

Minor Project Review/Waivers

15-102ARB-MPR – Bridge Park West

Mixed-Use Development Project

Historic Transition District – 94-100 N. High Street

Modifications and Waive requests to the approved Bridge Park West development located on the east side of North High Street, approximately 280 feet north of the intersection of North Street. Review and approval by the Architectural Review Board for a Minor Project Review and Waiver Review under the provisions of Zoning Code Sections 153.066 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Tuesday, October 20, 2015

Date of ART Recommendation to the Architectural Review Board

Thursday, November 12, 2015

Date of Architectural Review Board Determination

Tuesday, November 17, 2015

Case Manager

Jennifer Rauch, AICP, Planning Manager, (614) 410-4690 | jrauch@dublin.oh.us



PART I: Application Overview

<i>Zoning District</i>	BSC Historic Transition
<i>Review Type</i>	Minor Project Review and Waivers
<i>Use</i>	Multiple-family dwellings, retail, restaurant, office and associated accessory uses.
<i>Building Types</i>	Apartment Building w/ internal garage (1 building); Historic Mixed Use (3 buildings)
<i>Administrative Departures</i>	None
<i>Waivers</i>	<ol style="list-style-type: none">1) Blank Wall Limitations2) Façade Materials – Historic Mixed Use Building3) Façade Materials – Accessory Structure4) Vertical Facade Material Transition5) Balcony Depth6) Parapet Height7) Street Wall Height
<i>Property Owner</i>	Crawford Hoying Development Partners
<i>Applicant</i>	Michael Burmeister, OHM Advisors
<i>Representative</i>	Nelson Yoder, Crawford Hoying Development
<i>Case Managers</i>	Jennifer Rauch, Planning Manager

Site Overview

The 2.4 acre site was approved for redeveloped with three Historic Mixed-Use Buildings set along North High Street and one Apartment Building along the future North Riverview Street extension. An integrated parking structure with two public access points (North High Street and future North Riverview Street extension) and one private access (High Street).

PART II: Administrative Review Team Comments

Planning, Engineering, Building Standards, and Parks & Open Space

The proposal includes minor changes to the approved development and site plan details and seven Waivers, which are based on additional information provided as part of the building permit.

Minor Project Review

Eyebrow Detail – Apartment (Renderings and SheetA-Z05)

The approved “eyebrow” detail for the roof of the Apartment Building was shown as a cornice detail with Site Plan approval in April 2015. The proposal modifies the design detail, which the applicant has indicated is based on constructability and durability issues. Planning expressed concerned regarding the change in the overall aesthetic and massing with the proposed detail change; however, both design options meet Code.

Bioretention (Landscape Set)

The bioretention area is located within the approved open space in the southeast portion of the site. The proposal includes modifications to the approved design details and layout for the bioretention area. The

proposed changes integrate the existing exposed stone wall and natural water into the design.

Waiver Requests

The proposal includes a series of seven Waiver requests based on more detailed drawings and information provide for the building permit review. The proposed Waivers do not significantly alter the previous approved design, and are more technical in nature.

Blank Wall Limitations (Sheets A-Z311, A-Z312, A-Z313)

Code limits no more than 30% of each building façade per story, and no horizontal distance greater than 15 feet to be a blank, windowless elevation. The interior courtyards of the Apartment Building on the 5th story and the Historic Mixed Use Building on the 4th and 5th story exceed this requirement. These areas are completely interior to the site and only visible to vehicles and residents that enter the courtyard areas. The proposed Waiver does not significantly alter the approved design.

Primary Building Materials – Historic Mixed Use Building (Sheets A-Z311A, A-Z312A, A-Z313A)

Code requires 80% of each building elevation to be clad with a primary material. The north and south elevations and the interior courtyard areas for the Historic Mixed Use buildings have been refined and recalculated from the approved elevations. The percentage of primary materials are not met on these portions of the elevations and a Waiver is requested. The overall design of these elevations has not changed significantly, and the interior courtyard areas are not visible to adjacent properties.

Primary Building Materials – Accessory Structure (Sheets L-405 and L-406)

Code requires 80% of each building elevation to be clad with a primary material, which is also required for accessory structures. The approved generator enclosure located in the southeast corner of the open space was approved with a condition to work with staff on the final design and location of the structure. The applicant is proposing an alternative design to the previous brick and stone design, but the primary material does not meet the required percentage. Staff is supportive of the revised design and recommended the applicant pursue the Waiver request regarding material.

