



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 30, 2015

The Administrative Review Team made the following determination at this meeting:

**5. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

Proposal: Construction of a new four-story hotel with 126 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.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066(C).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Michael Burmeister, OHM Advisors.

Planning Contacts: Devayani Puranik, Planner II; (614) 410-4662; dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690; jrauch@dublin.oh.us

REQUEST 1: SITE PLAN WAIVERS

Request for a recommendation of approval to the Planning and Zoning Commission for three Site Plan Waivers:

1. Building Type – Corridor Building
2. Ground Story Transparency – Corridor Building
3. Blank Wall Limitations – Corridor Building

Determination: Two Site Plan Waivers (Building Type – Corridor Building and Ground Story Transparency – Corridor Building) were recommended for approval to the Planning and Zoning Commission. One Site Plan Waiver for Blank Wall Limitations – Corridor Building, was recommended for disapproval to the Planning and Zoning Commission.

REQUEST 2: BASIC DEVELOPMENT PLAN

Request for a recommendation of approval of the Basic Development Plan to the Planning and Zoning Commission with the following six conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;

- 4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

Determination: The Basic Development Plan was recommended for approval to the Planning and Zoning Commission with six conditions.

REQUEST 3: SECOND TOWER

Request for a recommendation of approval for a second tower element on the corridor building in accordance with the provisions of §153.062(D)(4)(a).

Determination: Recommendation for approval for a second tower element on the corridor building.

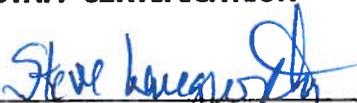
REQUEST 4: BASIC SITE PLAN

Request for a recommendation of the Basic Site Plan to the Planning and Zoning Commission with the following 14 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 the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
- 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; and
- 14) Provide sign designs and locations for Site Plan Review.

Determination: The Basic Site Plan was recommended for approval to the Planning and Zoning Commission with 14 conditions.

STAFF CERTIFICATION



Steve Langworthy, Planning Director



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 30, 2015

The Administrative Review Team made the following determinations at this meeting.

**6. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
Riverside Drive and Dale Drive
15-018 DP-BSD/SP-BSD Development Plan/Site Plan Reviews**

Proposal: The first phase of a new mixed-use development, including four buildings containing 153 dwelling units, approximately 81,500 square feet of office uses, approximately 47,500 square feet of commercial (retail, restaurant, personal services) uses, and an 869-space parking structure on a 3.47-acre site. The proposal includes four new public streets and two blocks of development. The site is on the east side of Riverside Drive, north of the intersection with Dale Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan for the first phase of the Bridge Park development and a Site Plan for the building and site details in accordance with Zoning Code Sections 153.066(E)-(F). This is also a request for review and approval for Site Plan Waivers under the provisions of Zoning Code Section 153.066(I), a request for an Open Space Fee-in-Lieu in accordance with Zoning Code Section 153.064(D)-(E), and a request for review and approval of a Conditional Use for the parking structures under the provisions of Zoning Code Section 153.236.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us

REQUEST 1: WAIVERS

Request for approval to the Planning and Zoning Commission for 18 Site Plan Waivers:

1. Parapet Height & Façade Wrapping – Code Section 153.062(D)(1)(a)-(b)
2. Visible Vents/AC Units/Other Utility Elements – Code Section 153.062(N)(4)(a)5
3. Right-of-Way Encroachment – Building Type Table (Code Section 153.062(O)(6)(a)1)
4. Maximum Impervious Lot Coverage – Building Type Table (Code Section 153.062(O)(5)-(6)(a)1)
5. Transparency – Building Type Table (Code Section 153.062(O)(5)-(6)(d)1-2)
6. Principal Entrance Location – Building Type Table (Code Section 153.062(O)(5)-(6)(d)3)
7. Vertical Façade Divisions – Building Type Table (Code Section 153.062(O)(5)-(6)(d)4)
8. Primary Façade Materials – Building Type Table (Code Section 153.062(O)(5)-(6)(d)5)

9. Upper Story Height – Building Type Table (Code Section 153.062(O)(5)(b))
10. Occupation of Corner – Building Type Table (Code Section 153.062(O)(5)(a)1)
11. Ground Story Height – Building Type Table (Code Section 153.062(O)(5)(b))
12. Blank Wall Limitations – Building Type Table (Code Section 153.062(O)(5)(d)2)
13. Number of Street Façade Entrances – Building Type Table (Code Section 153.062(O)(5)(d)3 and 153.062(O)(12)(d)3)
14. Horizontal Façade Divisions – Building Type Table (Code Section 153.062(O)(5)(d)4)
15. Horizontal Façade Divisions – Building Type Table (153.062(O)(12)(d)4)
16. Open Space Types – Pocket Plazas – Code Section 153.064(G)(1)/Table 153.064-A
17. Parking Structure Design - Pedestrian Circulation – Code Section 153.065(B)(5)(d)
18. Mid-Block Pedestrianways – Code Section 153.065(I)(2)(a)

Determination: The 18 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission.

