City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: April 3, 2015

Initiated By: Steve Langworthy, Planning Director
Rachel S. Ray, AICP, Planner II

Re: Bridge Park (East) and Bridge Park West – Project Update

Summary

Staff will present an update to City Council on the proposed Bridge Park mixed-use development, located on the east side of Riverside Drive, north of S.R. 161/W. Dublin-Granville Road, at the work session on Monday, April 6, 2015.

Staff will also provide an update on the Bridge Park West development, proposed by the same developer (Crawford Hoying Development Partners). The Bridge Park West project site is in the Historic District, on the east side of North High Street, north of the intersection with North Street.

Site plans and proposed architectural elevations for both projects are attached for City Council's review prior to the work session.

Background

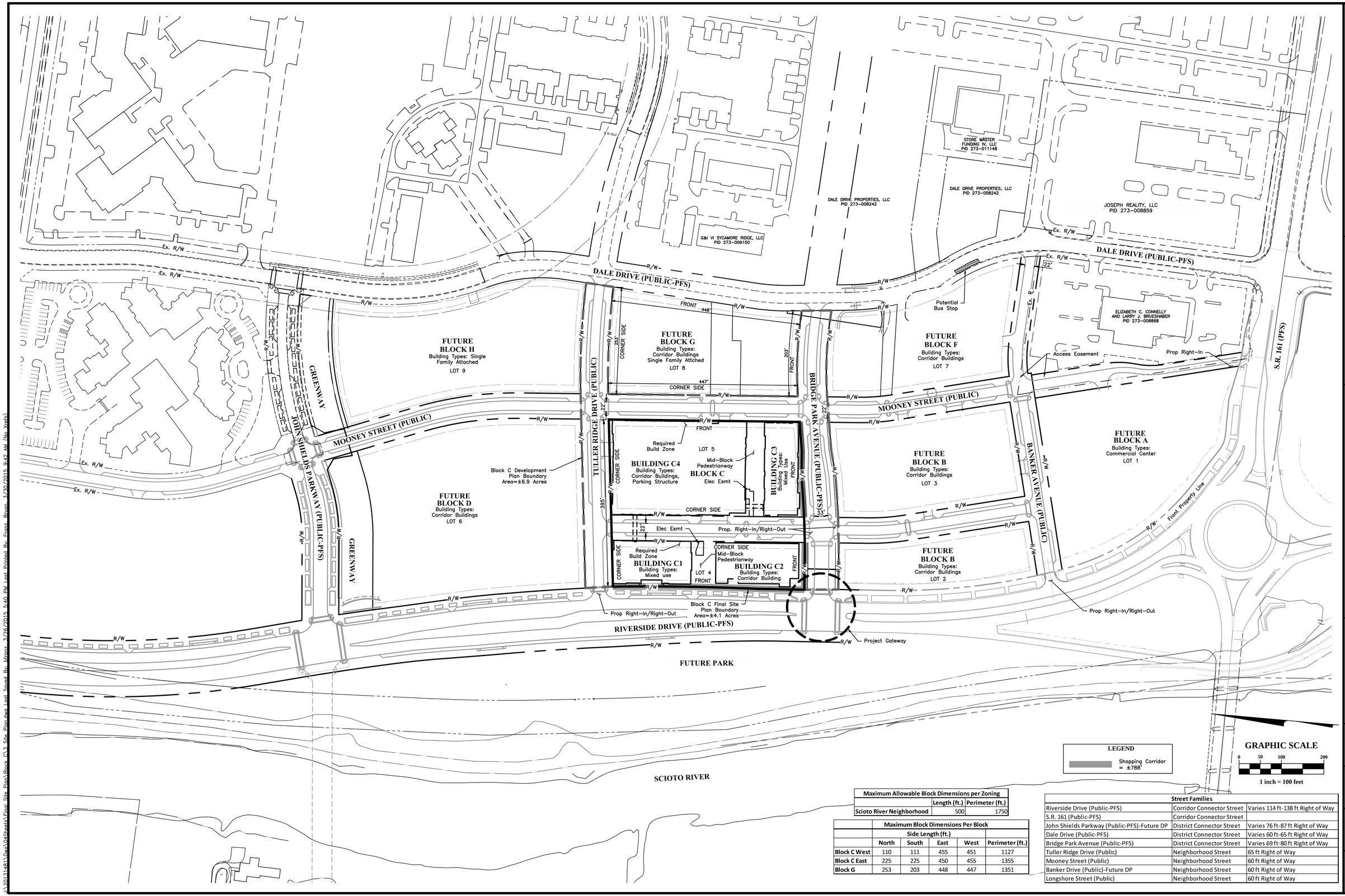
Bridge Park (East)
City Council reviewed and approved the Basic Development Plan and a Basic Site Plan for the initial phases of the Bridge Park mixed-use redevelopment project at a Special Meeting on January 20, 2015. The applicant filed the application for Development Plan Review and Site Plan Review for the initial two-block, four building site on February 25, 2015. These applications are scheduled to be reviewed by the Planning and Zoning Commission on May 7, 2015.

Bridge Park West
The Architectural Review Board (ARB) conducted four informal reviews for the project in 2014 (May 21, August 27, October 28, and December 10), with many of the comments focusing on architecture, building massing, and location.

The Basic Development Plan was approved by the ARB on October 22, 2014, and the Basic Site Plan and (final) Development Plan were approved by the ARB on November 19, 2014. The (final) Site Plan Review is scheduled to be reviewed by the ARB on April 15, 2015.

Recommendation

Information only.



