

ART ANALYSIS & DETERMINATIONS – SITE PLAN WAIVER ANALYSIS

Site Plan Waiver Review Criteria Analysis & Recommendations

The Administrative Review Team has reviewed and made recommendations on the proposed Waivers based on the following review criteria.

BUILDING TYPE WAIVERS

1. Parapet Height & Façade Wrapping – Code Section 153.062(D)(1)(a)-(b)

Allowing parapet height to drop below the minimum height of 2 feet on buildings C1 and C3; allowing parapet height to exceed the maximum height of 6 feet on building C1 (approx. 8.5 feet); allowing parapets to be non-continuous on C1 and C3 rather than wrapping all sides of the building.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The shifts in parapet height result from the applicant's efforts to create visual interest by staggering the roofline around the buildings without inappropriately increasing the height of the parapet consistent with the modern architectural character of these buildings, as well as (in some areas) screening mechanicals in an architecturally appropriate manner (rather than installing separate mechanical screens).

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

Criterion met. Refer to the analyses for (a) above.

- (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: This Waiver request is based on the desire to vary the roofline, which is consistent with the intent of the BSD Code regulations, and to screen mechanical units in an architecturally integrated manner. This Waiver is based on the "architectural appropriateness" of the character of all four buildings.

Recommendation: Approval with 1 condition: That parapets exceeding the maximum height of 6 feet are coordinated with the location of rooftop mechanical equipment to limit the need for additional rooftop mechanical screens.

2. Visible Vents/AC Units/Other Utility Elements – Code Section 153.062(N)(4)(a)5

Allowing dryer vents, range vents and fresh air intake vents to be located on street facing façades of buildings C1, C3, and C4/C5, and allowing PTAC vents on the side wall of balconies on street facing façades of buildings C1 and C4/C5 (not permitted on street facing building façades).

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: This Waiver affects the buildings with residential units on upper stories. The intent of this requirement is to minimize views of all vents, air conditioners and other utility elements on non-street facing building façades. However, due to the site arrangement with streets on three of the four building elevations for all of the impacted buildings, there is no way to conceal these fixtures and continue to meet Building Code requirements for venting.

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

Criterion met. Refer to the analyses for (a) above.

- (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 with condition: While the vents and similar utilities are necessary from a Building Code standpoint, their appearance should be minimized to the maximum extent possible. The vents specified by the applicant are only available in brown or white. The applicant should select vents that are coordinated with the color of the adjacent exterior building finish materials or are painted a coordinating color, subject to Planning approval.

Recommendation: Approval with 1 condition: That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, subject to Planning approval.

3. Right-of-Way Encroachment – Building Type Table (Code Section 153.062(O)(6)(a)1)

Allowing the pedestrian bridge to encroach over the Longshore Street right-of-way between buildings C1 and C4/C5.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The BSD Code does not address the use of pedestrian bridge connections between buildings and over rights-of-way, and therefore is not covered by the building type tables.

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

Criterion met. Refer to the analyses for (a) above.

- (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 Planning and Zoning Commission reviewed the designs of the proposed resident/pedestrian bridges at their meeting on May 7, 2015 and expressed their support of the current proposal.

Recommendation: Approval.

4. Maximum Impervious Lot Coverage – Building Type Table (Code Section 153.062(O)(5)-(6)(a)1)

Allowing the maximum impervious lot coverage for Lot/Block 4 (buildings C1, C2, the “Pavilion” open space) and Lot/Block 5 (buildings C3, C4/C5, the “Mews” open space) to each be 96% impervious (Code limits lot coverage to 80% impervious, plus an additional 10% of semi-pervious coverage).

(a) Request is caused by unique site, use or other circumstances.

Criterion met: Lots/Blocks 4 & 5 are at the center of activity in the Bridge Park mixed-use development, centrally located in the BSD Scioto River Neighborhood District. Since these buildings are sited along the shopping corridor on Bridge Park Avenue and Riverside Drive, development intensities are expected to be higher on this site than anywhere else in the Bridge Park development.

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

Criterion met. Refer to the analyses for (a) above.

(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 open spaces are designed with an appropriate balance of hardscape and landscaping to serve the residents, employees and visitors of this development. The buildings are appropriately sited.

Recommendation: Approval.

