



May 7, 2014

Basic Development Plan and Basic Site Plan

15-017BPR – Home2 Hotel

BSD Commercial District

This is a request for a new four-story hotel to include 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is a request for review and approval by the Planning and Zoning Commission of a Basic Development Plan and Basic Site Plan Review under the provisions of Zoning Code Section 153.066.

Date of Application Acceptance

Wednesday, February 25, 2015

Date of ART Recommendation to the Planning and Zoning Commission

Thursday, April 30, 2015

Date of Planning and Zoning Commission Decision

Thursday, May 7, 2015

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Commercial District
<i>Review Type</i>	Basic Development Plan and Basic Site Plan Review
<i>Development Proposal</i>	A four story, 80,481 square foot hotel, and a 14,000 square foot office building (future phase), 122 parking spaces, 0.044 acre open space, and associated site improvements on a ±2.57 acre site.
<i>Use</i>	Hotel
<i>Building Types</i>	Corridor Building
<i>Administrative Departures</i>	N/A
<i>Development Plan Waivers</i>	N/A
<i>Site Plan Waivers</i>	1) Building Type- Corridor Building 2) Ground Story Transparency- Corridor Building 3) Blank Wall Limitations- Corridor Building
<i>Property Owner</i>	Crawford Hoying Development Partners
<i>Applicant</i>	Melissa Spires, OHM Advisors
<i>Representative</i>	Nelson Yoder, Crawford Hoying Development
<i>Case Managers</i>	Devayani Puranik, Planner II, (614) 410- 4662 dpuranik@dublin.oh.us Jennifer Rauch, Senior Planner, (614) 410-4690, jrauch@dublin.oh.us

Application Review Procedure: Basic Plan Review

The purpose of this application for Basic Plan review is to evaluate, at a conceptual level, the integration of the Home2 Hotel development into the BSD Commercial District. The Basic Plan review includes an analysis of the project based on the Principles of Walkable Urbanism and the Community Plan's (Bridge Street District Area Plan) objectives for this area. This application is not intended to provide a determination on all project details associated with the public or private realm; further details will be determined with the Development Plan and Site Plan Review.

The review of the Basic Plan provides an opportunity for public input at the earliest stages of the development process. A Basic Development Plan review is required prior to submission for applications for Development Plan and Site Plan Review.

Following acceptance of a complete application for Basic Development Plan and Basic Site Plan Review, the Administrative Review Team shall make a recommendation to the Planning and Zoning Commission to approve, deny, or approve with conditions the application based on the criteria applicable to Development Plan reviews - §153.066(E); and the criteria for Site Plan Reviews - §153.066(F); and §153.066(I) for Waivers (if necessary). A determination by the Planning and Zoning Commission is required not more than 28 days from the date the request was submitted.

Basic Development Plan

An application for a **Basic Development Plan Review** is required if the application involves the construction of more than one principal structure on one or more lots. The Purpose and Applicability of the Development Plan Review relevant to this case is to ensure that:

- Planned open spaces and building types, when known, will meet the applicable general siting requirements of §§153.062 and 153.064;
- The proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations; and
- The proposed development will contribute to the creation of signature places in the city consistent with the Bridge Street District Area Plan through an evaluation of long term phasing plans, transitional development conditions, and planned placemaking elements.

Basic Site Plan Review

The purpose of the application for **Basic Site Plan Review** is to conduct a conceptual analysis of the arrangement of proposed uses, buildings, and open spaces and provide feedback on the proposed architectural concepts. The Basic Site Plan Review provides a preliminary analysis of the site details once buildings and uses are known. As with the Basic Development Plan, this review is not intended to provide a determination on all project specifics; details will be determined at the Site Plan Review.

Application History

The proposal was presented to Administrative Review Team for review on the following dates:

- Pre-application- Feb 19, 2015
- Introduction- Feb 26, 2015
- Case Review- March 5, 2015
- Case Review- March 26, 2015
- Determination- April 30, 2015 (Approval with Waivers and Conditions)

The Administrative Review Team comments provided during the case review focused on architecture, materials, principal entrances, open spaces, and activating the SR-161 and Frantz Road intersection.

Future Applications

The next step following this application is the **Development Plan Review** to determine the detailed elements of the Development Plan on the block. The last step prior to building permitting is **Site Plan Review**, which is a highly detailed review of all project elements reviewed at a high level during the Basic Site Plan Review. **Preliminary and Final Plats** will be required to update the original Upper Metro Plat (2001) in accordance with the Bridge Street requirements.

Application Overview

The proposed plan includes the redevelopment of an existing commercial property on a ± 2.57 acre site located on Frantz Road (east), between Bridge Street (north) and Upper Metro Place (south). The Embassy Suites site shares the northern property line. The proposed hotel is located at the corner of the Frantz Road and Bridge Street intersection, and the future office is shown at the corner of the Frantz Road and Upper Metro Place intersection.

Access to the site is provided from the existing curb cut on Upper Metro Place. Shared parking is located to the side and rear of the proposed buildings.