REQUEST 2: FEE-IN-LIEU OF OPEN SPACE

Request for a recommendation of approval to the Planning and Zoning Commission for a request for payment of a fee in lieu of open space dedication for 0.39-acres of the required 0.77-acres of open space for this phase of the Bridge Park mixed-use development.

Determination: The Open Space Fee-in-Lieu request was recommended for approval to the Planning and Zoning Commission.

REQUEST 3: ADMINISTRATIVE DEPARTURES

Request for approval of 5 Administrative Departures:

- 1) Balcony Dimensions – Code Section 153.062(I) – Allowing several buildings C1, C2, and C3 balconies to range in depth from 5 feet to 5.8 feet (minimum 30 square feet is maintained on all balconies).
- 2) Transparency – Code Section 153.062(O)(5)-(6)(d)1 – Allowing the following:
 - a. C1 – Ground Story Street Façade Transparency (70% required): 66% on north (Tuller Ridge Drive) elevation; Upper Story Street Façade Transparency (30% required): 29% on east (Longshore Street) elevation, 5th story.
 - b. C3 – Upper Story Street Façade Transparency (30% required): 29% on south (Bridge Park) elevation, 5th story
 - c. C4 (Corridor Building) – Upper Story Street Façade Transparency (30% required): 28% on east (Mooney Street) elevation, 5th story and 29% on north (Tuller Ridge Drive) elevation, 5th story; Non-Street Façade Transparency (15% required): 14% on south (“Mews” open space) elevation, ground story.

- 3) Primary Façade Materials – Code Section 153.062(O)(6)(d)5 – Allowing the following:
 - a. C2 – 72% permitted primary materials on the north (“Pavilion” open space) elevation, 72% on the east (Longshore) elevation, 73% on the south (Bridge Park) elevation, and 77% on the west (Riverside Drive) elevation.
 - b. C3 – 78% permitted primary materials on the east (Mooney) elevation and 77% on the south (Bridge Park) elevation.
 - c. C4 (Corridor Building) – 75% permitted primary materials on the north (Tuller Ridge Drive) elevation and 77% permitted primary materials on the east (Mooney Street) elevation.
- 4) Tower Height – Code Section 153.062(O)(5)(d)6 – Allowing the tower height to be 15.71 feet for building C2, where the maximum is 14 feet.
- 5) Parking Structure Ceiling Clearance – Code Section 153.065(B)(5)(c) – Allowing 11.5-foot ceiling height on the ground story on Longshore Street and Tuller Ridge Drive, where the minimum clearance is 12 feet.

Determination: Five Administrative Departures were approved by the ART.

REQUEST 4: DEVELOPMENT PLAN

Request for recommendation of approval of the Development Plan to the Planning and Zoning Commission with the following three conditions:

- 1) That a Development and Infrastructure Agreement (as applicable) be approved by City Council and all impacted property owners prior to issuance of building permit (buildings C1 – C4/C5) and recording of the Final Plat for Bridge Park, Section 1;
- 2) That the streetscape exhibits are modified to show the 12 feet of clear area along the entire length of the designated Bridge Park Avenue and Riverside Drive shopping corridor, and each patio space, when installed, should provide the minimum 12 feet of clear area; and
- 3) That a Master Sign Plan is approved by the Planning and Zoning Commission prior to occupancy of any of the buildings (C1 – C4/C5).

Determination: The Development Plan was recommended for approval to the Planning and Zoning Commission with 3 conditions.

REQUEST 5: PARKING PLAN

Request for a recommendation of approval of a Parking Plan to the Planning and Zoning Commission allowing for a combined total of 921 parking spaces (garage and on-street) for Lots 4 and 5 where 964 spaces are required by Code.

Determination: A Parking Plan was recommended for approval to the Planning and Zoning Commission.

REQUEST 6: SECOND TOWER

Request for a recommendation of approval for a second tower element on building C5 in accordance with the provisions of §153.062(D)(4)(a).

Determination: Recommendation for approval for a second tower element on building C5.

