



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

November 24, 2015

Basic Development Plan and Basic Site Plan- 15-112BDP/BSP – Bridge Park, Block A BSD Scioto River Neighborhood District

This is a request for a new eight-story, 100,628 square-foot hotel, a one story, 19,000 square-foot conference center, a six-story office building (future phase), a 231,652 square-foot, 610-space parking garage, 0.11 acres of open space, and associated site improvements on a ±3.75 acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. This is a request for review and recommendation of approval by City Council of a Basic Development Plan and Basic Site Plan Review under the provisions of Zoning Code Section 153.066.

Date of Application Acceptance

Monday, November 16, 2015

Date of ART Recommendation to City Council

Thursday, November 24, 2015

Scheduled City Council Review

Monday, December 7, 2015

Case Manager

Marie Downie, Planner I, (614) 410- 4679 | mdownie@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Scioto River Neighborhood
<i>Review Type</i>	Basic Development Plan and Basic Site Plan Review
<i>Development Proposal</i>	An eight-story, 100,628 square-foot hotel, a one story, 19,000 square-foot conference center, a six-story office building (future phase), a 231,652 square-foot, 610-space parking garage, 0.11 acres of open space, and associated site improvements on a ±3.75 acre site.
<i>Use</i>	Hotel, Conference Center, Office, Parking/Retail
<i>Building Types</i>	Hotel: Corridor Building Conference Center: Corridor Building Office: Corridor Building Parking: Parking Structure
<i>Administrative Departures</i>	N/A
<i>BDP Waivers</i>	1) Corner Side Property Line (Hotel): <i>Approval</i>
<i>BDP Conditions</i>	1) Define Banker Drive as a Front Property Line. 2) Mooney Street extending from Banker Drive to W. Dublin Granville Road and Longshore Street should be identified as private drives with appropriate easements. 3) Revise the "Corner Property Lines" to be side yard setbacks in all appropriate locations. 4) Work with Engineering to finalize details and alignment of the right-in one-way access from W. Dublin Granville Road. 5) Work with Engineering and the Acura dealership to modify the existing access point. 6) Work with staff to provide for a more walkable, pedestrian scale, and connected site.
<i>Basic Site Plan Waivers</i>	1) Ground Story Height – Conference Center: <i>Approval</i> 2) Building Stories – Hotel: <i>Approval</i> 3) Ground Story Height – Hotel: <i>Approval</i> 4) Story Height – Hotel 8 th Story: <i>Approval</i> 5) Building Length – Garage: <i>Approval</i>
<i>BSP Conditions</i>	1) Work with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to: a. The modification of the proposed open spaces;

Application History/Schedule

City Council previously approved a Basic Development Plan on January 20, 2015 and Preliminary Plat on March 9, 2015. The applicant is asking to revise the Basic Development Plan and Preliminary Plat and begin the approval process for A Block. City Council will hear the Basic Plan Review, and will then direct the review of the final Development Plan and Site Plan applications to City Council, the Planning and Zoning Commission, Architectural Review Board, or Administrative Review Team (as appropriate).

January 20, 2015 – CC approval of BDP

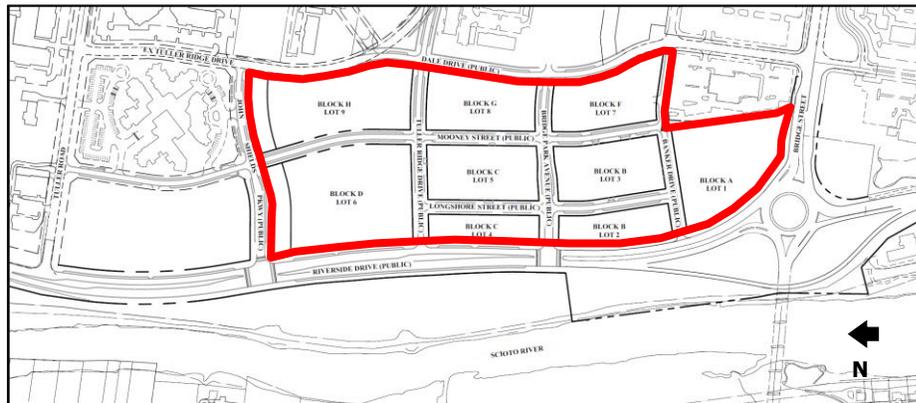
February 2, 2015 – PZC recommendation of PP to CC

March 9, 2015 – CC approval of PP

November 19, 2015 – Introduction to ART for revised BDP for A Block

November 24, 2015 – Scheduled ART determination for revised BDP and BSP for A Block