The open space is distributed within two pocket plazas, one of which is toward the north-east corner and other along Frantz Road.

The architecture of the building is contemporary with elements of traditional building materials such as brick and stone.



The proposed project includes:

- A four-story Corridor Building- 80,841-square-foot hotel with 129 units
- A future 2-story building- 14,000-square-foot office
- 0.044 acres of Open Space
- 122 parking shared parking spaces

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has also reviewed the proposal in light of the detailed review standards and the applicant is aware of the additional information that will be needed as this proposal advances to Development Plan and Site Plan Review.

Planning, Engineering, Building Standards, and Parks & Open Space

The 5000 Upper Metro Place serves as the gateway to the City of Dublin for visitors traveling along SR-161. Given its high visibility along SR-161 and Frantz Road, this development has the potential to set the tone for the Bridge Street District, serving as a model and making a statement about the ability to implement urban development in suburban communities like Dublin.

The block framework, site, building, and open space designs for the proposed development *must* serve as examples of desirable Bridge Street District development, and this can only be accomplished through exacting attention to detail, thorough and well-coordinated planning, and adherence to applicable Code requirements. As this application is for the Basic Plans, there are many details still to be identified and coordinated in later, through the required approval process.

A preliminary review of the proposal found several discrepancies on the drawings. These details and issues will have to be resolved prior to the submitting an application for Site Plan Review.

Basic Development Plan

Streets. No new streets are created with the proposal. The site is bound by three public streets: the portion of Bridge Street (State Route 161) to the north is a limited access highway, Frantz Road to the east is a Corridor Connector Street and Principal Frontage Street, and Upper Metro Place is as a Neighborhood Connector Street. Engineering has indicated the need for additional right-of-way due to future intersection improvements at Bridge Street and Frantz Road, and the SR161 and I-270 interchange improvements. The site plan reflects the proposed right-of-way changes. However, the applicant should continue to work with Engineering regarding the final details.

Block Size and Access. The proposed development is shown on a single block, which meets the block dimensions. Per Code the western property line would require the creation of an additional street connection north-south from Bridge Street (SR161) to Upper Metro Place to create a true block. However, an exemption to this requirement is granted through the Code, as the access to Bridge Street (SR 161) at this location is prohibited due to the limited access restrictions.

The Code, however, requires specific dimensions for the fire access room to pass (26 feet) and building access zones which should be coordinated with fire hydrant locations, and may be permitted to coincide with loading zones. The building access zones are identified on the site

plan. The applicant should continue to work with the Washington Township Fire Department to finalize the details and locations.

Site Conditions. The attached plans show the existing site conditions, including lot lines, rights-of-way, building footprints, vehicular use areas, grades, and utilities. This project is a redevelopment project, which will require the demolition of the existing building on the site. The proposed plans include the "Demo" sheet. A building permit for the demolition of the structure will have to be processed by Building Standards Division. The applicant should continue to work with the City of Dublin to process the demolition permit.

Plat. The original Upper Metro plat (2001) will need to be re-platted to remove outdated information and reflect changes to the right-of-way and include any additional requirements outlined in the Bridge Street District code provisions. As part of the future office building approval, the applicant has expressed a desire to subdivide the existing single lot into two lots to separate the hotel and office buildings. These details will need to be finalized with future applications. The site is also governed by deed restrictions enforced by the City of Dublin, which will need to be modified or removed as part of the plat review at City Council.

Basic Site Plan

Principles of Walkable Urbanism. The Principles of Walkable Urbanism (§153.057(D)) serve as a guiding framework to be used in the review of development proposals to ensure the requirements and standards of the BSD zoning regulations are applied in a manner that contributes to the creation of exceptional walkable, mixed-use urban environments.

The proposed development is sited in a pedestrian-friendly manner closer to the streets and addressing the major streets in the City of Dublin. However, the critical pedestrian areas need to ensure that the proposed architecture is human-scaled, creating pedestrian oriented spaces and interesting environments for visitors and nearby residents and businesses. The public spaces such as main hotel lobby, bar, fitness center are facing the Frantz Road to activate the street. However, the three hotel rooms adjacent to the pedestrian walk closer to the intersection at ground level will, for the most part, have curtains drawn; thereby creating blank spaces defeating the intent of activating the streetscape. An entrance is provided at the intersection at the Tower. However, it can be used only by the keycard holders.

The earlier plan concepts showed the building orientation with patio and public areas facing SR-161. ART has strongly expressed concerns regarding the need to activate Frantz Road and the intersection with West Bridge Street as a significant gateway.

Pedestrian-Oriented Design. Two pocket plazas are proposed along Frantz Road connected to the existing multi-use path located along Frantz Road, which add to the pedestrian experience and activate the space. However, the West Bridge Street and Frantz Road corner treatment will need closer attention as it is a critical public activity node.

The pedestrian connections from the site to the existing multi-use path will also need to be reviewed prior to the Site Plan review.

