

## Administrative Departure / Site Plan Waiver Analysis

### 15-052DP-BSD/SP-BSD/CU – Bridge Park B Block

<i>Zoning District</i>	BSD Scioto River Neighborhood District
<i>Review Type</i>	Development Plan Review, Site Plan Review, Conditional Use
<i>Development Proposal</i>	Four buildings containing 228 dwelling units, 42,644 sq. ft. of office uses, 25,781 sq. ft. of retail use, 29,719 square feet of eating and drinking uses and an 894 space parking structure on a 5.74 acre site. The proposal includes three new public streets and two blocks of development, which will be reviewed as part of a separate Final Plat application.
<i>Uses</i>	Mix of residential, commercial, and office uses (Dwelling, Multiple-Family; Office, General; Retail, General; Eating and Drinking; Parking Structure; Outdoor Dining and Seating; and Parks and Open Space)
<i>Building Types</i>	Corridor Buildings and Parking Structure
<i>Administrative Departures</i>	Refer to the list on page 2 – Approved by the ART July 1, 2015
<i>Site Plan Waivers</i>	Refer to the list on page 4
<i>Applicant</i>	Nelson Yoder, Principal, Crawford Hoying Development Partners.
<i>Case Manager</i>	Joanne L. Shelly, AICP, RLA LEED BD+C   Urban Designer / LA (614) 410-4677   jshelly@dublin.oh.us



## **ADMINISTRATIVE DEPARTURES – APPROVED BY THE ART JULY 1, 2015**

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### **Review Criteria**

1. The need for the Administrative Departure is caused by unique site conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the BSD Plan, and is not being requested simply to reduce cost or as a matter of general convenience.
2. The Administrative Departure does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the BSD zoning district.
3. The Administrative Departure does not modify any numerical zoning standard related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting by more than 10% of the requirement.
4. The Administrative Departure, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the Administrative Departure.

### **Administrative Departures (8)**

1. § 153.062(I) Building Types, Corridor Buildings, Balcony Dimensions requiring a 6 ft. depth for balconies. A request to allow building B1 & B2 balconies to range in depth from a 5.5 feet minimum, but maintaining a minimum of 30 sq. ft. on all balconies.

***Criteria Met.***

2. §153.062(O)(5)(a)1 Building Types, Corridor Buildings, Front Property Line Coverage, requirement is 90%. A request to allow the front property line coverage to be 89% for building B5.

***Criteria Met.***

3. §153.062(O)(5)(d)1 Building Types, Corridor Buildings, Street Façade Transparency. A request to allow the following:
  - a) B1 – Upper Story Street Façade Transparency (30% required): 29% on west, Longshore Street elevation.
  - b) B2 – Upper Story Street Façade Transparency (30% required): 29% on the 3rd, 4th & 5th story of the west elevation (Riverside Drive); 29% on 6th story of the north elevation (Bridge Park Avenue); 29% on the 6th story of the east elevation (Longshore Street).

***Criteria Met.***

4. §153.062(O)(5)(b) Building Types, Corridor Buildings, Story height. 12 ft. maximum upper story height required. A request to allow an upper story height of 12.5 for building B5.

***Criteria Met.***

5. § 153.062(O)(5)(d)4 Building Types, Corridor Buildings, Vertical Increments required no greater than 45 ft. A request to allow the following:
  - a) B1 – 47.33 ft. on the west elevation (Riverside Drive), 46.62 ft. on the north elevation (open space).
  - b) B4 – 45.60 ft. on the west elevation (Longshore Street); 48.93 ft. on the north elevation (open space).

***Criteria Met.***

6. §153.062(O)(5)(d)5 Building Types, Corridor Buildings, Primary Façade Materials — 80% permitted primary materials required. A request to allow the following:
  - a) B1 –78% primary on the west elevation (Riverside Drive), 74% primary on the north (open space) elevation, 72% primary on the south (Banker Drive) elevation.
  - b) B2 –75% primary on the east (Longshore) elevation.
  - c) B3 –72% primary on the west elevation (Riverside Drive), 78% primary on the east (Longshore) elevation.
  - d) B4 – 76% on the west elevation (Longshore Street).

***Criteria Met.***

7. §153.062(O)(5)(d)6 Building Types, Corridor Buildings, Tower Height. – Allow the tower height to be 13.04 ft., where the allowable height is 12 ft.