Maximum Allowable Block Dimensions per Zoning		
	Length (ft.)	Perimeter (ft.)
Scioto River Neighborhood	500	1750

	Maximum Block Dimensions Per Block				
	Side Length (ft.)				
	North	South	East	West	Perimeter (ft.)
Block C West	110	111	455	451	1127
Block C East	225	225	450	455	1355
Block G	253	203	448	447	1351

Street Families		
Riverside Drive (Public-PFS)	Corridor Connector Street	Varies 114 ft-138 ft Right of Way
S.R. 161 (Public-PFS)	Corridor Connector Street	
John Shields Parkway (Public-PFS)-Future DP	District Connector Street	Varies 76 ft-87 ft Right of Way
Dale Drive (Public-PFS)	District Connector Street	Varies 60 ft-65 ft Right of Way
Bridge Park Avenue (Public-PFS)	District Connector Street	Varies 69 ft-80 ft Right of Way
Tuller Ridge Drive (Public)	Neighborhood Street	65 ft Right of Way
Mooney Street (Public)	Neighborhood Street	60 ft Right of Way
Banker Drive (Public)-Future DP	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	60 ft Right of Way

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C OVERALL SITE PLAN

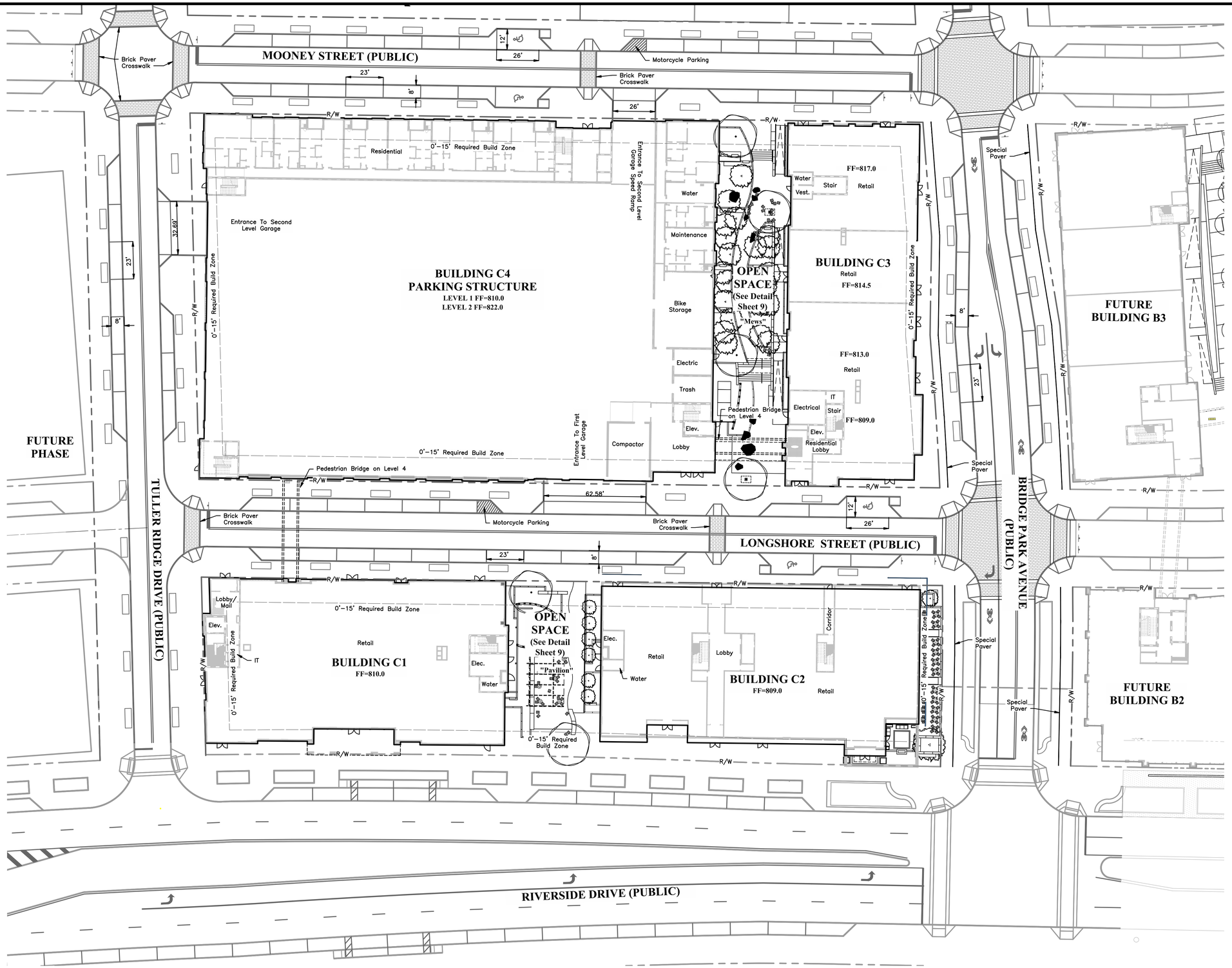
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

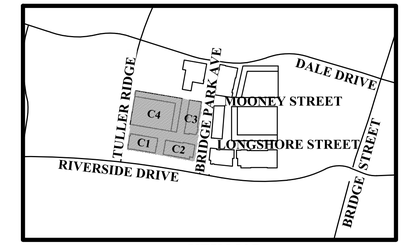
DATE
March 30, 2015

SCALE
1" = 100'

JOB NO.
2013-1481

SHEET
FSP 3





KEY MAP
Scale: 1" = 500'

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

REVISIONS			
MARK	DATE	DESCRIPTION	

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
SITE PLAN

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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
March 30, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