The placemaking intent of the BSD regulations is addressed by placing the principal building (hotel) at the intersection of the West Bridge Street and Frantz Road. However, because of the SR-161 ROW limitations and on-going interchange improvements, activating West Bridge Street by providing any pedestrian activity is not practical. The main lobby to the hotel, patio, fitness center and other public activity areas is provided to overlook Frantz Road (Principal Frontage Street) to help activate the street level.

Building Types. The BSD Commercial District permits a limited number of building types such as Mixed Use, Commercial Center, Large Format Commercial Building, Civic Building and Parking Structure. A Corridor Building Type is proposed for this development considering the location of the site and the proposed use. A waiver is required to permit this building type in the BSD Commercial District.

Parapet Height. The proposed parapet height measures as 6 feet 8 inches. Code requires that where a six-foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required as provided in §153.065(E)(3). The applicant will be required to provide additional details as part of the Site Plan Review to determine if the requirement is met.

Towers. In accordance with the provisions of §153.062(D)(4)(a), one tower is permitted per building unless approved by the required reviewing body. A gateway tower feature is proposed at the Bridge Street (SR161) and Frantz Road intersection. An additional tower feature is also proposed closer to the main lobby for the staircase located at the western end of the building. ART recommended approval of two towers on April 30, 2015.

Code permits towers to exceed the maximum building height of not be greater than the height of one addition upper floor of the building to which the tower is applied. More information is needed to determine the height of the proposed towers.

Façade Materials. Brick, stone and glass are the permitted primary building materials for a Corridor Building. The building materials and colors proposed include sandstone color stone at the base, a combination of gray brick and beige fiber cement panels for the façade, and darker fiber cement bands at the top. The applicant is requesting a Waiver to permit fiber cement panels as a primary material. If the "Fiber Cement Panel" is approved as a Primary material, the proposed material percentages meet the Code requirement. (Required 80%; North Elevation- Stone 9%, Brick 16%, Fiber Cement Panel 41%, Glass 30%- Total 96%).

The applicant will need to provide information on specific projects (preferably those in which they have been involved) that show the product being used in a high quality manner in a similar climate. There should be one or two examples that show the product installed for several years. The concerns are not only about the initial installation and aesthetics, but more importantly, how the material performs over time (wear and tear, color fading, etc.).

The applicant will need to provide detailed percentage calculations for the primary material coverage and product information and installation details to adequately support the use of these materials, or approval of Waivers will be required at Site Plan Review.

Entrance Design. Code requires a Principal Entrance which by definition is the primary door into the building for pedestrians for which access is available to the majority of the uses within the building; it is generally located on the front façade. Two set of doors are provided on the Primary Street Façade (Frantz Road): one set of doors will be open to the public during business hours, and the other is part of the tower at the Frantz Road and West Bridge Street intersection. It can only be used as an egress by the hotel patrons and visitors and can only be used as an entrance with a keycard. The main entrance to the building is accessed internally off the drop-off area under the canopy. The entrance on Frantz Road near the patio, though not the main entrance to the building, will provide access to the public uses in the building. It is considered as Principal entrance located on front façade in this case.

Transparency. Code requires a minimum 60% transparency for the ground story street facing elevation. This is met along the Frantz Road elevation at 61%. However, the West Bridge Street elevation shows 43%. The 60% requirement is intended for retail use in the Corridor Building type. A Waiver is required to permit the decreased transparency.

Blank Wall Limitations. The blank wall limitations are 15 feet horizontally. The staircase tower exceeds that requirement. A Waiver is required to permit the blank wall for the staircase area. However, the waiver can be mitigated by introducing the openings or details to break the monotony.

Open Space Type, Distribution, Suitability and Design. One of the opportunities for the proposed development is the provision of usable, high-quality urban open spaces at this high visibility gateway. Approximately 0.043 acres of open space is required for the hotel and office buildings. The applicant is proposing 0.044 acres of open space distributed between two pocket plazas identified on the site plan to cover the requirement for both buildings. One of the pocket plazas is proposed at the northeast corner of the site and another along Frantz Road. Public access easements for all accessible open spaces will need to be provided. The character and suitability of each open space will need to be reviewed in greater detail at the Site Plan Review.

In addition, a Dublin dry-laid, stacked stone wall runs along West Bridge Street and Frantz Road. The applicant has determined the areas where the wall will be reconstructed. Technically, the reconstruction of the wall is required only along certain areas where internal pavement is visible from streets. Further review will be needed to understand the locations to reconstruct the wall. The applicant should continue to work on the wall details to ensure a cohesive visual streetscape at Site Plan Review.

Parking and Loading- The total required shared parking for hotel and the office is 131 spaces. The applicant is proposing 122 spaces considering the overlap of hours of operation for hotel and office. A loading space is provided under the canopy which meets the area requirement for the loading space per the BSD regulations. However, the location of the space may not be ideal for the functionality of the site and should be finalized with the Site Plan Review. The applicant should provide a Parking Plan with the Site Plan Review to clarify the shared parking scenario.