5. Transparency – Building Type Table (Code Section 153.062(O)(5)-(6)(d)1-2)

Allowing the following transparencies:

C3

Upper Story Street-Facing Transparency (30% required)

17% on west (Longshore) elevation, 5th story

C4 (Residential – Corridor Building)

Ground Story Street-Facing Transparency (60% required)

26% on east (Mooney) elevation; 35% on north (Tuller Ridge) elevation; 33% on west (Longshore) elevation

Upper Story Street-Facing Transparency (30% required)

23% on west (Longshore) elevation, 6th story

(a) Request is caused by unique site, use or other circumstances.

Criterion met: Since the Basic Site Plan Review, the applicant has made great efforts to increase the building transparency on all floors of all elevations while ensuring the buildings remain architecturally

appropriate in terms of window placement, overall material composition, etc. Generally, where blank walls remain, or where the transparency is more than a few percentage points less than the minimum requirement, there are conditions present that warrant Waiver consideration, such as grade issues, utility locations adjacent to the open spaces (with blank walls to be screened by amenities such as screens, landscaping, and other vertical elements within the open spaces).

Similar to other Waiver requests, since these buildings have street exposure on three out of the four façades, interior space programming becomes challenging for “back of house” uses that would not be sited along the street.

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

Criterion met. Refer to the analyses for (a) above.

- (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: In the opinion of the ART, the proposed transparencies are architecturally appropriate and consistent with the proposed architectural character of the buildings.

Recommendation: Approval.

6. Principal Entrance Location – Building Type Table (Code Section 153.062(O)(5)-(6)(d)3)

Allowing the principal entrance for upper floor uses to be located on a non-Principal Frontage Street (PFS) – 1 on Longshore Street instead of Riverside Drive for building C1, and 1 on Longshore Street instead of Bridge Park Avenue for building C3.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The applicant is proposing to site these lobby entrances along the side streets, which is convenient for visitors and residents arriving and parking in the parking garage, and to prioritize active uses such as restaurant and retail uses along the shopping corridors/PFS – Riverside Drive and Bridge Park Avenue.

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

Criterion met. Refer to the analyses for (a) above.

- (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 intent of the regulation is to make lobby spaces for upper story uses convenient for residents and visitors to locate and access. Siting the lobby spaces along Longshore Street in lieu of the shopping corridor ensures that the highly pedestrian-oriented streetscape remains

active, while conveniently locating the spaces near the parking garage access points.

Recommendation: Approval.

7. Vertical Façade Divisions – Building Type Table (Code Section 153.062(O)(5)-(6)(d)4)

Allowing the following:

C1

A 55.39-foot span along the east (Longshore) elevation, and a 51.27-foot span along the north (Tuller Ridge) elevation, where 40 feet is the maximum.

C3

A 51.45-foot span along the south (Bridge Park) elevation and a 53.46-foot span along the north (the “Mews” open space) elevation, where 45 feet is the maximum.

C5 (Parking Structure)

41.53-foot span and a 94.67-foot span along the north (Tuller Ridge) elevation and two 71.43-foot and a 56.01-foot span on the west (Longshore) elevation, where 30 feet is the maximum.

(a) Request is caused by unique site, use or other circumstances.

Criterion met: Since the Basic Site Plan Review, the applicant has made great efforts to provide as many required vertical and horizontal 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. Refer to the analyses for (a) above.

(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: In the opinion of the ART, the proposed vertical façade divisions are generally architecturally appropriate and consistent with the proposed architectural character of the buildings.

Recommendation: Approval.

8. Primary Façade Materials – Building Type Table (Code Section 153.062(O)(5)-(6)(d)5)

Allowing the following, where a minimum of 80% primary materials are required for all elevations:

C1

North (Tuller Ridge):	60%
East (Longshore):	61%
West (Riverside):	65%

C3

West (Longshore): 64%

C4 (Residential – Corridor Building)

West (Longshore): 59%

South (“Mews” open space): 62%

C5 (Parking Structure)

West (Longshore): 66%

North (Tuller Ridge): 70%

- (a) Request is caused by unique site, use or other circumstances.

Criterion 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 these buildings. In many cases, alternative materials including composite metal panels and fiber cement panels are proposed on the top-most stories of buildings to define the top of the buildings, lighten the overall building mass, and from a technical standpoint, provide a material that can be applied at higher building heights.

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

Criterion met. Refer to the analyses for (a) above, and for Building Type Waiver #2, above.

- (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: In the opinion of the ART, the proposed application of materials and balance of permitted primary and secondary materials is appropriate.

Recommendation: Approval.