REQUEST 7: SITE PLAN REVIEW

Request for a recommendation of approval of the Site Plan Review to the Planning and Zoning Commission with the following 12 conditions:

1. That a Development Agreement be approved by City Council and approval is obtained from all impacted property owners prior to issuance of building permits for any of the buildings (C1 – C4/C5).
2. That the applicant obtains Minor Project approval for any ground floor tenant that elects to install a patio and/or modify the exterior tenant storefronts, prior to tenant occupancy.
3. Building Type Conditions
 - a. That the applicant give additional consideration to the design of the resident/pedestrian bridges to address the ART's safety concerns and to incorporate greater architectural interest, and that they be modified subject to ART approval prior to building permitting;
 - b. That the balconies at the southwest corner of building C2 are modified to provide the appropriate material transitions on the interior of the north walls of the balconies;
 - c. That the balconies are modified to provide a minimum depth of 5 ft. as measured from the façade to the inside of the railing;
 - d. That the windows installed within fiber cement panels are detailed with projecting sills to provide articulation along these portions of the building façades;
 - e. That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, or that they are painted a coordinating color, subject to Planning approval;
 - f. That the applicant modify the north and west elevations of the uppermost story of residential units facing the top open deck of the parking structure (building C4) to be clad with a permitted primary or secondary building material, subject to ART approval; and
 - g. That the applicant provide additional details for the canopies at the building entrances, including material, illumination, and mounting details, prior to building permitting and to be reviewed and approved by the Planning and Zoning Commission with the Master Sign Plan.
4. Open Space Conditions
 - a. That the applicant continue to work with the City (Planning, Parks, and Engineering) on the design details of the Pocket Plazas based on the discussion at the April 30, 2015 ART meeting; and
 - b. That the building permit plans and Final Plat include notes that state that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with public access easements.

5. Parking & Loading Conditions

- a. That the Planning and Zoning Commission approve a parking plan for this phase of the development, allowing for a combined total of 921 parking spaces (garage and on-street) for Lots 4 and 5 where 964 spaces are required by Code;
- b. That, as part of the parking plan, the applicant provides information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting;
- c. That the applicant provide the cut sheets for the bicycle parking facilities (on-street and in the garages) at building permitting, subject to Planning approval; and
- d. That the applicant provide stairs to a doorway at the tower in the northwest corner of the building and emphasize the main pedestrian entrance on Longshore Street through additional architectural detailing, at building permitting, subject to Planning approval; and
- e. That loading spaces meeting the requirements of Zoning Code Section 153.065(B)(7) are identified on the plans at building permitting.

6. That the plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer.

7. That the applicant addresses the Washington Township Fire comments in the attached report at building permitting.

8. That the applicant addresses Engineering comments in the attached report, subject to approval by the City Engineer.

9. Screening Conditions

- a. That the parapets that exceed the maximum height of 6 feet are coordinated with the location of rooftop mechanical equipment to limit the need for additional rooftop mechanical screens; and
- b. That the rooftop and parking garage mechanical units are screened in an architecturally appropriate manner and meeting the requirements of Zoning Code Section 153.065(E)(3), subject to ART approval.

10. That the applicant provide fixture power and efficiency information at building permitting to verify that the exterior lighting requirements of Zoning Code Section 153.065(F) are met, subject to Planning approval.

11. That a Master Sign Plan be approved by the Planning and Zoning Commission prior to occupancy of any of the buildings (C1 – C4/C5).

12. That the applicant continue to coordinate with the City on the public improvement plans and construction details, and that the City's comments are incorporated into the plans prior to issuance of permits.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with 12 conditions.

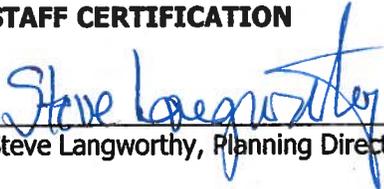
REQUEST 8: PARKING STRUCTURE CONDITIONAL USE

Recommendation of approval of the Conditional Use for a parking structure with non-occupied space in accordance with the provisions of §153.059(C)(3)(g) to the Planning and Zoning Commission with four conditions:

- 1) That the parking structure design and interior circulation is modified to limit the entrance/exit on Tuller Ridge Drive to not more than 24 feet wide;
- 2) That the interior circulation plans are revised at building permitting to allow for adequate stacking space at each entry to the garage (building C4/C5);
- 3) That the applicant verify whether cameras will monitor pedestrian activity in the parking garage from a remote location, or if other security measures will be taken, at building permitting; and
- 4) That the applicant provide stairs to a doorway at the tower in the northwest corner of the building and emphasize the main pedestrian entrance on Longshore Street through additional architectural detailing, at building permitting, subject to Planning approval.

Determination: Conditional Use was recommended for approval to the Planning and Zoning Commission with four conditions.

STAFF CERTIFICATION



Steve Langworthy, Planning Director