Landscaping. ART has done the preliminary review of the proposed landscaping plan. The details and issues will have to be resolved prior to the Site Plan Review. The tree survey table is provided along with the proposed landscaping plan. Clarification is needed for the survey table

column listing the trees to keep or remove tree due to health. It should be edited to note which trees are being removed due to poor health. The demo plan and the tree tables have discrepancies and will have to be coordinated with other tables and drawings.

The proposed parking lot islands need to be at least 10-feet in width. Many do not comply with this requirement. The street wall and shrubs are required along vehicular use areas on the south side by Upper Metro Place, and the east side adjacent to Frantz Road. Additional trees can be considered in the island near the entrance to count toward interior landscape requirement. The water meter vault may need to be screened.

The applicant is strongly encouraged to consider using the interior greenspace island in the parking lot as a bio-retention basin. Tree replacements are not required because the existing trees were installed as a result of a previously approved development plan. The details regarding street trees along Bridge Street (SR- 161) and limitations within the ROW will need to be reviewed in detail. The existing landscaping beds will be impacted by the interchange improvements. Further review will be required to consider redesign options.

Tree Preservation. A tree survey is provided which includes a table listing the tree condition and the trees to be kept and removed. Section 153.065(D)(9)(b) provides for exemptions to tree replacements requirements when trees were required as part of a previously approved development plan, where structures are located where required by the Zoning Code, and for the provision of utilities. The tree survey complies with the tree preservation requirements at this stage but will be reviewed in detail prior to the Site Plan Review.

Utility and Grading. A utility plan is provided including approximate location and size of underground stormwater storage, proposed storm and sanitary sewers, catch basins, fire hydrants and preliminary calculations. A grading plan is also provided noting the proposed grade changes to the existing site.

Washington Township Fire Department

The proposed layout for the new four-story hotel meets the requirements of the Dublin Fire Code (DFC). A concern is, however, the proposed location of the fire department connection (FDC) for the sprinkler system on the building. The distance between the new hydrant and FDC just meets the maximum separation distance (100 feet) permitted by the DFC. The location of the proposed deciduous tree in front of the FDC, along with an electric vehicle charging station is conflicting. The FDC location as shown would be required to be stubbed in the first floor studio king room from the mechanical room. The details are not shown on the drawings. The applicant should continue to work with Washington Township Fire Department to finalize the details.

Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

A. Waiver Review Criteria

Basic Development Plan Waivers

None identified.

Basic Site Plan Waivers

The Administrative Review Team reviews the proposed Waivers based on the following review criteria.

1. Building Type–Section 153.062(B)(3): BSD Commercial- Corridor Building is not permitted.
 - a. Request is caused by unique site, use or other circumstances.
Criterion met: The BSD Commercial District permits a limited number of building types. The permitted building types are not appropriate in terms of architectural standards and scale for this location. The “Corridor Building” type is appropriate for the proposed use as well as to address the key intersection within City of Dublin.
 - b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met
 - c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable
 - d. Request will ensure that the development is of equal or greater development quality
Criterion met: This Waiver will help the development by permitting the building type appropriate for the use and the location.
2. Corridor Building- Transparency–Section 153.062(O)(5): Ground Story Street Facing Transparency 60% (required); 43% for north elevation (requested).
 - a. Request is caused by unique site, use or other circumstances.
Criterion met: The transparency requirement waiver is triggered due to the building type and proposed use.
 - b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met
 - c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable.
 - d. Request will ensure that the development is of equal or greater development quality

Criterion met: The “Corridor Building” type standards are intended for ground story retail use, hence require higher transparency percentages. The transparency requirement is met for the elevation fronting on Frantz Road for this proposal. It is not met for the elevation fronting on Bridge Street.

3. Corridor Building - Blank Wall Limitations - Section 153.062(O)(5): Maximum 15 feet horizontal (required); 17.5 feet for staircase (requested).
 - a. Request is caused by unique site, use or other circumstances.
Criterion not met: The blank wall is for the staircase tower facing the internal parking. Other elements such as color band is proposed along the side of the staircase tower.
 - b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met
 - c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable.
 - d. Request will ensure that the development is of equal or greater development quality
Criterion not met: This Waiver can be mitigated by introducing openings or other architectural details for the staircase.

Tower Approval - Basic Site Plan

In accordance with the provisions of §153.062(D)(4)(a), one tower is permitted per building unless approved by the required reviewing body. A gateway tower feature is proposed at the Bridge Street (SR161) and Frantz Road intersection. An additional tower feature is also proposed closer to the main lobby for the staircase located at the western end of the building. No specific criteria are noted for this approval. ART recommended approval of two towers on April 30, 2015 based on the amount of separation of the towers on opposite ends of the principal building.

B. Basic Plan Review Criteria – Development Plan

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

1. Development Plan is Substantially Similar to Basic Plan
Not applicable.
2. Lots and Blocks Meet Requirements of Section 153.060
Criterion met with condition: The project involves only one block, which meets the applicable Code requirements of Section 153.060, with the exception of the street along west property line. The Preliminary and Final Plat process is necessary to update the Upper Metro Plan (2001).