December 7, 2015 – Scheduled CC review/determination of BDP/BSP for A Block



Previously Approved BDP – CC 1/20/15

Future Applications

Development Plan Review

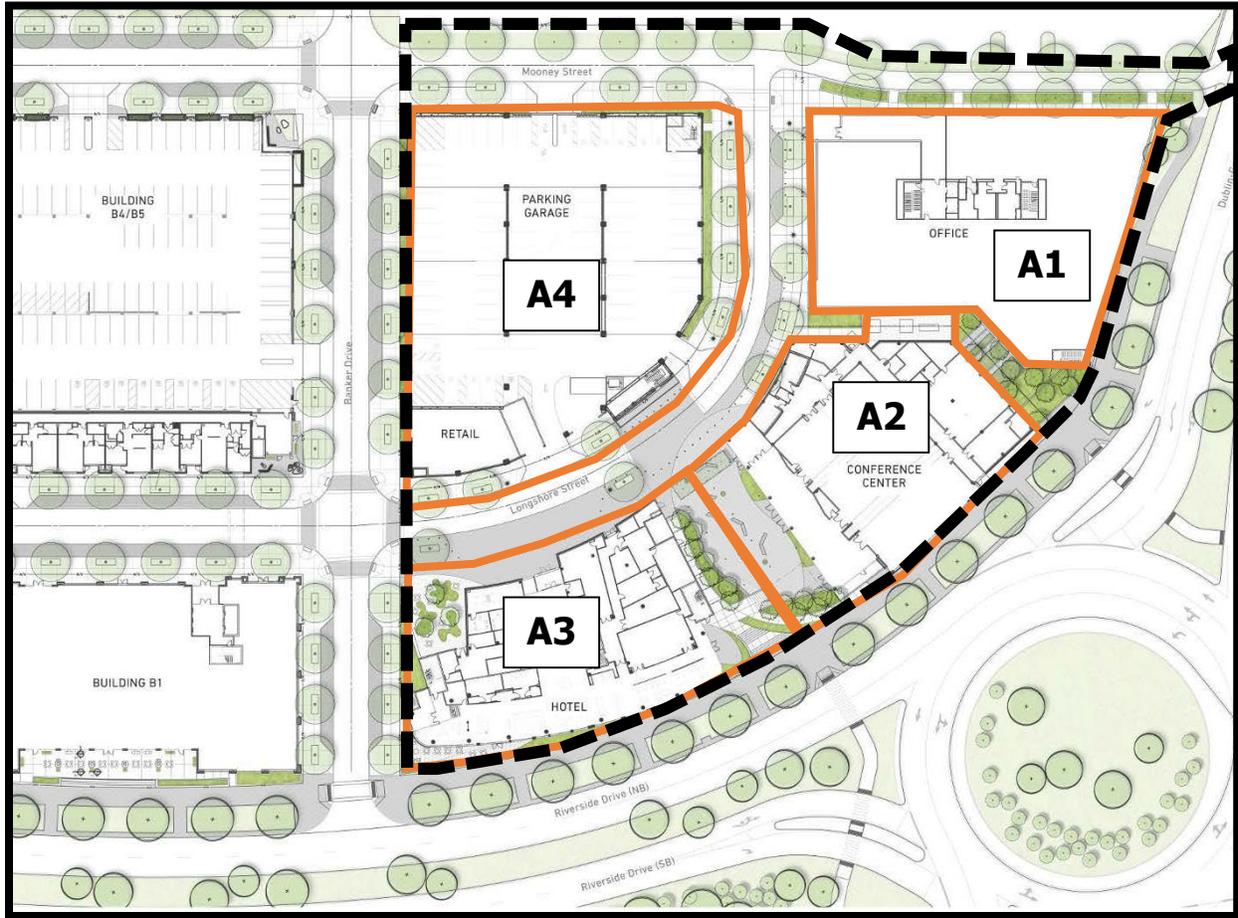
Site Plan Review

Revised Preliminary Plat

Final Plat

Master Sign Plan

Application Overview



The proposed plan includes the redevelopment of a former shopping center on a ± 3.75 -acre site located at the northeast corner of Riverside Drive and W. Dublin Granville Road, south of future Banker Drive. The proposed hotel is intended to serve as the architectural anchor for the site and is located southeast of the intersection of Banker Drive and Riverside Drive. To the south, It is connected by a plaza to the conference center. The proposed office building is located southeast of the conference center. The proposed garage is located at the southwest corner of Banker Drive and Mooney Street and will primarily serve the hotel, conference center and future office. The garage has a small retail component located at the northwest corner of the first floor.

The proposed project includes:

- A1 – Future Office – Corridor Building (size to be determined)
- A2 – Conference Center – Corridor Building: 19,000 square feet
- A3 – Hotel – Corridor Building: eight-story, 100,628 square feet
- A4 – Garage/Retail – Parking Structure: six-story, 231,652 square feet with 610 parking spaces
- 0.11 acres of Open Space
- 9 on-street parking spaces

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has also reviewed the proposal in light of the detailed review standards and the applicant is aware that additional information will be needed as this proposal advances to Development Plan and Site Plan Review.

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

Basic Development Plan

Streets. The site is bound by three public streets: W. Dublin Granville Road, Riverside Drive and Banker Drive. Although the plan shows the creation of two new public streets, staff has requested that the streets shown be proposed as private drives. There are many reasons for this request including: the localized use of the access, the desire to use a non-standard street section that includes off-set ROW and non-standard sidewalk and crosswalk dimensions, and the inability for the applicant to dedicate adequate right-of-way for proposed Mooney Street. The private drives will still need to meet requirements for adequate fire access. The applicant should also work with Engineering to finalize the details of the right-in access point from W. Dublin Granville Road.