9. Upper Story Height – Building Type Table (Code Section 153.062(O)(5)(b))

Allowing the top (5th) story of building C2 to be 17.21 feet, where 14 feet is the maximum story height.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: Building C2 serves, in part, as a gateway to the BSD Scioto River Neighborhood District, and the overall architectural composition, including a top story that is slightly greater in height than the lower stories, is appropriate for the building in this location. The height maximizes natural light into the building and opens up views of the Scioto River and future park and pedestrian bridge.

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

Criterion met. Refer to the analyses for (a) above.

- (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: In the opinion of the ART, the proposed 5th story height is architecturally appropriate to building C2.

Recommendation: Approval.

10. Ground Story Height – Building Type Table (Code Section 153.062(O)(5)(b))

Allowing a minimum ground story height of 10.74 feet for building C4 (residential/corridor building type portion of parking garage building), where 12 feet is the minimum.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The applicant is proposing to locate residential uses along the ground floor of this building type that is generally intended for commercial uses, although it allows residential uses on the ground floor (provided they are not sited within a shopping corridor). Further, the height of the ground story is coordinated with the height of the parking structure, which is wrapped by these residential uses. The upper stories meet the minimum and maximum height requirements.

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

Criterion met. Refer to the analyses for (a) above.

- (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: In the opinion of the ART, the ground story height is architecturally appropriate to building C4.

Recommendation: Approval.

11. Blank Wall Limitations – Building Type Table (Code Section 153.062(O)(5)(d)2)

Allowing a portion of the C4 building south elevation (facing the “Mews” open space) to not meet the blank wall limitation.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: As noted previously, all of these buildings have four prominent elevations, with streets lining three of the elevations, and open spaces along the fourth. As such, siting elevators, utilities, and other building functions is challenging. While these functions take place along the open space elevation for building C4, the blank walls are behind electrical transformers, which are in turn screened by a decorative metal screen that serves as an amenity and interesting vertical element in these open spaces.

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

Criterion met. Refer to the analyses for (a) above.

(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: In the opinion of the ART, the blank wall, which is screening the trash facility for this building, is appropriately screened and softened by the open space design.

Recommendation: Approval.

12. Number of Street Façade Entrances – Building Type Table (Code Section 153.062(O)(5)(d)3 and 153.062(O)(12)(d)3)

Allowing the following:

C4

Only 2 building entrances on the east (Mooney) elevation, where 5 are required.

C5

Allowing 1 building entrance on the west (Longshore) elevation (parking structure) where 4 are required, and 1 building entrance on the north (Tuller Ridge) elevation, where 3 are required.

(a) Request is caused by unique site, use or other circumstances.

Criterion met: This is, in part, a technical Waiver resulting from the adjacency of the two building types – the corridor building and parking structure building – and how the entrances are counted based on whether the entrance is on the corridor building portion, or the parking structure portion of the buildings – despite the fact that the entrances are functionally accessible to both portions of the buildings.

This is also necessitated by the grade change along the east elevation (Mooney Street) that make individual entrances to the ground floor residential units impractical.

The parking structure entrance requirements are better suited to parking structures with commercial uses lining the buildings. Parking structures in this configuration benefit from concentrating pedestrian access points to relatively limited locations to facilitate improved safety and surveillance, as well as enhance wayfinding for visitors.

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

Criterion met with condition. Refer to the analyses for (a) above. There is an entrance on the west elevation of building C4 (residential building), which also functions as another access point for the west elevation of C5. The entrance along the center of the west (Longshore) elevation should be emphasized through additional architectural detailing to indicate this additional pedestrian entrance, in addition to the lobby at the southwest corner 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: In the opinion of the ART, the entrances are appropriately sited and spaced based on the building type arrangement and uses, since there are no commercial uses in this building.

Recommendation: Approval.

13. Horizontal Façade Divisions – Building Type Table (Code Section 153.062(O)(5)(d)4)

Not requiring horizontal façade divisions at the top of the first story along the south elevation of building C4 facing the “Mews” open space, and allowing the horizontal façade divisions to “step” with the grade change varying between the first and second stories.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The steep change in grade between Mooney Street and Longshore Street renders this requirement impractical to meet.

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

Criterion met. Refer to the analyses for (a) above.

- (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: In the opinion of the ART, the “stepped” horizontal façade divisions (provided by a brick ledge, although with a variety of base cladding materials) are architecturally appropriate and are in keeping with the intent of the regulation to break down the vertical massing of the building.

Recommendation: Approval.

14. Corner Side RBZ – Building Type Table (Code Section 153.062(O)(12)(a)1)

Allowing a 0-foot corner side RBZ for building C5 on the west (Longshore) elevation, where the required corner side RBZ is 5 to 25 feet from the right-of-way.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The proposed parking structure configuration is intended to maximize parking for this phase of the development and achieve an efficient layout.