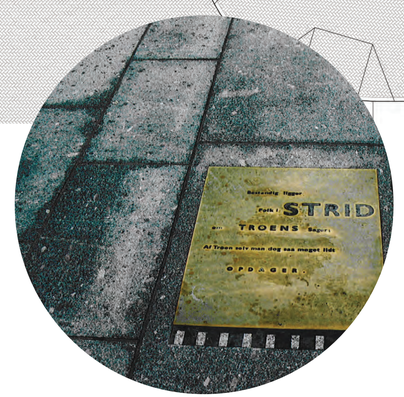
SHEET
FSP 4

BRIDGE PARK DESIGN REVIEW
30 MARCH 2015

OVERALL SITE PLAN

NTS

MKSK
MKSKSTUDIOS.COM



BRIDGE PARK DESIGN REVIEW
30 MARCH 2015

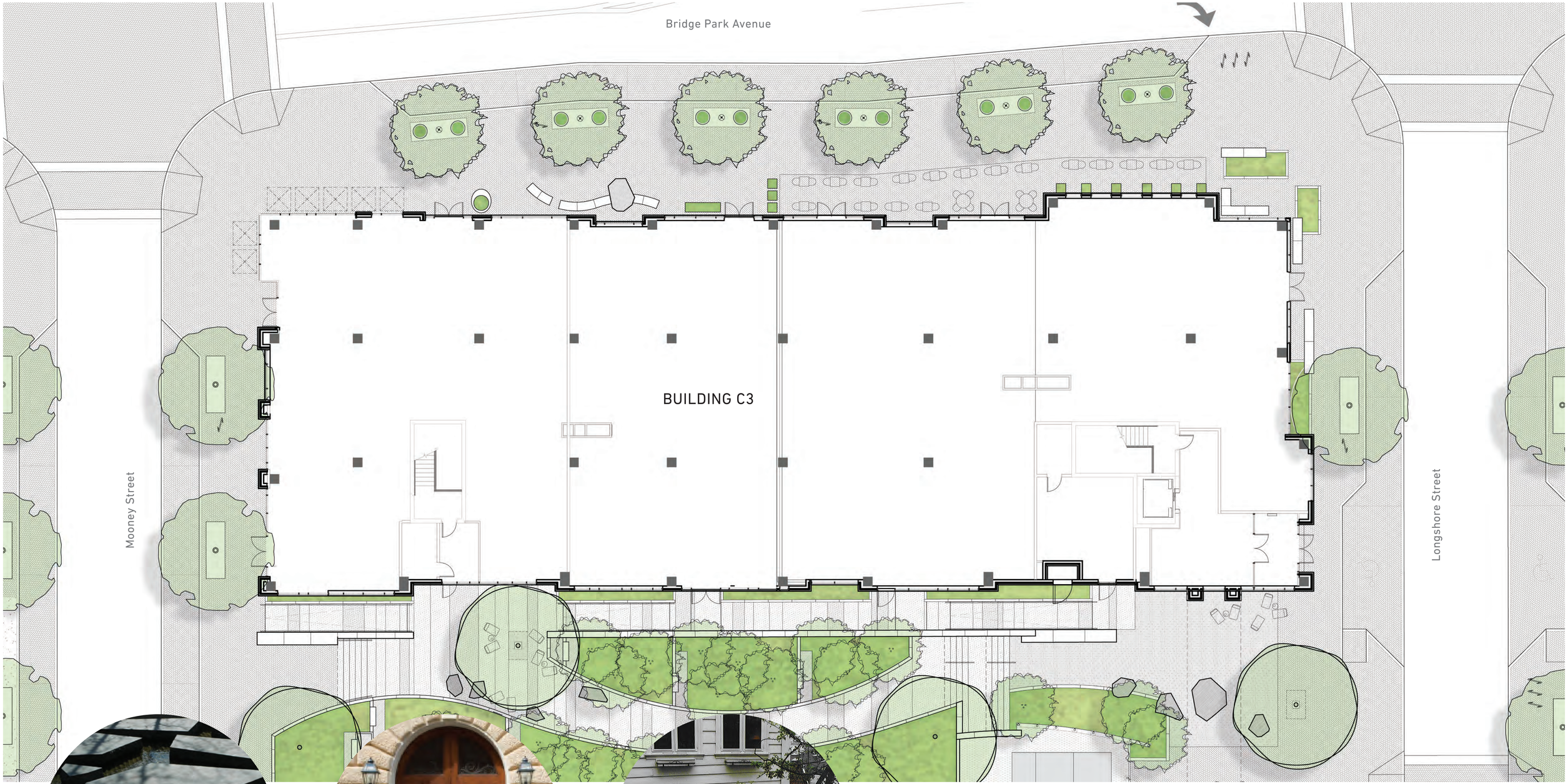
ENLARGEMENT A

MKSK
MKSKSTUDIOS.COM

BRIDGE PARK DESIGN REVIEW
30 MARCH 2015

ENLARGEMENT B

MKSK
MKSKSTUDIOS.COM



BRIDGE PARK DESIGN REVIEW
30 MARCH 2015

ENLARGEMENT C

MKSK
MKSKSTUDIOS.COM

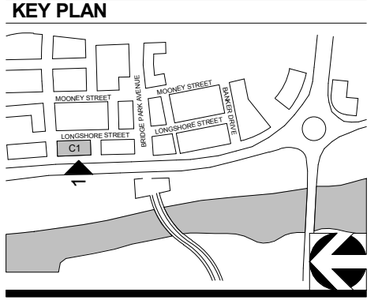
BRIDGE PARK
DUBLIN, OH

BUILDING C1

6680 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

USE	AREA
FOOD / BEVERAGE	15,922 SF.
RESIDENTIAL	50,901SF.
PATIO	5,113 SF.
CIRCULATION	8,768 SF.
SERVICE	3,289 SF
TOTAL	83,993 SF.