***Criteria Met.***

8. §153.065(I)(2)(b) Walkability Standards, Mid-Building Pedestrianways, Requiring a mid-building pedestrianway on buildings over 250 ft. in length. A request to allow the following: B1 – 255ft. building length without a mid-building pedestrianway.

***Criteria Met.***

## SITE PLAN WAIVERS

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### Waiver Review Criteria

- a) Request is caused by unique site, use or other circumstances.
- b) Not requested solely to reduce cost or as a matter of general convenience.
- c) Request does not authorize any use or open space type not permitted in the District.
- d) Request will ensure that the development is of equal or greater development quality.

### Site Plan Waivers (13)

1. §153.062(D)(1)(a)-(c) Building Types, Parapet Roof Type.

- a. *Parapet roof height shall be between 2 ft. – 6 ft. in height;* A request to allow the height of parapets to drop below the minimum height of 2 ft. in numerous locations on buildings B1, B2, B3 & B4 as the roofline jogs in height across the elevations.
- b. *Parapets shall wrap around all sides of the building;* A request to allow parapets which are not continuous. Parapets are present on portions of the front and side facades of all buildings, but as the roofline jogs up and down along the elevation, the parapet is not continuous.
- c. *Horizontal Shadow Lines:* Encouraged to distinguish parapets from upper stories and to define the top of the parapet. Horizontal shadow lines have been incorporated to define the tops of some parapets, but not always between the upper story and the bottom of the parapet.

**Criteria Met.** *Variations in parapet height and wrap add to the building variety and overall architectural character.*

2. §153.062(E)(2)(a) Building Types, Materials, Façade Material Transitions.

- a. *Material transitions shall occur at an inside corner;* A request to allow the materials to transition at the return of the primary material to the material on the balcony interior for buildings B1, B2, B3.

**Criteria Met,** *with a condition that the applicant provide plans detailing the material transitions on the balconies for buildings B1, B2, and B3 at building permitting, subject to Planning and Building Standards approval.*

3. §153.062(N)(4)(a)5 Building Types, Façade Requirements.

- a. *Visible Vents/AC Units/Other Utility Elements;* these elements are not permitted to be part of any street-facing façade, unless permitted for individual building types. A request to allow dryer vents, range vents and fresh air intake vents located on street facing facades of buildings B1, B2, B3, and B4.

**Criteria Met,** *with a condition that the materials and colors are selected to match building material colors, subject to Planning approval. Vents on façades are unavoidable due to the four-sided frontage of these buildings.*

4. §153.062(O)(5)(1)a Building Types, Corridor Buildings, Building Siting.

- a. *Front Required Building Zone, 0-15 ft.;* A request to allow building B1 to have 128 ft. of the building façade outside of the RBZ due to a recess in the building centered on the façade to create a large entry and private patio. A large stair case enhances the public streetscape and accommodates some change in grade.
- b. *Corner Side RBZ, 5-25 ft.;* A request to allow building B5 (parking garage) to encroach on the RBZ below the min. 5 ft. requirement.

- c. *Right-of-Way Encroachments, none allowed*; a request to allow the pedestrian bridge to encroach over the public ROW of Longshore Street to building B5.

**Criteria Met**, with a condition to note encroachments on final plat and/or obtain aerial easements, subject to Engineering approval.

5. §153.062(O)(5)&(12)(a)(2) Building Types, Corridor Building & Parking Structures, Buildable Area

- a. *Maximum Impervious Lot Coverage, 80%*; A request to allow 98% impervious lot coverage for:
  - a. Lot 3 – buildings B1 & B2; and
  - b. Lot 4 – buildings B3 & B4/B5

**Criteria Met**, with a condition that the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces (pocket plazas).

6. §153.062(O)(5)(d)1-2 Building Types, Corridor Building, Façade Requirements

- a. *Ground Story Street Facing Transparency, 60% min.*; A request to allow less than the 60% transparency required for building B4 west, east & south elevation at residential units. Typical residential transparency would be 30%.
- b. *Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on building B5 (south elevation) due to grade changes.
- c. *Non-Street Façade, 15% min.*; A request to allow less than 15% transparency required for building B4 (north elevation) due to the change in grade across the site.
- d. *Non-Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on building B1 & B4 (north elevations) due to service rooms on the building interior.