Block/Access. The proposed development is shown as a single block. The Neighborhood Standards permit the block to be longer than required by the Lots and Blocks portion of the Code. The shown access point from the Acura dealership lot will need to be refigured so that it directs vehicles in the correct direction on the one-way access drive from SR161. The applicant will need to identify Banker Drive as a front property line in order to provide a front property line for the proposed garage. This will require a Waiver to allow the hotel to have two front property lines. Corner-side property lines shown between lots 5 and 6 and between lots 6 and 7 should be modified to be side yard setbacks.

Plat. A Preliminary Plat was previously approved for the entire Bridge Park development. This plat will need to be updated to include the changes made to the site, including the extension of Longshore Street to the south and Mooney Street both as private drives. The applicant will continue to work with Staff on finalizing the details of the revised plat.

Basic Site Plan

Uses. The conference center and parking structure will require Conditional Use approval by the Planning and Zoning Commission.

Principles of Walkable Urbanism/Pedestrian-Oriented Design. The Principles of Walkable Urbanism (§153.057(D)) serve as a guiding framework to be used in the review of development proposals to ensure the requirements and standards of the BSD zoning regulations are applied in a manner that contributes to the creation of exceptional walkable, mixed-use urban environments.

The proposed development is located close to the street creating a pedestrian scale environment. However, the critical pedestrian areas need to be functional and promote connectivity. The ART

members and Staff have expressed concern that the details shown in the proposed plan do not meet these goals. Staff has asked the applicant to work toward better connectivity in these locations during Site Plan review.

- The pedestrian way proposed between the hotel and conference center is shown as private and connects to a large crosswalk leading to the proposed garage. This may need to be widened and to be placed in an access easement.
- The scale of the crosswalk that connects the proposed open spaces to the proposed garage across Longshore Street will be reviewed further with the Site Plan review. This space has the potential to be partially closed to the public when used for conference center events. It connects directly to a crosswalk from the roundabout that will be a highly utilized path for pedestrians.
- The public open space provided between the conference center and office is not reaching its full potential as a publicly accessible open space. This open space should provide connections to the crosswalk at the roundabout and should extend through from W. Dublin Granville Road to the proposed extension of Longshore Street. The proposed hotel contains a pick-up/drop-off area along Longshore Street, which needs a more clearly defined pedestrian and private drive areas. Additional details will be reviewed with the Site Plan. Doors should be recessed and avoid any encroachment onto pedestrian paths to provide the best pedestrian experience possible.

Setbacks. The proposed hotel does not meet the minimum 5-foot setback along Longshore Street. Staff will review this further during Site Plan review.

Building Entrances. The proposed buildings do not meet the minimum number of building or garage entrances required by Code. Additional entrances and access points should be provided along the Principal Frontage Streets, where possible. The final details will be provided with the Site Plan Review.

Building Height. As proposed, the hotel, conference center and parking garage will each require a Waiver to exceed the maximum permitted stories. The hotel and conference center will also each require a Waiver to permit specific floors that exceed the maximum height. Staff has concerns regarding the insufficient room for alternative activities within the conference center and the excess of parking in the area. See building charts below.

Façade Materials. Brick, stone and glass are the permitted primary building materials for a Corridor Building and Parking Structure. The building materials proposed include stone, glass, metal, ceramic tile and thin precast concrete veneer panels (öko skin). A Waiver to permit metal, ceramic tile and concrete panel will be required at Site Plan review. The applicant will need to provide specific information for review and approval of these materials during the final Site Plan review. The applicant will need to provide detailed percentage calculations for the primary material coverage, product information and installation details to adequately support the use of these materials. Approval of Waivers will be required at Site Plan Review, by the designated reviewing body.

The northern elevation of the proposed garage will need to incorporate quality design details, similar to the garage in Block B, as this elevation is located along a Front Property Line.

Parking. Parking for the block will be provided primarily in the proposed parking structure and 9 on-street parking spaces along Banker Drive. The applicant is asking for a Waiver to permit the structure to exceed the number of stories (see chart for details). The applicant is proposing a total of 619 spaces, while 597 are required. Staff has concerns about the excess of parking in the area and would like to further explore the option of decreasing the parking requirement for the proposed garage during Site Plan review. The applicant will need to remove the ADA parking space being impacted by the proposed compactor. The applicant should also continue to refine the access points to eliminate site distance issues along Longshore Drive.

Landscaping. The design of the open spaces and site landscaping are conceptual and will be further refined to meet the requirements and standards for quality open spaces and walkability. Designs, materials and landscape features will be reviewed with the final Site Plan review.

Safety. The site distance issue applicable to both pedestrian and vehicular movement along Longshore Street at the proposed garage exit will need to be resolved.

Utility and Grading. This proposal includes the provisions of infrastructure for public water, fire protection, sanitary and storm sewer. The applicant should continue to work with Engineering to make any adjustments that are required to the plan.