KEY PLAN



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

03-23-2015 C1 - A000 - COVER

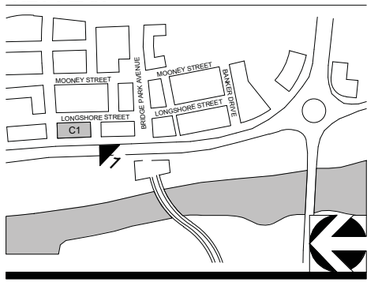
CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

MASSING - VIEW FROM SOUTHWEST CORNER

KEY PLAN



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

03-23-2015 C1 - A113 - 3D VIEW

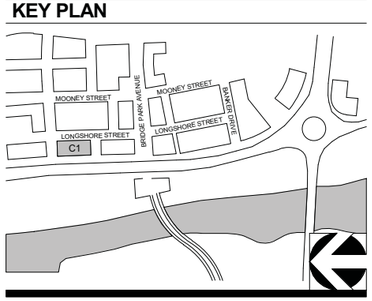
CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

MASSING - VIEW FROM NORTH EAST CORNER

KEY PLAN



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

03-23-2015 C1 - A114 - 3D VIEW

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

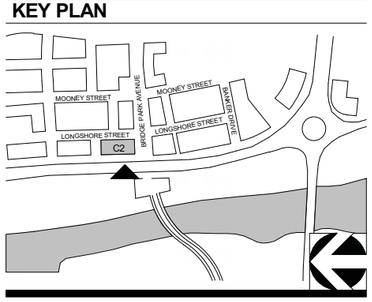
BRIDGE PARK
DUBLIN, OH

BUILDING C2

6640 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

USE	AREA
FOOD/ BEVERAGE	16,233 SF
OFFICE / PATIO	65,362 SF
CIRCULATION	6,588 SF
SERVICE	6,217 SF
TOTAL	94,440 SF

KEY PLAN



CORRIDOR BUILDING TYPE

11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

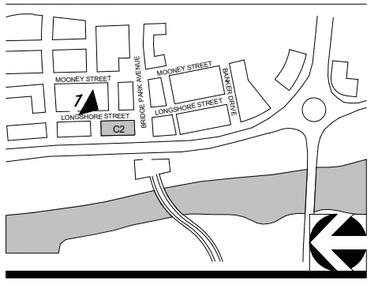
03-23-2015 A000 - C2 - COVER

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



MASSING VIEW FROM NORTHEAST CORNER

CORRIDOR BUILDING TYPE

03-23-2015 A112 - C2 - 3D VIEW

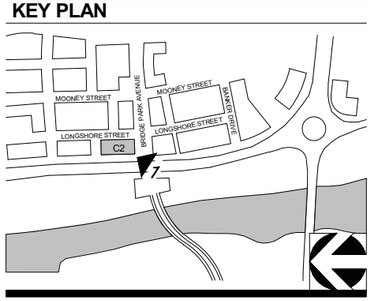
11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



MASSING VIEW FROM NORTHEAST CORNER

CORRIDOR BUILDING TYPE

03-23-2015 A113 - C2 - 3D VIEW

11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

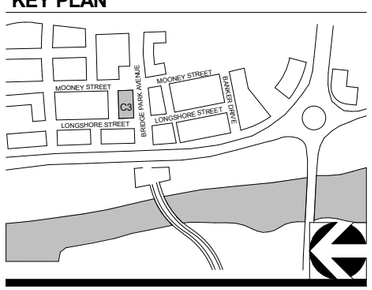
BRIDGE PARK
DUBLIN, OH

BUILDING C3

4550 BRIDGEPARK AVENUE
DUBLIN, OHIO 43017

USE	AREA
FOOD/ BEVERAGE	15,300 SF
OFFICE	16,413 SF
RESIDENTIAL	43,311 SF
ROOF TERRACE	1,918SF
CIRCULATION	8,236 SF
SERVICE	1,739 SF
TOTAL	86,917 SF

KEY PLAN



CORRIDOR BUILDING TYPE

11" X 17" = 1/16" = 1'-0" , 22" X 34" = 1/8" = 1'-0"

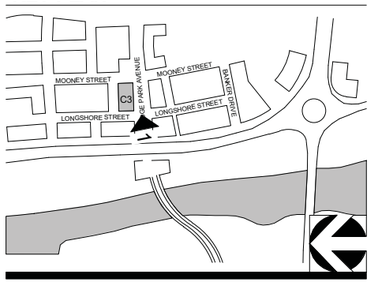
03-23-2015 A000 - C3 - COVER

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



MASSING VIEW FROM SOUTHWEST CORNER

CORRIDOR BUILDING TYPE

03-23-2015 A112 - C3 - 3D

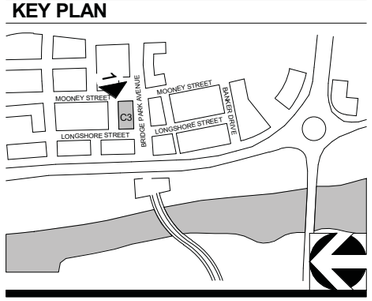
11" X 17" = 1/16" = 1'-0" , 22" X 34" = 1/8" = 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



MASSING VIEW FROM SNORTHEAST CORNER

CORRIDOR BUILDING TYPE

03-23-2015 A113 - C3 - 3D

11" X 17" = 1/16" = 1'-0" , 22" X 34" = 1/8" = 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