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 site plan notes the improvements to Bridge Street ROW due to interchange improvements. The applicant should work with Engineering to determine the necessary angle and dimension of the property line at the northeast corner to correspond with the I-270/33 interchange proposed ROW.
4. Street Types are Consistent with the Principles of Walkable Urbanism of Sections 153.057-058 and Coordinate with the Proposed Development
Criterion met with condition: The varied massing and scale of the building and the pedestrian areas along Frantz Road have been laid out to create a walkable, pedestrian scale environment. Development of future paths and connections to existing paths also contribute to connectivity. The applicant should continue to work with Engineering to finalize the details path connections and proposed outdoor spaces by taking overlapping ROW and property lines into consideration.
5. Buildings and Open Spaces are Appropriately Sited
Criterion met with condition: The preliminary information regarding open space types has been included. Details for each open space type, including the intended users, exact acreages required and provided, and general program, should be outlined at the Development Plan Review and determined as part of the Site Plan Review (coordinated with the proposed buildings, adjacent streetscape, and ROW and property lines).
6. Phasing
Criterion met with conditions: The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the development, all of which will be required as part of the Development Plan Review.
7. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
Criterion met: Based on the submission to date, the project is consistent with the Principles of Walkable Urbanism of Section 153.057.
8. Adequate and Efficient Infrastructure
Criterion met: The proposed orientation to the existing streets, proposed public open spaces, and pedestrian network is appropriate.
9. Utilities
Criterion met with condition. Proposed Utility lines are adequately sized and located to serve the development. Detail design plans shall be provided at final Development and Site Plan.

C. Basic Plan Review Criteria- Site Plan

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

1. Site Plan is Substantially Similar to Basic Plan
Not applicable.
2. Consistency with Approved Development Plan
Not applicable.
3. Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065
Met with conditions or Site Plan Review Waivers. As reviewed in this report, all appropriate sections of the Code are met, met with conditions, or met with Waivers.
4. Safe and Efficient Circulation
Met with conditions. This project is proposed on a single block using existing infrastructure. The internal circulation accommodates 122 parking spaces and drop-off area for the hotel. A parking plan will be necessary to analyze the shared parking arrangement at the Site Plan Review. Further review will be needed to finalize the loading areas, drop-off, building access zone areas.
5. Coordination and Integration of Buildings and Structures
Met with condition and Waivers. The applicant has worked with the City to develop the buildings that relate to the streets. The potential Waivers have been identified for the proposed building. Some, if approved, will continue to maintain the image of Dublin as a high quality community with a commitment to exemplary planning and design. Some of the details such as primary materials, tower height etc. should be updated prior to the Site Plan Review.
6. Desirable Open Space Type, Distribution, Suitability, and Design
Met with conditions. At this preliminary stage, the proposal demonstrates how the acreage requirement for open space can be achieved. Locations and quality of design and details for all open spaces will be determined at Site Plan Review.
7. Provision of Public Services
Met with condition. This proposal includes preliminary public utility information. The details for providing services in a desirable manner will need to be coordinated and finalized to the satisfaction of the City Engineer prior to Site Plan Review.
8. Stormwater Management
Met with condition. The final plans providing stormwater details and design shall be coordinated and finalized to the City Engineer's satisfaction prior to Site Plan Review.

9. Phasing

Met with condition. The overall development will be completed in two phases. The Hotel lot will be completed in one phase following the demolition. Phase 1 is capable of independent consideration and does not depend on any additional phases. The demolition process should be coordinated with the City to finalize the interim plan and construction phases.

10. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met with condition. The proposal is consistent the goal of creating a vibrant mixed-use walkable development within the BSD Commercial District and is consistent with the Principles of Walkable Urbanism described in Section 153.057 and as described above. However, the treatment of the Bridge Street and Frantz Road intersection is still critical. Attempts should be made to create the active environment for this key activity node.

PART IV: ART RECOMMENDATIONS

Basic Development Plan- the Administrative Review Team recommends that the Planning and Zoning Commission consider the following Basic Development Plan Conditions:

Conditions

1. Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review.
2. Determine Bridge Street and Frantz Road ROW change details and reflect on the drawings prior to the Development Plan Review.
3. Provide details for the bikepath connections from the site and proposed outdoor spaces by taking overlapping ROW and property lines into consideration.
4. Resolve phasing, demolition, and interim site conditions plans for the Development Plan Review.
5. Coordinate fire access, building access, hydrant location details for the Development Plan Review.
6. Coordinate the Upper Metro Plat update application process with the future applications.

Basic Site Plan- the Administrative Review Team recommends that the Planning and Zoning Commission consider the following Basic Site Plan Waivers and Conditions:

Waivers

1. Building Type- Corridor Building: *Approval*
2. Ground Story Transparency- Corridor Building: *Approval*
3. Blank Wall Limitations- Corridor Building: *Disapproval*

Second Tower

ART recommended approval of two towers on April 30, 2015 based on the amount of separation of the towers on opposite ends of the principal building.

