
Loading Facility Permitted (location relative to principal structure)	Rear	Front	<b>Approved Waiver</b>
Entry for Parking within Building (relative to principal structure)	Rear	Front	<b>Approved Waiver</b>
Minimum Building Height Permitted (ft.)	1.5 stories	2 stories	<b>Met</b>
Maximum Building Height Permitted (ft.)	2.5 stories	2.5 stories	<b>Met</b>
Ground Story Height	10 ft. Minimum 12 ft. Maximum	14.16 ft.	<b>Approved Waiver</b>
Upper Story Height	9 ft. Minimum 12 ft. Maximum	11.25 ft.	<b>Met</b>
Ground story – residential prohibited	Prohibited	None	<b>Met</b>
Upper story	No requirements	N/A	<b>N/A</b>
Minimum Occupied Space Required (ft.)	N/A	N/A	<b>N/A</b>
Parking within Building	Not permitted	None	<b>Met</b>
Ground Story Street Facing Transparency Required (%)	Minimum 40% transparency	52%	<b>Met</b>
Upper Story Street Facing Transparency Required (%)	Minimum 20% transparency	20%	<b>Met</b>
Non-Street Façade Transparency	Minimum 15% Transparency	varies	<b>Met with Waiver</b>
Blank Wall Limitations (Yes/No)	No	None Shown	<b>N/A</b>
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	High Street	<b>Met</b>
Number of Street Façade Entrances Required (per ft. of façade)	1 per 40 ft. of façade, minimum	7 shown, 9 required	<b>Met with Waiver</b>
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	N/A	<b>N/A</b>
Mid-Building Pedestrianways Exempt 153.063 (3) (d)	N/A	N/A	<b>N/A</b>
Vertical Increments Required (location on principal structure)	No greater than every 30 ft.	Varies, exceeds requirement	<b>Met with Waiver</b>
Horizontal Façade Divisions Required (per ft of façade)	N/A	N/A	<b>N/A</b>
Permitted Primary Materials (types)	Stone, brick, glass	Stone, brick	<b>Met</b>

### 153.062(O)(9) – Historic Mixed Use (High Street Buildings)

Changes in Roof Plane/Type Required (per ft of facade)	At vertical divisions	Provided	<b>Met</b>
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Pitched, Parapet	<b>Met</b>
Tower(s) Permitted (Yes/No)	Yes	Two	<b>Met</b>

### 153.064 – Open Space Types

Code Section	Requirement	Met/Notes
(C)	Provision of Open Space	<b>Met.</b> 200 sq. ft. of publicly accessible open space is required for each dwelling unit, and 1 sq. ft. of publicly accessible open space per 50 sq. ft. of commercial space located within 660 feet of the main entrances of dwelling unit or commercial space. With 40 dwelling units and 27,849 sq. ft. of commercial space, 0.20 acres of open space is required. The proposed plans indicate 0.21 acres is provided and the open space is located within the required 660 feet from the main residential entrances along future North Riverview Street.
(D)	Suitability of Open Spaces	<b>Met.</b> The plans indicate the preservation of the exposed rock wall and existing trees. The proposed plans meet the description of the intended character of a pocket park, as a gathering space for residents with landscaped active and passive elements.
€	Fee-in-Lieu of Open Space	<b>N/A.</b> Required open space is met.
(F), (G)	Open Space Types & General Requirements	<b>Met with Waiver and Condition.</b> The proposed open space is designated as a Pocket Park and meets the size requirements. The minimum percentage of street frontage required for a pocket park is 30%, 20% is provided. Accessory structures are permitted to be 500 square feet and must be fully enclosed. The open space contains a 432-square-foot generator enclosure of brick and stone with fiber cement gates. Planning recommends the applicant work with staff to find an alternative location or use the enclosure design as an opportunity to provide an aesthetic solution.

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

Code Section	Requirement	Met/Notes
(1)(b)	Parking Location	<b>Met.</b> Provided on-site in structures of the buildings.