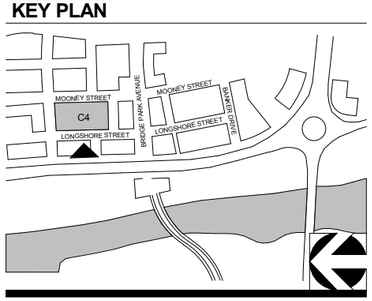
BRIDGE PARK
DUBLIN, OH

BUILDING C4/C5

6640 MOONEY ST / 6640 LONGSHORE ST
DUBLIN, OHIO 43017

USE	AREA
GARAGE	293,415 SF
RESIDENTIAL	66,170 SF
SERVICE	16,821 SF
CIRCULATION	21,563 SF
TOTAL	397,969 SF

KEY PLAN



PARKING SCHEDULE

LEVEL	TYPE	TOTAL
LEVEL 1	ADA 9'X18'	0
LEVEL 1	ADA 9'X18' W/ SIGN	14
LEVEL 1	ADA VAN 9'X18'	2
LEVEL 1	ADA VAN 9'X18' W/ SIGN	2
LEVEL 1-6	STD 9'-A8'	845
TOTAL		**863**

CORRIDOR BUILDING / PARKING STRUCTURE (HYBRID) TYPE

03-23-2015 A000-C4/C5 - COVER

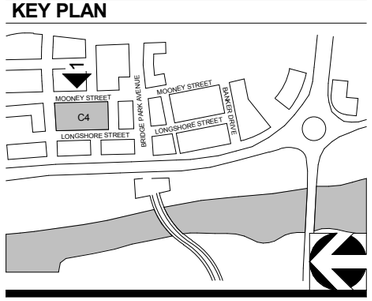
11" X 17" = 3/64" = 1'-0", 22" X 34" = 3/32" - 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



CORRIDOR BUILDING / PARKING STRUCTURE (HYBRID) TYPE

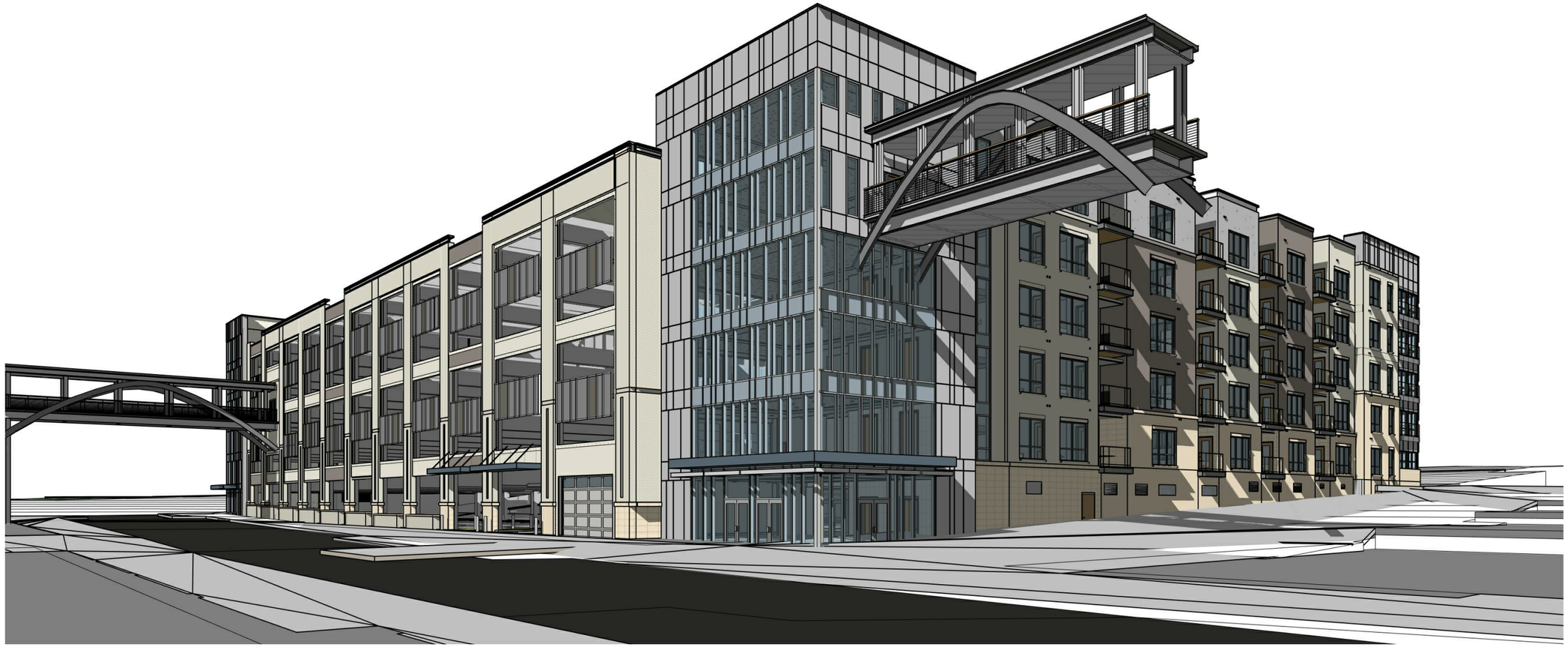
03-23-2015 A000A - C4/C5 - COVER

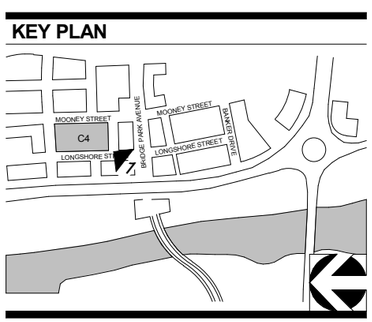
11" X 17" = 3/64" = 1'-0", 22" X 34" = 3/32" - 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH





MASSING VIEW FROM THE SOUTHWEST CORNER

CORRIDOR BUILDING / PARKING STRUCTURE (HYBRID) TYPE

03-23-2015

A113 - C4/C5 - SW VIEW

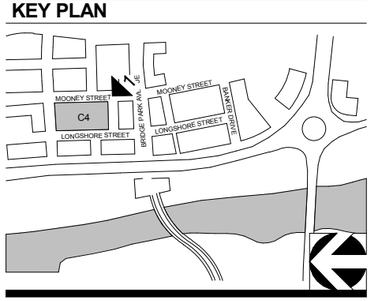
11" X 17" = 3/64" = 1'-0", 22" X 34" = 3/32" - 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



MASSING VIEW FROM THE SOUTHEAST CORNER

CORRIDOR BUILDING / PARKING STRUCTURE (HYBRID) TYPE

03-23-2015

A114 - C4/C5 - SE VIEW

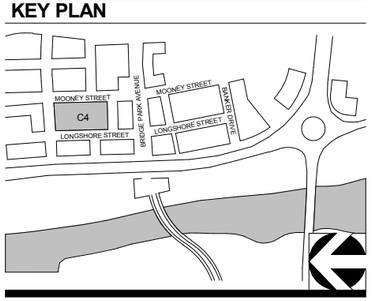
11" X 17" = 3/64" = 1'-0", 22" X 34" = 3/32" - 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

KEY PLAN



1 C4/C5 SOUTH ELEVATION - LANDSCAPE COORDINATION

3/64" = 1'-0"

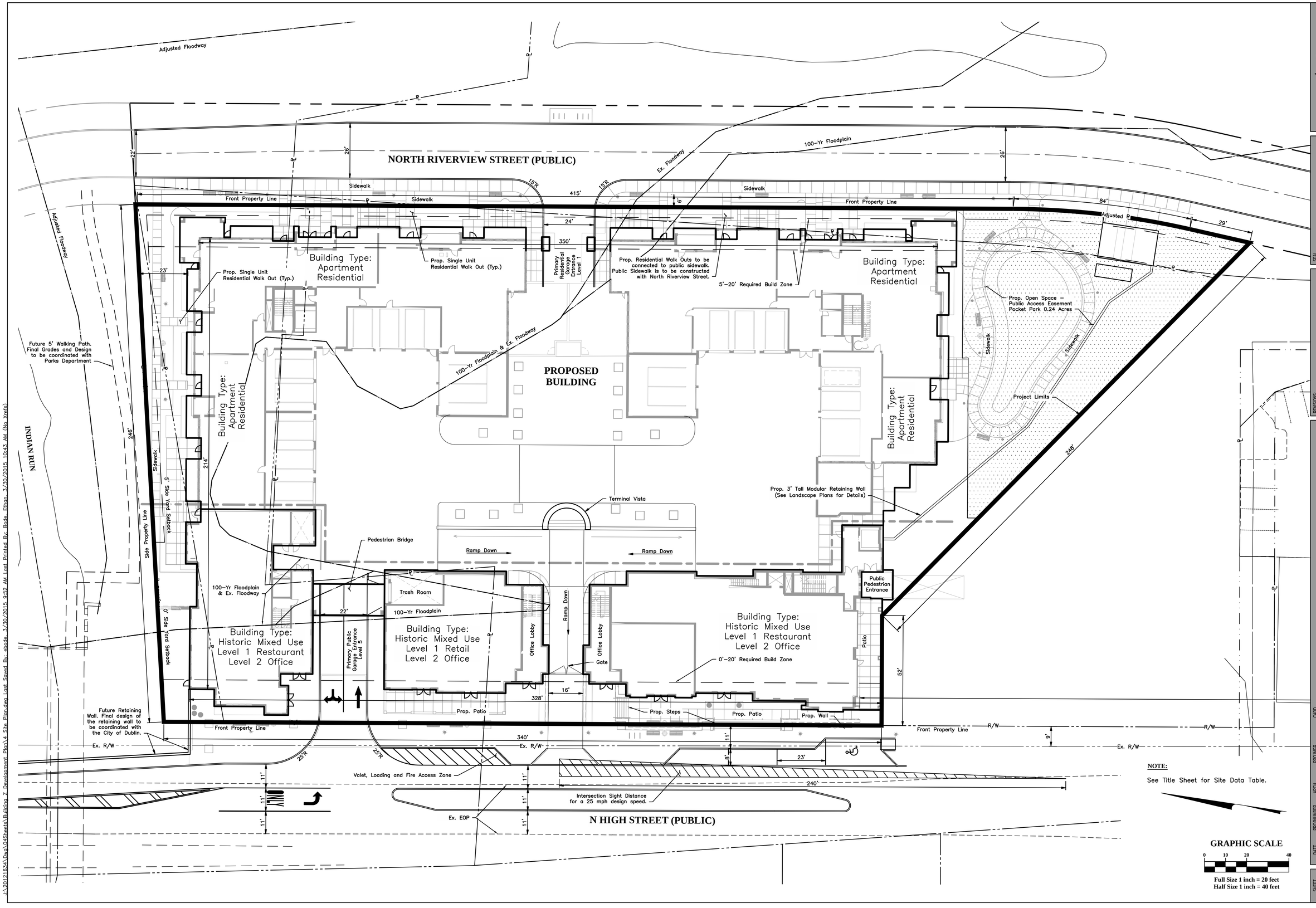
CORRIDOR BUILDING / PARKING STRUCTURE (HYBRID) TYPE

03-23-2015 A117 - C4/C5 - LANDSCAPE ELEVATION

11" X 17" = 3/64" = 1'-0", 22" X 34" = 3/32" - 1'-0"