Conditions

1. Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review.
2. Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node.
3. Provide additional information for the parapet height and parapet wrapping to determine the Code compliance.
4. Provide additional dimensions for the Tower height to determine Code compliance.
5. Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review.
6. Provide public access easements for all publicly accessible open spaces and pedestrian connections.
7. Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review.
8. Coordinate and finalize loading spaces and building access zones for Site Plan Review.
9. Provide landscaping and tree preservation details and designs for Site Plan Review.
10. Provide Parking Plan at Site Plan Review.
11. Finalize details for the screening and wall for Site Plan Review.
12. Provide exterior lighting details to be finalized for Site Plan Review.
13. Finalize stormwater and utility details for Site Plan Review.
14. Provide sign designs and locations for Site Plan Review.

ART ANALYSIS AND DETERMINATIONS – BASIC DEVELOPMENT PLAN

Applicable Development Plan Review Criteria

Includes 153.060 - Lots and Blocks, 153.061 – Street Types

DPR/SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Development Plan or Site Plan Waiver.

153.060 – Lots and Blocks		
Code Section	Requirement	Met/Notes
(A)	Intent	Met. Existing block.
(B)	Applicability	Met. This project involves two buildings on a single block, lot subdivision and therefore the provisions of §153.060 apply.
(C)(1)(a)	Interconnected Street Pattern	Met. No street connection is provided on northern property line. Code permits an exemption regarding street extensions due to existing barriers (i.e. roadways with limited access). Bridge Street District Street Network Map does not indicate a street connection in this location.
(C)(2)(b)/ Table 153.060-A	Maximum Block Dimensions	Met. Commercial: 500 ft. Maximum Block length allowed. Frantz Road: 461 ft.; Upper Metro 285 ft.; west property line: 361 ft.; SR-161: 297 ft. Total perimeter: 1,195 ft. (1,750 ft. allowed)
(C)(2)(c)	Shopping Corridors	N/A
(C)(3)(a)	Block Configuration	Met. Block is generally rectangular in shape.
(C)(3)(b)	Front Property Lines (FPL)	Met. SR-161, Frantz Road, and Upper Metro Place are all considered FPL.
(C)(4)(a)- (c)	Principal Frontage Streets (PFS)	Met. Frantz Road is designated at a PFS
(C)(5)	Block Access Configurations	Met. Vehicular access is provide by an existing curb cut on Upper Metro Place.
(C)(6)	Mid-Block Pedestrianways	Met. A publically accessible mid-block pedestrian way is provided between the Hotel and Office building
(C)(7)	Typical Lot Dimensions	Met/DP/SPR. 50 ft. minimum is required. The proposal indicates approximately 136 ft.
(C)(9)	Street Frontage	Met/DP/SPR. SR-161, Frantz Road, and Upper Metro Place for hotel. Frantz Road and Upper Metro Place for Office.

153.061 – Street Types		
Code Section	Requirement	Met/Notes
(A)	Intent	Met.
(B)	Applicability	Met.
(C)(1)	Street Families	Frantz Road Corridor Connector Street; 76-100 ft. right-of-way; PFS
		Upper Metro Place Neighborhood Street; 65 ft. right-of-way
(C)(3)	Existing Streets	Met/DP/SPR. Additional ROW may be required in future for Frantz Road, which is reflected in the plans.
(C)(4)	Street Network Map	N/A.
(D)(1)	Street Frontage Requirements	Met.
(D)(2)	Vehicular Access	Met. Vehicular access is provide by the existing curb cut along Upper Metro Place.
(D)(3)	Multiple PFS	N/A.
(E)(1)	Typical Street Elements	N/A. <i>Bicycle Facilities</i>
		N/A. <i>Vehicular On-Street Parking</i>
		N/A. <i>Crosswalks</i>
(F)	Curb Radii	N/A.
(G)	Fire Access	DPR/SPR. <i>Room to Pass</i> – 26 ft. street width
		DPR/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 finalized with the Development and Site Plan Reviews.

ART ANALYSIS AND DETERMINATIONS – BASIC SITE PLAN

Applicable Site Plan Review Criteria

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

SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Development Plan or Site Plan Waiver.

153.059 – Uses

Code Section	Requirement	Met/Notes
Table 153.059- A	Permitted and Conditional Uses	Met. All proposed uses are permitted. The proposed Principal Uses are: Hotel and Office.
	Accessory Uses	N/A

153.062 – Building Types

Code Section	Requirement	Met/Notes
(B)(3)	General Requirements	Met with Waiver/DP/SP Waiver is requested to use a Corridor Building Type for the proposed hotel portion of the development. The Building Type for the office building has not been specified.
		Met. Uses: Proposed uses are permitted in the District.
		Met. The proposed building type is Corridor Building for the Hotel. The building type for the future office has not been specified.
		Met. Permanent Structures: The proposed buildings are permanent structures.
		N/A. Accessory Structures
(C)	General Building Type Layout and Relationships	Met. Incompatible Building Types: No building type incompatibilities are present.
		N/A. Shopping Corridors
(D)(1)	Parapet Roof Type Requirements	SPR. Parapet Height: 6 ft. 8 in. per submitted elevations. requires that where a six-foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required as provided in §153.065(E)(3).
		SPR. Parapet Wraps all Facades: The parapet wraps around all facades per the submitted elevations, however, closer review will be required for the parapet treatment for the corners.
		SPR. Horizontal Shadow Lines: The elevations show the dark cement fiber band at first and fourth floor ceiling height. The applicant should continue to finalize the colors, materials, and dimension of the band.