Washington Township Fire Department

The applicant will need to provide auto-turn displays, additional issues may be identified to be included for review during final Site Plan review.

Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

A. Waiver Review Criteria

The Administrative Review Team reviews the proposed Waivers based on the following review criteria.

Basic Development Plan Waivers

1. Lots and Blocks–Section 153.060(C): A corner lot occupied by a single building is required to have a front property line and a corner side property line. A waiver is required to permit the hotel to have two front property lines and to not contain a corner side property line.

Criteria Met. The request will not affect the quality of the development and will result in a higher quality design for the proposed garage. The proposed garage is required to have a front property line. Banker Drive is the only public street able to fulfil this requirement.

Basic Site Plan Waivers

1. Building Type–Section 153.062(O)(5)(3)(b) – Ground Story Height – Conference Center: 16 ft. ground story maximum height (required); 25 ft. ground story height (requested).
Criteria Met. Due to the use of the building, the ground story requires a taller height. The request will enhance the function of this building and not result in a lower quality of design.
2. Building Type–Section 153.062(O)(5)(a)(3)(b): Hotel Building Stories – 6 stories (permitted); 8 stories (proposed).
Criteria Met. The revised Basic Development Plan allows for increased connectivity by continuing pedestrian and vehicular traffic south from Longshore Street. The applicant has requested for an increase in height in order to provide the extension of Longshore Street. As proposed, the hotel will function as a signature architectural statement for the entire Bridge Park development. Of high quality design and materials, the building will act as an anchor and focal point for the Riverside Drive/SR161 roundabout. Reducing the height of the building in order to meet code will reduce its positive impact on the development.
3. Building Type–Section 153.062(O)(5)(a)(3)(b): Hotel Ground Story Height – 16 ft. max (required); 20 ft. (proposed).
Criteria Met. The request will give the hotel the opportunity to offer a variety of uses within the first floor (restaurant, bar, meeting space, etc.) and create an inviting experience for the customers.
4. Building Type–Section 153.062(O)(5)(a)(3)(b): Hotel 8th Story Height – 14 ft. max (required); 14 ft., 8 in. (proposed).
Criteria Met. The request allows the mechanical units to be enclosed on the rooftop while providing for a bar and open pedestrian accessible rooftop area, as well as a green roof.
5. Building Type–Section 153.062(O)(12)(a)(2): Garage Building Length – 300 ft. max. (required); 358.04 ft. (proposed).
Criteria Met. The request is the result of the unique shape of the lot.

B. Basic Plan Review Criteria – Basic Development Plan

The Administrative Review Team should review this application based on the review criteria for applications for Development Plan Review, and consider the following responses:

1. Development Plan is Substantially Similar to Basic Plan
Criterion met: The Basic Development Plan is similar to the previously approved Basic Development Plan with the exception of the extension of Longshore Street.
2. Lots and Blocks Meet Requirements of Section 153.060
Criterion met with conditions and waiver: The applicant will need to identify Banker Drive as a front property line. The “Corner Side Property Lines” between lots 5 and 6 and lots 6 and

7 should be shown as side yards. A Waiver will be required to permit the hotel to have two front property lines and not have a corner side property line.

3. Street System is Consistent with the BSD Street Network Map of Section 153.061 and Traffic Can Be Adequately Accommodated
Criterion met with conditions: The applicant should identify Banker Drive (including the one-way access street) and Longshore Street as private drives and should work with Engineering to determine the final details and alignment of the right-in one-way vehicular access drive off W. Dublin Granville Road. The applicant should work with Engineering and the Acura dealership to create safe accessible routes to and from the Acura property.
4. Street Types are Consistent with the Principles of Walkable Urbanism of Sections 153.057-058 and Coordinate with the Proposed Development
Site Plan Review: The applicant will need to work with Staff in order to create more walkable and pedestrian friendly systems throughout the site and connectivity to the community.
5. Buildings and Open Spaces are Appropriately Sited
Site Plan Review: The preliminary information regarding open space types has been included. Details for each open space type, including the intended users, exact acreages required and provided, and general program, should be outlined at the Development Plan Review and determined as part of the Site Plan Review (coordinated with the proposed buildings, adjacent streetscape, and ROW and property lines). The applicant should work with Staff in order to create more connectivity with regards to the proposed open spaces between the hotel/conference center and the conference center/office.
6. Phasing
Criterion met: Demolition and mass excavation applications have been reviewed and approved.
7. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
Site Plan Review: The applicant will need to work with Staff to identify better options for pedestrians to be consistent with the Principals of Walkable Urbanism of Section 153.057.
8. Adequate and Efficient Infrastructure
Criterion met with condition: The applicant should work with Engineering to finalize the proposed orientation to the proposed service streets. Open space will need to be created based on a pedestrian friendly environment to create a pedestrian network.
9. Utilities
Site Plan Review. The applicant should continue to work with Engineering to provide additional details and make any adjustments that are required to the plans.

