

ART ANALYSIS & DETERMINATIONS – DEVELOPMENT PLAN – PHASE 1

Applicable Development Plan Review Criteria

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

153.060 – Lots and Blocks			
Code Section	Requirement	Met/Notes	
(A)	Intent	Met. The project involves a series of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation including pedestrians, bicyclists, and motor vehicles. There are streets designated as principal frontage streets with continuous, pedestrian-oriented block faces designed for front building façades and limited driveway interruptions. The proposed block configurations support the principles of walkable urbanism of Code Section 153.057(D).	
(B)	Applicability	Met. This project involves new development and subdivision of land, and therefore the provisions of 153.060 apply.	
(C)(1)(a)	Interconnected Street Pattern	Met. The proposal provides for the continuation of existing/planned streets from adjoining areas, including Tuller Ridge Drive, future Bridge Park Avenue (connecting east to existing Village Parkway), Mooney Street, and Dale Drive.	
(C)(1)(b)-(f)	Interconnected Street Pattern	Met. No cul-de-sacs proposed. The extension of Bridge Park Avenue to the east will follow an existing natural tree row/hedgerow.	
(C)(2)(a)	Maximum Block Size – Required Subdivision	Met. Subdivision is required, since the site is located within the BSD Scioto River Neighborhood District, and Development Plan Review is required for this project. The Preliminary Plat has been approved by City Council, and a Final Plat application has been submitted separately, but coordinated with this proposal.	
(C)(2)(b)/ Table 153.060-A	Maximum Block Dimensions Each block face is limited to 500 ft. in length. Block perimeter shall not exceed 1,750 ft.	Lot 4	Met. Block dimensions are 455 ft. (east), 111 ft. (south), 451 ft. (west), 110 ft. (north). Total block perimeter is 1,127 ft.
		Lot 5	Met. Block dimensions are 450 ft. (east), 225 ft. (south), 455 ft. (west), 225 ft. (north). Total block perimeter is 1,355 ft.
		Lot 8	Met. Block dimensions are 449 ft. (east), 203 ft. (south), 447 ft. (west), 253 ft. (north). Total block perimeter is 1,352 ft. Lot 8 is not included with the Development Plan, but is created by virtue of the surrounding street network.
(C)(2)(c)	Shopping Corridors	<p>Met. The designated shopping corridor for the overall development is along the north and south sides of Bridge Park Avenue, extending north and south along Riverside Drive for a total of 1,200 ft. (1,200 ft. required).</p> <p>The shopping corridor for this phase is 336 feet along the north side of Bridge Park Avenue and 451 feet along Riverside Drive, which is over half of the requirement for the overall development. Refer to 153.063, Neighborhood Standards, for additional analysis.</p>	
(C)(3)(a)	Block Configuration	Met. Blocks are generally rectangular in shape.	

153.060 – Lots and Blocks		
Code Section	Requirement	Met/Notes
(C)(3)(b)	Front Property Lines (FPL)	Met with Approved Waiver. Front property lines are shown along a minimum of two sides of all blocks except Block/Lot 5 (one front property line facing Bridge Park Avenue, with Corner Side Property Lines facing Longshore Street, Mooney Street and Tuller Ridge Drive). A Waiver for this condition was approved by City Council at the Basic Development Plan Review on January 20, 2015.
(C)(4)(a)-(c)	Principal Frontage Streets (PFS)	Met. The designated Principal Frontage Streets (Riverside Drive, Bridge Park Avenue, Dale Drive) are shown on the plans. Refer to 153.061, Street Types, for additional analysis.
(C)(5)	Block Access Configurations	Met. Engineering has reviewed the block access configuration and finds it to be acceptable. No vehicular access is shown off of any Principal Frontage Streets.
(C)(6)	Mid-Block Pedestrianways	Met. Mid-block pedestrianways are shown on Lots 4 and 5 (oriented east/west). Refer to 153.065(l), Walkability Standards, for additional analysis.
(C)(7)	Typical Lot Dimensions	Met. Any lot shall be created to meet the requirements of one or more building types. All lots meet this requirement.
		Lots 4, 5 Met. Corridor, Mixed Use, and Parking Structure building types noted. Min. lot size: 80 ft.; Max. lot size: none.
(C)(9)	Street Frontage	Met. All lots have frontage along a min. of one right-of-way. Front/corner side property line designations have been shown on the plans.

153.061 – Street Types			
Code Section	Requirement	Met/Notes	
(A)	Intent	Met. The proposed street network is organized by a hierarchy of street character families and configured to accommodate multiple modes of transportation including pedestrians, bicyclists, and motor vehicles. The proposed street network is consistent with the Principles of Walkable Urbanism of Code Section 153.057(D).	
(B)	Applicability	Met. New streets are proposed as part of this project, and therefore the provisions of 153.061 apply.	
(C)(1)	Street Families Only those streets associated with Phase 1 are listed. (PFS = Principal Frontage Street)	Riverside Drive	Corridor Connector Street; 114-138 ft. right-of-way (median, turn lanes); PFS
		Dale Drive	District Connector Street; 60-65 ft. right-of-way; PFS
		Bridge Park Avenue	District Connector Street; 69-80 ft. right-of-way (turn lane); PFS
		Tuller Ridge Drive	Neighborhood Street; 65 ft. right-of-way
		Longshore Street	Neighborhood Street; 60 ft. right-of-way
		Mooney Street	Neighborhood Street; 60 ft. right-of-way
(C)(3)	Existing Streets	Met. Tuller Ridge Drive will be an extension of the existing street east of the site. The City is coordinating with the applicant on the reconfiguration of the right-of-way alignment for the Riverside Drive right-of-way. The City is also coordinating the vacation of the existing east/west segment of Dale Drive. Final alignments will be determined with the Final Plat and addressed through the development agreement for this project.	
(D)(1)	Street Frontage Requirements	Met. Refer to 153.060(C)(3)(b) above.	