153.062 – Building Types		
Code Section	Requirement	Met/Notes
		Met. <i>Occupied Space:</i> The building does not incorporate occupied space or a half story within the roof.
(D)(2)	Pitched Roof Type	N/A.
(D)(3)	Flat Roof Type Requirements	N/A. <i>Eaves</i>
		N/A. <i>Interrupting Vertical Walls</i>
(D)(4)	Towers	Met with ART approval. Quantity; only one tower is allowed per building unless approved by the required reviewing body. – ART requested a gateway Tower feature for the intersection. Additional tower feature is proposed closer to the main lobby for the staircase.
		SPR. Tower Height; Tower may exceed max bldg. height; tower shall not be greater than the height of one addition upper floor of the building to which the tower is applied. - More information is needed. The Tower height seems to exceed the story height as measured.
(E)(1)	Façade Materials	SPR. Stone, Brick, Glass, Fiber Cement Panels are proposed. Waiver requested to use Fiber Cement Panels as a primary material.
(E)(2)	Façade Material Transitions	Met. Heavier material shall be incorporated below lighter material- Stone is used for the base followed by brick and fiber cement panels.
(E)(3)	Roof Materials	SPR. TBD
(E)(4)	Color	SPR. TBD
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	See Building Type Requirements Tables for each Building
(F)(2)	Recessed Entrances	Met. Minimum 3 ft. from the property line.
(F)(3)	Entrance Design	Met. Quantity- The quantity of the entrances matches the requirement. Location – §153.062(O)(5) Two additional doors are provided on Primary Street Façade (Frantz Road). One set of doors will be open for public during business hours. The other set of doors is part of the tower at Frantz Road and SR-161 intersection. However, it will be used by the general public only as an egress. Patrons can enter using a keycard.
(G)	Articulation of Stories on Street Façades	Met.
(H)	Windows, Shutters, Awnings, and Canopies	SPR. Materials, colors and details to be shown at final Site Plan. Applicant has indicated that slightly darker bronze color glass will be provided for the Tower feature and a lighter variety will be used for the windows.
		Vehicular canopy is proposed at the main entrance and drop-off area. The canopy design is similar to the proposed architecture of the building.

153.062 – Building Types

Code Section	Requirement	Met/Notes				
(I)	Balconies, Porches, Stoops, and Chimneys	SPR. Materials, colors and details to be shown at final Site Plan.				
(J)	Treatments at Terminal Vistas	N/A				
(K)	Building Variety	SPR. 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: (1) The proportion of recesses and projections (2) A change in the location of the entrance and window placement (3) Changes to the roof design, including roof type, plane, or material				
		Adjacent Buildings	Dominant Material	Recesses and Projections	Entrance and Window Placement	Roof Design
		Required		2 of 3 Required		
	Embassy Suites of Dublin	Brick/stone/glass-significantly different colors	Yes	Yes	Pitched/Flat	
(M)	Signs	SPR. Sign locations have been determined.				
(N) & (O)	Individual Building Type Requirements	SPR. Street Frontage – occupation of RBZ by building, landscape, patio or streetscape treatment – Building areas – Height – Façade Requirements / Transparency – Façade Divisions				

153.062(O)(5) – Corridor Building Requirements

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	One on each lot, total two on a block	Met
Front Property Line Coverage (%)	Min. 75	75.9 (for hotel on a hotel lot; stone wall is also provided)	Met
Occupation of Corner Required (Yes/No)	Yes	Yes	Met
Front Required Building Zone Required (range, ft.)	0-15	±4	Met
Corner Side RBZ Required	0-15	±6	Met

153.062(O)(5) – Corridor Building Requirements			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
(range, ft.)			
Side Yard Setback Required (ft.)	5	5	Met
Rear Yard Setback Required (ft.)	5	6	Met
Minimum Lot Width Required (ft.)	50	Approx.136	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	80	TBD	SPR
Semi-Pervious Lot Coverage (%)	10	TBD	SPR
Loading Facility Permitted (location relative to principal structure)	Rear and Side Façades	TBD	SPR
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS	N/A	N/A
Minimum Building Height Permitted (stories)	3	4	Met
Maximum Building Height Permitted (stories)	6	4	Met
Ground Story Height (ft.)	12 Minimum 16 Maximum	12.6	Met
Upper Story Height (ft.)	10 Minimum 14 Maximum	10.0	Met
Minimum Finished Floor Elevation Permitted (ft.)	None	N/A	N/A
Minimum Occupied Space Required (ft.)	30 req. on upper stories facing Streets	No non-occupied space where applicable	Met
Parking within Building	Permitted in rear of first 3 floors and fully in basement	N/A	N/A
Ground Story Street Facing Transparency Required (%)	Minimum 60	North Elevation—43 East Elevation—61	Waiver
Upper Story Street Facing Transparency Required (%)	Minimum 30	North Elevation—35 for all stories East Elevation- 37 for all stories	Met
Non-Street Façade Transparency	Minimum 15	South Elevation—32 West Elevation- 23	Met
Blank Wall Limitations	Yes (Max 15 ft.)	South Elevation— Staircase	Waiver