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

Criterion met. Refer to the analysis for (a), above.

- (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 with condition: The intent of the 5 to 25-foot corner side RBZ requirement is to provide a buffer between the edge of the parking structure to soften the edges, screen vents and other mechanical elements, and provide space for stacking. The building has been designed with planters along the ground story to soften the edge of the parking structure.

Recommendation: Approval with 1 condition: 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).

15. Horizontal Façade Divisions – Building Type Table (153.062(O)(12)(d)4)

Allowing a horizontal façade division that is sited at the third story along the west (Longshore Street) elevation of building C5, rather than the top of the ground story.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: This is a Waiver necessitated by the scale of the building. The applicant has incorporated architectural features including a brick reveal at the top of the third story, which is an architecturally appropriate application of this detail because it helps avoid a “top heavy” appearance of the building if located per Code.

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

Criterion met. Refer to the analysis for (a), above.

- (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: In the opinion of the ART, the intent of the horizontal façade division requirement is met on the west elevation of building C5.

Recommendation: Approval.

SITE DEVELOPMENT STANDARDS WAIVERS

16. Open Space Types – Pocket Plazas – Code Section 153.064(G)(1)/Table 153.064-A

Allowing two Pocket Plazas (#3, located at the northeast corner of building C1 at the intersection of Longshore Street and Tuller Ridge Drive and #5, located the on south side of building C3) to not meet the minimum area of 300 sq. ft. (115 sq. ft. and 270 sq. ft., respectively), and for the Pocket Plaza on the south side of building C3 to be a minimum of 7 feet in depth in some areas, where 10 is the minimum depth.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: The applicant has worked closely with the Administrative Review Team to identify locations where smaller, intimate gathering spaces can be provided throughout the Bridge Park public realm. The applicant has provided five other open spaces that meet the dimensional requirements, while these additional two spaces are provided to enhance the public realm and provide additional public spaces, while the open space fee in lieu request continues to be required.

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

Criterion met. The open spaces have been dimensioned to be as large as possible while maintaining the design intent of each space, and not overlapping into the public right-of-way (which cannot count toward meeting the open space requirement).

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

Criterion met. Pocket Plazas and Pocket Parks are permitted open space types.

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

Criterion met: Should the Waiver not be approved, the applicant's request for payment of a fee-in-lieu of open space dedication increases incrementally.

Recommendation: Approval.

17. Parking Structure Design - Pedestrian Circulation – Code Section 153.065(B)(5)(d)

Allowing the maximum distance from any parking space to an elevator within the parking structure to be up to 407 feet, where 350 feet is the maximum.

- (a) Request is caused by unique site, use or other circumstances.

Criterion met: Based on the size and dimensions of the parking structure, there are some instances where the maximum distance is exceeded by 57 feet. This could be addressed by adding an additional elevator; however, Code only requires one elevator to serve parking structures.

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

Criterion met. Refer to the analyses for (a) above.

- (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: One elevator serves to funnel a majority of pedestrian circulation through fewer entrances, which can increase the safety of the parking structure.

Recommendation: Approval.

18. Mid-Block Pedestrianways – Code Section 153.065(I)(2)(a)

Allowing the mid-block pedestrianway for Lot 5 to be located approximately 20 feet outside of the middle third of Lot/Block 5.

- (e) Request is caused by unique site, use or other circumstances.

Criterion met: The location of the mid-block pedestrianway is a result of the configuration of the front property line along Bridge Park Avenue, and the three corner side property lines along the remaining three streets (Mooney Street, Longshore Street, Tuller Ridge Drive). The parking structure (buildings C4/C5) faces its long edges along Mooney Street/Longshore Street, while building C3 faces the front property line along Bridge Park Avenue, leaving its short edges along Mooney Street/Longshore Street.

- (f) Not requested solely to reduce cost or as a matter of general convenience.

Criterion met. Refer to the analyses for (a) above.

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

Not applicable.

- (h) Request will ensure that the development is of equal or greater development quality.

Criterion met: This is a Waiver in part caused by Lot 5 having one front property line and three corner side property lines, which results from the Principal Frontage Street pattern of the surrounding street network. The mid-block pedestrianway is intended to facilitate pedestrian access throughout the site. Most visitors will be arriving to the site and parking in the garage, and therefore will be minimally affected by the mid-block pedestrianway being located slightly outside of the middle third of the block.

Recommendation: Approval.