C. Basic Plan Review Criteria-Basic Site Plan

The Administrative Review Team should review this application based on the review criteria for applications for Site Plan Review, and consider the following proposed responses:

1. Site Plan is Substantially Similar to Basic Plan
Not applicable.
2. Consistency with Approved Development Plan
Not applicable.
3. Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065
Met with conditions or Site Plan Review Waivers. As reviewed in this report, all appropriate *sections* of the Code are met, met with conditions, met with Waivers, or will be reviewed at final Site Plan. The proposed garage and conference center will each require a Conditional Use be approved by the Planning and Zoning Commission.
4. Safe and Efficient Circulation
Site Plan Review. The applicant will need to work with Staff to identify better options for pedestrians to be consistent with the Principals of Walkable Urbanism of Section 153.057. The site distance issue along Longshore Street at the proposed garage exit will need to be resolved. The site distance issue along Longshore Street at the proposed garage exit will need to be resolved.
5. Coordination and Integration of Buildings and Structures
Met with condition. The applicant should consider the relationship between the office building and conference center in regards to the coordination of the abutting open space. Any parking spaces impacted by the proposed compactor should be removed.
6. Desirable Open Space Type, Distribution, Suitability, and Design
Site Plan Review. At this preliminary stage, the ART has concerns regarding the open space suitability and design. Locations and quality of design and details for all open spaces will be determined at Site Plan Review.
7. Provision of Public Services
Site Plan Review. This proposal includes preliminary public utility information. The details for providing services in a desirable manner will need to be coordinated and finalized to the satisfaction of the City Engineer.
8. Stormwater Management
Site Plan Review. The final plans providing stormwater details and design shall be coordinated and finalized to the City Engineer's satisfaction prior to Site Plan Review.
9. Phasing
Met with condition. The applicant has not provided a phasing plan. Confirmation from the applicant that the overall development will be completed in one phase should be provided.
10. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
Met with condition. The Principles of Walkable Urbanism described in Section 153.057 should be further considered, in particular when designing the proposed open spaces.

PART IV: ART RECOMMENDATIONS

Basic Development Plan-The Administrative Review Team recommends that City Council consider the following Basic Development Plan Waivers and Conditions:

Waivers

1. Corner Side Property Line (Hotel): *Approval*

Conditions

1. Define Banker Drive as a Front Property Line.
2. Mooney Street extending from Banker Drive to W. Dublin Granville Road and Longshore Street should be identified as private drives with appropriate easements.
3. Revise the "Corner Property Lines" to be side yard setbacks in all appropriate locations.
4. Work with Engineering to finalize details and alignment of the right-in one way access from W. Dublin Granville Road.
5. Work with Engineering and the Acura dealership to modify the existing access point.
6. Work with staff to provide for a more walkable, pedestrian scale, and connected site.

Basic Site Plan-The Administrative Review Team recommends that City Council consider the following Basic Site Plan Waivers and Conditions:

Waivers

1. Ground Story Height – Conference Center: *Approval*
2. Building Stories – Hotel: *Approval*
3. Ground Story Height – Hotel: *Approval*
4. Story Height – Hotel 8th Story: *Approval*
5. Building Length – Garage: *Approval*

Conditions

1. Work with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to:
 - a. The modification of the proposed open spaces;
 - b. Ensuring that all doors are not impeding on pedestrian areas;
 - c. Ensuring that all pedestrian features are at the appropriate scale; and
 - d. Modifications to the proposed hotel pick-up/drop-off area.
2. Any parking spaces impacted by the proposed compactor be eliminated.
3. The site distance issue along Longshore Street at the proposed garage exit will need to be resolved.
4. The applicant will need Conditional Use applications approved by the Planning and Zoning Commission for the proposed parking structure and conference center.

ART ANALYSIS AND DETERMINATIONS – BASIC DEVELOPMENT PLAN

Applicable Development Plan Review Criteria

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

DPR/SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Development Plan/Site Plan Review. The proposal is required to meet Code, or request a Development Plan or Site Plan Waiver.

153.060 – Lots and Blocks			
Code Section	Requirement	Notes	Met
(A)	Intent	The proposal establishes an interconnected network.	Met
(B)	Applicability	This section applies to this site.	Met
(C) General Block and Lot Layout			
(C)(1)	Interconnected Street Pattern	This revised BDP allows for the continuation of planned Longshore Street. All other street connections are consistent with the previously approved BDP.	Met
(C)(2)	Maximum Block Size	(a) Subdivision is required. The applicant has submitted a Preliminary Plat. According to Section 153.063(F)(3)(b) blocks with frontage on Riverside Drive/SR 161 facing the roundabout may exceed the maximum block length, but must provide required mid-block pedestrianways.	SPR See Section 153.063(F)(3)(b).
		(b) Measurements meet Code with the exception noted above.	Met
		(c) The designated shopping corridor are provided in previous phases along the north and south sides of Bridge Park Avenue.	Met
		N/A	N/A
(C)(3)	Block Configuration	(a) Met. The proposed block is three-sided due to the location of the block on the Riverside Drive/W. Dublin Granville Road roundabout.	Met
		(b) A front property line is shown along W. Dublin Granville Road and continues to Riverside Drive. Due to the roundabout, this is one front property line. The applicant will need to identify the block line along Banker Drive as a front property line.	Condition
(C)(4)(a)-(c)	Principal Frontage Streets (PFS)	(a) Riverside Drive and SR 161 are both Principal Frontage Streets. No additional Principal Frontage Streets are designated.	N/A
(C)(5)	Block Access Configurations	(a) Right-in access from W. Dublin Granville Road will be provided from a service street. This access point allows the vehicular access to line up with Mooney Street to the north. The details and alignment of this access point will be determined with the Site Plan review.	SPR/Condition