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

Code Section	Requirement	Met/Notes
(2)	Required Vehicle Parking	<p><b>Met with condition.</b> Based on a total of 40 dwelling units (20 two bedroom units, 19 three bedroom units, and 1 four bedroom unit), 8,800 square feet of Eating &amp; Drinking use, 14,570 square feet of Office and 4,479 square feet of Retail use, a minimum of 211 and a maximum of 257 parking spaces are permitted.</p> <p>The proposal includes 320 parking spaces, which exceeds the permitted parking maximum. The proposed parking counts total 320 parking spaces, which exceed the minimum and maximum requirements. The plans differentiate between private and public parking spaces. The plans indicate 105 private parking spaces, which are designated for the residential units only and exceed Code. The public spaces total 215 parking spaces of which 141 parking spaces would be required to meet the minimum number of spaces for the commercial uses. This would leave 74 parking spaces available in excess. Consideration is given to this excess as it will serve the future public need with its proximity to the proposed pedestrian bridge and associated park.</p>
(3)	Required Bicycle Parking	<b>Met.</b> 34 bicycle parking spaces are required; one space for every 2 dwelling units (10) and one space for every 10 required vehicular spaces for commercial uses (14),
(4)	Off-Street Parking Space and Aisle Dimensions	<b>N/A.</b> None provided.
(5)	Parking Structure Design	<b>N/A.</b> Integrated
(6)	Surface Parking Lot and Loading Area Design and Construction	<b>N/A</b>
(7)	Required Loading Spaces	<b>Met with conditions.</b> A designated loading, valet, and fire access area are indicated along North High Street.

### 153.065(C) – Site Development Standards – Stormwater Management

Code Section	Requirement	Met/Notes
153.065 (C)	Stormwater Management	<b>Met.</b> A detailed stormwater plan was provided and will be required to demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer.

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

Code Section	Requirement	Met/Notes
(2)	General Landscaping and Tree	<p><b>Met. Tree Protection:</b> A tree preservation and removal plan has been submitted and approved.</p> <p><b>Met. Landscape Beds:</b> Landscape design details are provided.</p>

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

Code Section	Requirement	Met/Notes
	Preservation Req.	<b>Met.</b> <i>Irrigation systems, Site Visibility Triangles, Use of a Landscape Architect to Prepare Plans.</i>
(3)	Street Trees	<b>Met with condition.</b> <i>Spacing and Location:</i> Code requires 1 tree per 40 feet of street frontage, or 8 trees along North High Street and 13 trees along North Riverview Street. The proposed plans indicate the provision of 8 trees along North High Street, but the location of one needs to be relocated. Only 10 street trees are proposed along North Riverview Street, and an additional 3 trees will need to be provided.
(6)	Required Building Zone (RBZ) Treatment	<b>Met.</b> Landscape and Patio RBZ Treatment are shown.
(7)	Foundation Planting	<b>Met.</b> Foundation plantings have been provided.
(8)-(11)	Tree Preservation and Replacement	<b>Met.</b> The applicant has submitted a tree survey, tree protection, and tree replacement plan demonstrating compliance with the applicable provisions of the Code.

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

Code Section	Requirement	Met/Notes
(1)	Fence and Wall Standards	<b>Met with condition.</b> A retaining wall is shown at the northwest corner of the site adjacent to the existing culvert. The details and structural information regarding the proposed retaining wall will be required with the building permit submission. Additionally, Planning and Engineering recommend the incorporation of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation. The applicant should work with Planning and Engineering on the design and detail of this wall to ensure a safe and aesthetic barrier is provided.
(3)	Screening	<b>Met with condition.</b> The open space area contains a 432-square-foot generator area that is screened with a brick and stone enclosure with fiber cement gates. Planning is extremely concerned with the reduced aesthetic that is created with the inclusion of the generator along the public sidewalk at the entrance to the development and within the only public open space. Planning recommends the applicant work with staff to find an alternative location or use the enclosure design as an opportunity to provide an aesthetic solution.

### 153.065(F) – Site Development Standards – Exterior Lighting

Code Section	Requirement	Met/Notes
(3)	Exemptions	<b>N/A.</b>
(4)	Fixture Power and Efficiency	<b>Met with condition.</b> Variety of fixtures have been provided. Additional details regarding the specific fixture specifications is needed to determine whether the fixture power meet Code.
(5)-(8)	Shielding, Lighting Uniformity/Trespass, Light Poles	<b>Met with condition.</b> A site photometric plans will be required for compliance with Code at the time of building permitting.
(9)-(10)	Wall & Canopy Lighting	<b>Met.</b> A variety of wall fixtures have been provided with the submission.

### 153.065(G) – Site Development Standards – Utility Underground

Code Section	Requirement	Met/Notes
(G)	Utility Undergrounding	<b>Met.</b>

### 153.065(H) – Site Development Standards – Signs

Code Section	Requirement	Met/Notes
(H)	Signs	<b>Met.</b> Preliminary sign locations are shown on the elevations. A master sign plan could be approved for the entire development or individual signs may be brought forward for approval by the Architectural Review Board.