153.061 – Street Types		
Code Section	Requirement	Met/Notes
(D)(2)	Vehicular Access	Met. Refer to 153.060(C)(4)-(5) above.
(D)(3)	Multiple Principal Frontage Streets	Met. Refer to 153.060(C)(4)-(5) above.
(E)	Typical Street Elements	<p>Met. Bicycle Facilities: Five-foot cycle tracks will be provided on the north and south sides of Bridge Park Avenue, adjacent to five-foot sidewalks. A two-way, ten-foot cycle track is provided along the west side (park side) of Riverside Drive, north of the intersection with Bridge Park Avenue, connecting to the cycle track planned along John Shields Parkway and the regional bicycle system. The cycle track will be surfaced with brick pavers consistent with the adjacent sidewalk, delineated by a solid line of pavers. Bicycle icon pavers will also be installed intermittently along the cycle tracks.</p> <p>Large sharrows will be marked in the center of the travel lanes along Bridge Park Avenue to signal to motorists that bicycles are also expected and encouraged to travel on-street within the travel lanes.</p> <p>Met. Vehicular On-Street Parking: The plans show on-street parking on most segments of all streets. The applicant has also provided two-wheeled motorized vehicle (motorcycle) parking spaces in locations where full-length vehicular parking spaces cannot be accommodated, such as mid-block on the east side of the Mooney Street and Longshore Street segments between Bridge Park Avenue and Tuller Ridge Drive.</p> <p>Met. Crosswalks: Crosswalks and vehicular access points are coordinated along the streets. Crosswalks are provided at all intersections and in two mid-block locations across Longshore Avenue and Mooney Street placed to facilitate movement through the open spaces/mid-block pedestrianways. Crosswalks are constructed with brick pavers and are a minimum of 10 feet wide. Refer to 153.065(I), Walkability Standards, for additional analysis.</p>
(F)	Curb Radii	Met. Curb radii have been designed for typical vehicles, between 15-25 ft.
(G)	Fire Access	Met. The Washington Township Fire Department has completed their review of the proposal, and finds that the project meets the Dublin Fire Code and applicable BSD zoning regulations, with the comments noted in the report.

153.063 – Neighborhood Standards		
Code Section	Requirement	Met/Notes
(F)(3)	Block, Access, Street Layout	Met. Cross-referenced with 153.060 and 153.061 above.
(F)(4)	Building Types	Met. All proposed building types are permitted, including those with frontage along the designated shopping corridor.
(F)(5)	Placemaking Elements	Met. Shopping Corridor: Developments over 20 acres are required to provide a minimum of 1,200 linear feet of mixed use “shopping corridor” as part of a redevelopment plan. The Basic Development Plan showed 1,200 feet measured along both the north and south block faces fronting on Bridge Park Avenue between Riverside Drive and Mooney Street, and along the western block face of Lot 4 facing Riverside Drive, and along a portion of the western block face of Lot 2 facing Riverside Drive.

153.063 – Neighborhood Standards		
Code Section	Requirement	Met/Notes
		<p>This phase of the Development Plan shows the portion of the designated shopping corridor associated with this phase along the north side of Bridge Park Avenue for a distance of 336 feet and the western block face of Lot 4 along Riverside Drive for a distance of 451 feet.</p> <p>Met with Condition. Pedestrian-Oriented Streetscape: A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors. The planned roadway section for Riverside Drive includes a 10-foot sidewalk with some additional overlap into the Required Building Zones (on the private lots).</p> <p>The roadway sections for Bridge Park Avenue show the minimum clear area of 12 feet in different configurations on the sections between Riverside Drive and Longshore Street (5-ft. cycle track adjacent to 7.5-ft. sidewalk) and the section between Longshore Street and Mooney Street (2-ft. overlap onto at-grade planter, 5-ft. cycle track, 5-ft. sidewalk). Additional space may be provided outside of the public right-of-way to add to this space.</p> <p>The applicant has submitted a series of exhibits showing conceptual placement of patios and outdoor seating along Bridge Park Avenue and Riverside Drive, demonstrating the clear sidewalk area. While the minimum 12 feet of clear area is provided on most of the shopping corridor, there are a few instances where there are potential encroachments by patio fencing and open space elements. The streetscape exhibit should be modified to show the 12 feet of clear area along the entire length of the shopping corridor, and each patio space, when installed, should provide the minimum 12 feet of clear area.</p> <p>N/A. Street Terminations: Not applicable with this phase.</p> <p>Met. Gateways: A gateway is required at the intersection of Bridge Park Avenue and Riverside Drive. The tower element on Building C2 and the pocket plaza at the intersection of Riverside and Bridge Park are proposed to meet this requirement.</p> <p>Met with Condition. Sign Plans: The applicant will be required to obtain an approved Master Sign Plan for the shopping corridor prior to occupancy for any of the buildings (C1 – C4/C5).</p>
(C)(6)	Open Spaces	<p>Met. A variety of well-designed open spaces shall be provided throughout the site. Open space corridors should be provided along Riverside Drive and Bridge Park Avenue via the cycle track and an enhanced public realm. Open spaces are shown coordinated with the mid-block pedestrianways on Lots 4 and 5. Pocket plazas allowing for small, impromptu gathering are provided along Bridge Park Avenue and Riverside Drive.</p>