		(b) The details and alignment of this access point will be determined with the Site Plan review.	SPR/Condition
		(c) The proposed extension of Longshore Street provides a direct vehicular access connection.	Met
(C)(6)	Mid-Block Pedestrianways	Portions of the private open space between the hotel and conference center and the open space between the conference center and office should be made public and should provide full pedestrian access from SR 161 and Riverside Drive to Longshore Street.	SPR/Condition
(C)(7)(a)-(b)	Typical Lot Dimensions	See Building Type Requirements.	See Building Type Requirements
(C)(8)(a)-(b)	Typical Lot Configuration	The proposed lots are primarily regular in shape.	Met
(C)(9)(a)-(f)	Street Frontage	As proposed, the proposed parking structure does not have a Front Property Line. Banker Drive will need to be designated as a Front Property Line. The proposed hotel will not contain a Corner Side Property Line. The plans currently show "Corner Side Property Lines" between lots 5 and 6 and 6 and 7. These are side yards and should be changed on future plans.	Condition/Waiver/SPR

153.061 – Street Types			
Code Section	Requirement	Notes	Met
(A)	Intent	The proposed streets promote an interconnected street network.	Met
(B)	Applicability	This section is applicable to all new streets within the BSD.	Met
(C) Street Network			
(C)(1)	Street Families	(a) Corridor Connector Streets – Riverside and SR 161 are existing. No changes are proposed.	N/A
		(b) District Connector Streets – None	N/A
		(c) Neighborhood Streets – no new neighborhood streets are being proposed. Banker Drive was approved with Block B.	N/A
		(d) Alleys and Service Streets - Longshore Street and Mooney Street	Met
(C)(2)	Street Types	W. Dublin Granville Road – Corridor Connector Street Riverside Drive – Corridor Connector Street Mooney Street – Service Streets Banker Drive – Neighborhood Street Longshore Street – Service Streets	Met

153.061 – Street Types			
Code Section	Requirement	Notes	Met
(C)(3)	Existing Streets	No adjustments to existing streets are needed.	N/A
(C)(4)(a)-(g)	Street Network Map	The proposal meets the intent of the Street Network map. Final locations and alignments will be determined at the final Development Plan review.	DPR
(D) Principal Frontage Streets			
(D)(1)(a)-(c)	Street Frontage Requirements	All principal frontage streets shall meet the requirements listed in the Code and street frontage details will be reviewed with the final Development Plan review.	DPR/SPR
(D)(2)(a)-(c)	Vehicular Access	A right-in private vehicular access point is proposed on W. Dublin Granville Road extending to Mooney Street. The applicant will need to work with Engineering to determine the final details and alignment. The applicant will need to work with the Acura dealership to modify their existing access point to be a right-in right-out from their parking lot.	DPR/Condition
(D)(3)	Multiple PFS	No new public streets are proposed.	Met
(E) Typical Street Elements			
(E)(1)	Typical Street Elements	Bicycle facilities including cycletracks, bicycle lanes, and shared lanes have not been shown.	SPR
(E)(2)	Vehicular On-Street Parking	(a) Nine on-street parking spots are proposed along Banker Drive.	Met
(E)(3)	Crosswalks	Crosswalks will be reviewed in accordance with the Walkability Standards during Site Plan review.	SPR
(F) Curb Radii at Intersections			
(F)(1)	Typical Design Vehicle	TBD	SPR
(F)(2)	Permitted Radii	TBD	SPR
(G) Fire Access			
(G)(1)(a)-(b)	Room to Pass	Sections of pavement may need to be identified as fire access zones.	SPR
(G)(2)(a)-(g)	Building Access Zone	TBD	SPR

153.063 – Neighborhood Standards – BSD Scioto River Neighborhood District			
Code Section	Requirement	Notes	Met
(F)(1)	Development Intent	The proposal will be required to promote an active and urban environment.	SPR
(F)(2)	Boundaries	The proposal is located within the BSD Scioto River Neighborhood District.	Met

153.063 – Neighborhood Standards – BSD Scioto River Neighborhood District			
Code Section	Requirement	Notes	Met
F(3)	Block, Access, and Street Layout	Refer to charts included for Sections 153.060, 153.061, 153.062(O). Block length meets all applicable requirements.	Met
(F)(4)	Building Types & Uses	(a) All proposed building types are permitted.	Met
		(b) Vehicular canopy details have not been provided.	SPR
		(c) This block is not within a shopping corridor.	SPR
(F)(5)	Place Making Elements	(a) The shopping corridor requirements were met with previous phases.	Met
		(b) This proposal does not include any buildings on John Shields Parkway.	N/A
		(c) No shopping corridor required.	Met
		(d) See Section 153.062(J)	See Section 153.062(J)
		(e) Details of the open space at the roundabout will be determined with the final Development Plan review.	SPR
		(f) The applicant intends to submit a Master Sign Plan.	MSP
(F)(6)(a)-(d)	Open Spaces	General details are provided for the open spaces on the proposed site. Final details will be provided with the Site Plan Review. The hotel and conference center require a total of 0.055 acres of open space. The applicant is proposing 0.11 acres of open space. Should the office require additional open space based on the size of the building, the applicant will provide this during final Site Plan review.	SPR