**Criteria Met**, with a Condition to continue to work with Planning to provide appropriate screening.

7. §153.062(O)(5)(d)3 Building Types, Corridor Building, Building Entrance

- a. *Principal Entrance Location, on primary street façade*; A request to allow building B2 entrance not on a PFS and building B3, primary entrance on the open space and not on the primary façade.
- b. *Street Façade Number of Entrances, 1 per 75 ft.*; A request to allow the 2 lobbies for building B4 to substitute for the 4 required street entries.
- c. *Street Façade Number of Entrances, 1 per 75 ft.*; A request to allow less than the required number of entries per street façade for building B5, east elevation 4 required, 1 provided; south elevation 3 required, 1 provided (through lobby); west elevation 1 required, 1 provided.

**Criteria Met**. Location and configuration of building lobbies allows for multiple points of entry for each building.

8. §153.062(O)(5)(d)4 Building Types, Corridor Building, Façade Divisions

- a. *Vertical Increments Divisions, no greater than 45 ft.*; A request to allow the following deviations which are greater than the 45 ft. maximum due to variations in the overall building design.
  - a. B1 – west, south & north elevations at parapet
  - b. B2 – west elevation at parapet
  - c. B3 – north, south, east & west elevations at parapet
  - d. B4 – north west section adjacent to bldg. tower

- e. B5 – east & south elevations over garage vehicle access points
- b. *Horizontal Façade Divisions, within 3 ft. of the top of the ground story;* A request to allow building B5 to forego horizontal façade division requirements where the façade is covered by the green screen screening material.

**Criteria Met.**

- 9. §153.062(O)(5)(d)5 Building Types, Corridor Building, Façade Materials
  - a. *Permitted Primary Material, Stone, Brick & Glass, min. 80%;* A request to allow façade materials to be less than 80% on the following elevations:
    - 1. B1 – east elevation, 71%
    - 2. B3 – north elevation, 56% & south elevations, 71%
    - 3. B4 – north elevation, 69% & east elevations, 69%
  - b. *Permitted Secondary Façade Materials, max. 20%;* A request to allow secondary façade materials to exceed 20% on the following elevations:
    - 1. B2 – east elevation, 25%
    - 2. B4 – north elevation, 31%, east elevation, 31% & west elevation, 24%

**Criteria Met.**

- 10. §153.062(O)(12)(d)6, Building Type, Parking Structure, Roof Types
  - a. *Tower height / width, max. height may not exceed width;* A request to allow the height and width to exceed the allowable height (14 ft.) and width (14 ft.) for the tower on the following buildings:
    - 1. Tower height: B4/B5 16.88 ft.
    - 2. Tower width: B4 – south elevation 41.61 ft. & west elevations 27.15 ft. wide
    - 3. Tower width: B5 – north elevation 34.85 ft. & west elevations 48.18 ft. wide

**Criteria Met.**

- 11. §153.064(G)(1)/Table 153.064-A Open Space Types
  - a. *Pocket Plazas, min. 300 sq. ft. / max 1,200 sq. ft.;* A request to allow The “Plaza” – pocket plaza to exceed the size requirements for pocket plazas.

**Criteria Met. Open space intent is met.**

- 12. §153.065(B)(5)(a)-(d) Site Development Standards, Parking and Loading, Parking Structure Design
  - a. *Entrance/Exit, Number of Exits Lanes 5 required;* A request to allow one less (4) than the required entry / exit lanes.
  - b. *Stacking Spaces, two 20 ft. stacking spaces to be provided between ROW and entry gate;* A request to allow the stacking to occur interior to the structure.
  - c. *Interior Circulation, Ceiling Clearance, 12 ft. req.;* A request to allow the Mooney Street entry to be 10.66 ft. which is less than the minimum requirement.
  - d. *Pedestrian Safety / Circulation – Maximum distance to nearest exit 200 ft.;* A request to allow the maximum distance to the nearest exit to be exceeded by 60 ft.

**Criteria Met.**

13. §153.065(I)(2)(b) Walkability Standards

- a. *Mid-Building Pedestrianways, Requiring a mid-building pedestrianway on buildings over 250 ft. in length; A request to allow the following: B4 – 291.48 ft. building length without a mid-building pedestrianway.*

***Criteria Met.*** – *A mid-block pedestrianway is adjacent to the building and the building wraps a parking structure, creating a condition where a mid-building pedestrianway would be ineffectual.*

**Waiver to be considered if the Reviewing Body approval for additional Primary Materials is not approved.**

1. §153.062(O)(3). Building Types, Apartment buildings – Min. primary façade material 80%
  - a. Bldg. B1, front, side & rear elevations
  - b. Bldg. B5, front & side elevations

***Criteria Met.*** *The addition of these materials allows for building variety and enhances the architectural interest of the site through the use of unique materials.*