153.062(O)(5) – Corridor Building Requirements			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
(Yes/No)	horizontal)	tower- 17.5 ft.	
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Entrance provided on Frantz Road	Met
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	North Elevation- None East Elevation—2 Req., 2 Provided	Met
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	5 doors provided	Met
Mid-Building Pedestrianways Required (# per ft. of façade)	In shopping corridors, required for buildings longer than 250 ft. in length	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	Materials and surface change	Met
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 any building step-back	Provided at top of 2 nd Story	Met
Permitted Primary Materials (types)	Stone, brick, glass	Stone, brick, glass, and fiber cement panels	SPR
Minimum Primary Façade Materials (%)	80	North Elevation—96 East Elevation—TBD (including fiber cement panels) South Elevation—TBD West Elevation—TBD	SPR
Changes in Roof Plane/Type Required (per ft. of façade)	None	N/A	N/A
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes; 1 permitted	2 proposed	ART Approval

153.064 – Open Space Types

Code Section	Requirement	Met/Notes
(C)	Provision of Open Space	SPR- Open space locations have been identified on the site plan. However, the areas have to be closely reviewed with existing and proposed ROWs, property lines and existing bike paths.
(D)	Suitability of Open Spaces	SPR- Two pocket plazas have been provided.
	Fee-in-Lieu of Open Space	N/A
(F), (G)	Open Space Types & General Requirements	SPR— Both pockets plazas are within the size range required by the Code. Landscaping plan is provided for the pocket plazas. However, the areas have to be closely reviewed with existing and proposed ROWs, property lines and existing bike paths.

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

Code Section	Requirement	Met/Notes
(1)(b)	Parking Location	Met. Provided on-site.
(2)	Required Vehicle Parking	SPR. Parking Plan Required min. Hotel parking- 96 Required min. Office (future) parking- 35 Total required min- 131; Total provided- 122
(3)	Required Bicycle Parking	Met. Required- 11 Provided- 12
(4)	Off-Street Parking Space and Aisle Dimensions	SPR Parking Plan
(5)	Parking Structure Design	N/A.
(6)	Surface Parking Lot and Loading Area Design and Construction	SPR.
(7)	Required Loading Spaces	SPR. Single loading area is provided at the main entrance under the canopy.

153.065(C) – Site Development Standards – Stormwater Management

Code Section	Requirement	Met/Notes
153.065 (C)	Stormwater Management	SPR. Proposed underground stormwater storage area and required storm sewer has been identified on the utility plan.

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

Code Section	Requirement	Met/Notes
(2)	General Landscaping and Tree Preservation Req.	<p>SPR. <i>Tree Protection:</i> The applicant has submitted the tree survey plan. There are a couple discrepancies with the plan and the table. The applicant should continue to work with the City of Dublin to resolve the issues.</p> <p>SPR. <i>Landscape Beds</i></p> <p>SPR. Irrigation systems, Site Visibility Triangles - Use of a Landscape Architect to prepare plans.</p>
(3)	Street Trees	<p>SPR. <i>Spacing and Location:</i> The street tree planting along SR-161 is still unclear due to interchange improvements. A waiver may be required for the street tree requirement along SR-161.</p> <p>SPR. <i>Planting Details</i></p>
(6)	Required Building Zone (RBZ) Treatment	SPR. Landscape and Patio RBZ Treatment types shown, which appear to meet Code.
(7)	Foundation Planting	SPR.
(8)-(11)	Tree Preservation and Replacement	SPR. Tree replacements are not required because the existing trees were installed as a result of a previously approved development plan.

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

Code Section	Requirement	Met/Notes
(1)	Fence and Wall Standards	SPR— The applicant is proposing to reconstruct the “Dublin Wall” in-kind. However, the design and the requirement will be closely reviewed at the Site Plan Review
(3)	Screening	SPR.

153.065(F) – Site Development Standards – Exterior Lighting

Code Section	Requirement	Met/Notes
(3)	Exemptions	SPR. Details and lighting plan to be reviewed as part of the Site Plan Review.
(4)	Fixture Power and Efficiency	SPR.
(5)-(8)	Shielding, Lighting Uniformity/Trespass, Light Poles	SPR.
(9)-(10)	Wall & Canopy Lighting	SPR.

153.065(G) – Site Development Standards – Utility Underground

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

153.065(H) – Site Development Standards – Signs

Code Section	Requirement	Met/Notes
(H)	Signs	SPR. Sign locations have been identified. Two wall signs and one ground sign are proposed.

SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Development Plan or Site Plan Waiver.