ART ANALYSIS AND DETERMINATIONS – BASIC SITE PLAN

Applicable Site Plan Review Criteria

Includes §153.059 - Uses, §153.062 – Building Types, §153.064 – Open Space Types, and §153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, and Signs).

SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Development Plan or Site Plan Waiver.

153.059 – Uses			
Code Section	Requirement	Notes	Review Procedures
Table 153.059-A	Permitted	Hotel, Office and Retail.	None
	Conditional Use	Conference Center and Parking Structure - Conditional Uses will be required to be approved by the Planning and Zoning Commission for the proposed Conference Center and Parking Structure.	Conditional Use

153.062 – Building Types			
Code Section	Requirement	Notes	Met
(A)	Intent	The proposal includes a range of high quality uses that match the intended character of the district.	Met
(B) General Building Type Requirements			
(B)(1)	Applicability	(a) This section applies to all new development in the BSD.	Met
		(b) There are no existing structures on the site.	N/A
(B)(2)(a)-(f)	Existing Structures	There are no existing structures on the site.	N/A
(B)(3)	General Requirements	(a) All proposed building types are permitted in the district.	Met
		(b) The proposed parking structure and conference center will each require a Conditional Use approval by the Planning and Zoning Commission.	CU
		(c) All proposed building types are permitted in the district.	Met
		(d) The proposed buildings are permanent structures.	Met
		(e) The open space details will be handled during the final Site Plan review.	SPR
(C) General Building Type Layout and Relationships			
(C)(1)	Incompatible Building Types	No building type incompatibilities are present.	Met
(C)(2)(a)-(c)	Shopping Corridors	The shopping corridor requirements have been met by previous phases.	Met
(D) Roof Type Requirements			
(D)(1)(a)-(d)	Parapet Roof Type Requirements	Parapet roofs are being proposed for all buildings. The hotel and parking structure have occupied space which require further review at Site Plan review.	SPR
(D)(2)(a)-(h)	Pitched Roof Type	N/A	N/A
(D)(3)(a)-(e)	Flat Roof Type Requirements	N/A	N/A

153.062 – Building Types			
Code Section	Requirement	Notes	Met
(D)(4)	Towers	There are two potential towers being proposed on the parking structures for pedestrian access. The width of the main tower, facing southwest towards the roundabout, will likely exceed the height and will need to be further reviewed at final Site Plan.	SPR
(D)(5)	Other Roof Types	Any other roof type not permitted by Code will be reviewed at the final Site Plan review.	SPR
(E) Materials			
(E)(1)(a)-(h)	Façade Materials	Stone, Brick and Glass are the permitted primary materials. Waivers are required to permit metal panel systems, ceramic tile, and thin concrete panels as additional primary material. The details will be reviewed and approved with the final Site Plan review. See individual building charts for details of materials for every building.	SPR
(E)(2)(a)-(c)	Façade Material Transitions	Façade material transitions will be finalized with the final Site Plan review.	SPR
(E)(3)(a)-(e)	Roof Materials	Roof materials will be reviewed with the final Site Plan review.	SPR
(E)(4)	Color	Colors will be reviewed with the final Site Plan review.	SPR
(F) Entrance & Pedestrianways			
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	The proposed buildings do not require mid-building pedestrianways. The minimum number of entrances are not met and will be reviewed during final Site Plan. Well connected mid-block pedestrianways will be required.	Condition
(F)(2)	Recessed Entrances	All doors will need to be recessed to avoid interference with pedestrians.	Condition
(F)(3)(a)-(e)	Entrance Design	The design of the entrances will be determined with the review of the final Site Plan review.	SPR
(G) Articulation of Stories on Street Façades			
(G)	Articulation of Stories on Street Façades	The details of the façades will be finalized with the final Site Plan review.	SPR
(H) Windows, Shutters, Awnings and Canopies			
(H)(1)-(3)	Windows, Shutters, Awnings and Canopies	TBD	SPR
(I) Balconies, Porches, Stoops, and Chimneys			