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE



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BRIDGE PARK
DUBLIN, OH

CRAWFORD HOYING development

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SEAL

REVISIONS:

No.	Description	Date

DATE
PROJNUMBER
ARCH
PROJMGR
CADD

Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio

SITE PLAN

SHEET C8

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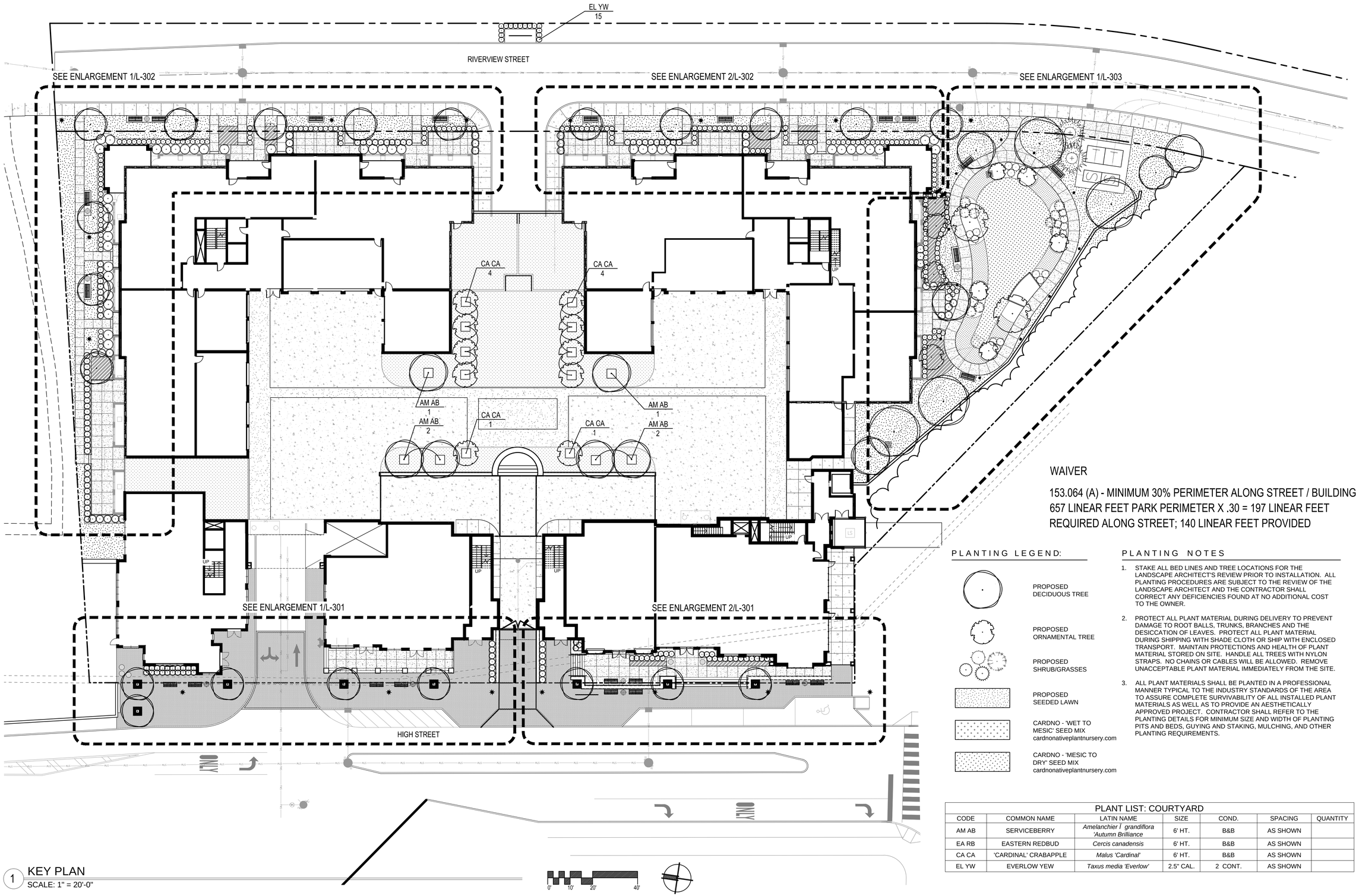
J:\2012\1634\Dwg\04Sheets\Building_Z_Development_Plan\4_Site_Plan.dwg Last Saved By: ebode, 3/30/2015 9:52 AM Last Printed By: Bode, Ethan, 3/30/2015 10:43 AM (No Xrefs)



1 KEY PLAN
SCALE: 1" = 20'-0"

WAIVER

153.064 (A) - MINIMUM 30% PERIMETER ALONG STREET / BUILDING - 657 LINEAR FEET PARK PERIMETER X .30 = 197 LINEAR FEET REQUIRED ALONG STREET; 140 LINEAR FEET PROVIDED

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB/GRASSES
- PROPOSED SEEDED LAWN
- CARDNO - 'WET TO MESIC' SEED MIX cardnonativeplantnursery.com
- CARDNO - 'MESIC TO DRY' SEED MIX cardnonativeplantnursery.com

PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. ALL PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.