Façade Material Transition (Sheet A-Z00, Details 1, 3, 4 and 4a on Sheet A-Z01)

Code requires façade materials to transition at inside corners. The applicant is proposing a two-foot brick or stone return to wrap around the corner of the balconies on the Apartment Building, but this does not occur at the inside corner. Additionally, along the northern elevation within the Historic Mixed Use building there is an area where brick material transitions to fiber cement siding. The approved drawings indicated a 2-foot brick return, which has been eliminated. A Waiver is requested to address both of these instances. .

Balcony Depth (Sheets A-Z02, A-Z310B, A-Z311B)

Code requires each balcony area meet the minimum dimensions, 6-foot depth and 5-foot width. Each residential unit includes a main balcony that meets the dimensional requirements of the Code. Additional areas designated as service balconies were added, which do not meet the size requirements. The applicant has identified these additional balcony areas for maintenance purposed only. The overall percentage of balcony area permitted for each elevation continues to be met.

Parapet Height (Sheet A-Z03 – Detail 7)

Code limits the maximum height of a parapet to 6 feet, and when 6 feet is insufficient to screen rooftop mechanicals a screening structure is required. The height of the parapet at the eastern elevation of the Historic Mixed Use building exceeds the maximum, and is shown at 8-foot. The requested Waiver is required due to the modifications needed to meet the parking garage ventilation and the location of the elevator overrun. The modification could be met with a screen; however, the increased height of the parapet will provided a more integrated building design.

Street Wall Height (L-401)

Code limits the height of street walls to a maximum of 36 inches. The stone cap on top of the street walls exceed the maximum height along North High Street, which is due to the existing grade and ADA compliance requirements.

Fire, Police and Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(a) **Similarity to Approved Basic Plan**

(b) **Consistency with Approved Development Plan**

Met. The proposed modifications do not significantly alter the approved plans.

(c) **Meets Applicable Zoning Regulations**

Met with Waivers. The proposed design solutions meet Code with approval of the requested Waivers.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Met. The proposed modifications contribute to the character of the BSC Historic Transition Neighborhood District.

Waiver Review Criteria

1. Section 153.062(N)(4)(a)3 – Blank Wall Limitation – 30% maximum (required) – varies (requested)

Criteria met. The applicant has made great efforts to ensure the building details and windows are provided on all floors of all elevations while ensuring the buildings remain architecturally appropriate. The areas where blank, windowless walls shown as less than the minimum requirement are located in the interior courtyard areas of the Historic Mixed Use and Apartment buildings. The view of the area included on this side of the building in an interior courtyard is limited to a few residents and service vehicles.

2. Section 153.062(E)(1) – Primary Building Materials – Historic Mixed Use Building - 80% (required) – varies (requested)

Criteria 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 the building. The proposed application of materials and balance of permitted primary and secondary materials is appropriate.

3. Section 153.062(E)(1) – Primary Building Materials – Accessory Structure - 80% (required) – varies (requested)
Criteria 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 the building. The proposed application of materials and balance of permitted primary and secondary materials is appropriate.
4. Section 153.062(E)(2)(a) – Façade Material Transitions – Occur at inside corner (required) – Occurs at outside corner for Apartment Building balconies (requested)
Criteria met. The material transition occurs at the outside corner on the balconies due to material requirements of the Fire Code. Additionally, a two-foot brick or stone return is provided to wrap around the corner of the balcony before it terminates.
5. Section 153.062(I)(1)(a)(4) – Balcony Dimensions – 6’ depth and 5’ width (required) – varies (requested)
Criteria met. The additional balcony areas are identified for maintenance purposed only. Individual units have a main balcony area in addition to the proposed service balconies, which meets the Code requirements. The overall percentage of balcony area permitted for each elevation continues to be met.
6. Section 153.062(D)(1)(a)(1) – Parapet Height – 6 foot max (required) – 8 foot (requested)
Criteria met. The proposed increase in parapet height allows for a more integrate roof design in lieu of a secondary screen.
7. Section 153.065(E)(1)(b)1 – Street Wall Height – 3 foot maximum (required) – varies (requested)
Criteria met. The proposed street wall height is due to existing grade change along North High Street and ADA compliance.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

The Architectural Review Board approved the Minor Project with no conditions and 7 Waivers.