PLANT LIST: COURTYARD

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING	QUANTITY
AM AB	SERVICEBERRY	*Amelanchier l grandiflora 'Autumn Brilliance*	6' HT.	B&B	AS SHOWN	
EA RB	EASTERN REDBUD	*Cercis canadensis*	6' HT.	B&B	AS SHOWN	
CA CA	'CARDINAL' CRABAPPLE	*Malus 'Cardinal'*	6' HT.	B&B	AS SHOWN	
EL YW	EVERLOW YEW	*Taxus media 'Everlow'*	2.5" CAL.	2 CONT.	AS SHOWN	

OHM
ARCHITECTS ENGINEERS PLANNERS
OHM Office Address Line 1
OHM Office Address Line 2
OHM Office Phone No
OHM Office Fax No
OHM-ADVISORS.COM

BRIDGE PARK
DUBLIN, OH
CRAWFORD HOYING development

SEAL

REVISIONS:

No.	Description	Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
3/30/15	XXXXXX	XXXX	XXXXXX	XXXX

Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio

OVERALL PLANTING PLAN

SHEET L - 300

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FILE PATH: ile Path

WEST ELEVATION

OHM

ARCHITECTS ENGINEERS PLANNERS

OHM-ADVISORS.COM

SEAL

REVISIONS:

No.	Description	Date

DATE PROJNUMBER ARCH PROJMGR CADD

Crawford Hoying Development
Bridge Park West - Building Z
Dublin, Ohio

ELEVATION RENDITION

SHEET A-4001

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FILE PATH: C:\Users\bluriz\Documents\Building Z_2015 03 17_bluriz.rvt

EAST ELEVATION

OHM

ARCHITECTS ENGINEERS PLANNERS

OHM-ADVISORS.COM

SEAL

REVISIONS:

No.	Description	Date

DATE PROJNUMBER ARCH PROJMGR CADD

Crawford Hoying Development
Bridge Park West - Building Z
Dublin, Ohio

ELEVATION RENDITION

SHEET A-4002

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NORTH ELEVATION

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DATE PROJNUMBER ARCH PROJMGR CADD

Crawford Hoying Development
Bridge Park West - Building Z
Dublin, Ohio

ELEVATION RENDITION

SHEET A-4003

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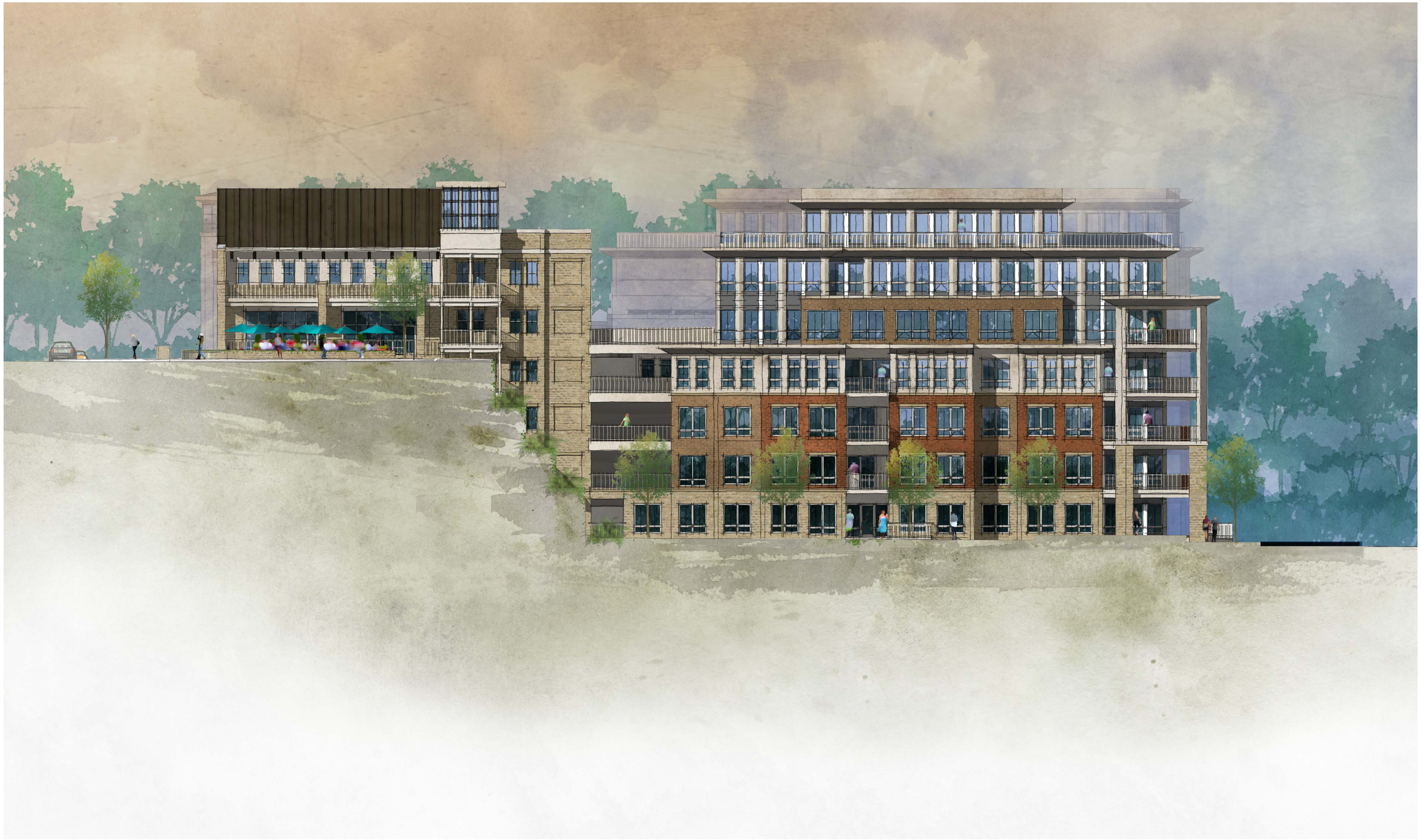

SOUTH ELEVATION

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REVISIONS:

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ELEVATION RENDITION

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