153.062 – Building Types			
Code Section	Requirement	Notes	Met
(I)(1)-(4)	Balconies, Porches, Stoops and Chimneys	TBD	SPR
(J) Treatments at Terminal Vistas			
(J)(1)-(2)	Treatments at Terminal Vistas	No terminal vistas are present.	N/A
(K) Building Variety			
(K)(1)-(4)	Building Variety	<p>Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least two of the following:</p> <ul style="list-style-type: none"> (1) The proportion of recesses and projections (2) A change in the location of the entrance and window placement (3) Changes to the roof design, including roof type, plane, or material <p>The applicant has not provided elevations from Banker Drive of the proposed parking garage. The façade of the proposed garage on Banker Drive will need to be varied from the approved garage directly north.</p>	SPR
(L) Vehicular Canopies			
(L)(1)-(3)	Vehicular Canopies	Additional details will need to be provided regarding the proposed vehicular canopies on the west side of the hotel and conference center.	SPR
(M) Signs			
(M)(1)-(3)	Signs	Sign locations have not been determined. The applicant is showing proposed signage for the hotel only which is not being reviewed with this application. The approval of this application does not approve the signage shown on the provided plans.	MSP
(N) Individual Building Type Requirements			
(N)(1)	Building Siting General Requirements	Front property line coverage waivers will likely be needed at Site Plan review. Building siting requirements will be dealt with individually per building. See building charts.	SPR
(N)(2)	Height	See individual building charts for applicable waivers.	SPR
(N)(3)	Uses and Occupancy Requirements	See individual building charts for applicable waivers.	SPR
(N)(4)	Façade Requirements	See individual building charts for applicable waivers. The hotel wall along Riverside Drive will affect transparency.	SPR

153.062 – Building Types

Code Section	Requirement	Notes	Met
(O) Building Types			See below

153.062(O)(5) – Corridor Building Requirements (A1 – Office)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	One building, office	Met
Front Property Line Coverage (%)	Min. 75%	TBD	SPR
Occupation of Corner Required (Yes/No)	Yes	TBD	SPR
Front Required Building Zone Required (range, ft.)	0-15 ft.	TBD	SPR
Corner Side RBZ Required (range, ft.)	0-15 ft.	TBD	SPR
RBZ Treatment	Landscape, Patio or Streetscape; along West Dublin-Granville Road, Streetscape required	TBD	SPR
ROW Encroachment	Awnings, canopies, eaves, patios & projecting signs	TBD	SPR
Side Yard Setback Required (ft.)	Minimum 5 ft.	TBD	SPR
Rear Yard Setback Required (ft.)	Minimum 5 ft.	TBD	SPR
Minimum Lot Width Required (ft.)	50 ft.	144 ft. at its least	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	80%	TBD	SPR
Semi-Pervious Lot Coverage (%)	10%	TBD	SPR
Parking Location	Rear Yard; within building	Parking for the office will be provided by the proposed parking structure	Met
Loading Facility Permitted	Rear and Side Façades	TBD	SPR

153.062(O)(5) – Corridor Building Requirements (A1 – Office)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS	N/A	N/A
Minimum Building Height Permitted (stories)	3 stories	TBD	SPR
Maximum Building Height Permitted (stories)	6 stories	6 stories	Met
Ground Story Height (ft.)	12 ft. Minimum 16 ft. Maximum	TBD	SPR
Upper Story Height (ft.)	10 ft. Minimum 14 ft. Maximum	TBD	SPR
Ground Story	Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g)	TBD	SPR
Upper Story	No additional requirements	N/A	N/A
Parking within Building	Permitted in rear of first 3 floors and fully in basement	N/A	N/A
Minimum Occupied Space Required (ft.)	Minimum 30 ft. req. on upper stories facing streets	TBD	SPR
General Design Requirements	153.062(N)	TBD	SPR
Ground Story Street Facing Street Façade Transparency Required (%)	Minimum 60%	TBD	SPR
Street Façade Transparency	Minimum 30%	TBD	SPR
Street Façade Blank Wall Limitations	Required	TBD	SPR
Non-Street Façade Transparency	Minimum 15%	TBD	SPR
Non-Street Façade Blank Wall Limitations (Yes/No)	Yes (Max 15 ft. horizontal)	TBD	SPR
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Principal entrance proposed on Longshore Street	SPR
Number of Street Façade Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	2 entrances for entire building	SPR

153.062(O)(5) – Corridor Building Requirements (A1 – Office)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	N/A	N/A
Mid-Building Pedestrianways Required (# per ft. of façade)	In shopping corridors, required for buildings longer than 250 ft. in length	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	TBD	SPR
Horizontal Façade Divisions Required (per ft. of façade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back	TBD	SPR
Changes in Roof Plane/Type Required (per ft. of façade)	None	TBD	SPR
Permitted Primary Materials (types)	Stone, brick, glass	TBD	SPR
Minimum Primary Façade Materials (%)	80%	TBD	SPR
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	TBD	SPR
Tower(s) Permitted (Yes/No)	Yes; permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	TBD	SPR

153.062(O)(5) – Corridor Building Requirements (A2 – Conference Center)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	One building, conference center	Met
Front Property Line Coverage (%)	Min. 75%	TBD	SPR
Occupation of Corner Required (Yes/No)	Yes	N/A	N/A

153.062(O)(5) – Corridor Building Requirements (A2 – Conference Center)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Front Required Building Zone Required (range, ft.)	0-15 ft.	Varies, 0-14 ft.	Met
Corner Side RBZ Required (range, ft.)	0-15 ft.	N/A	N/A
RBZ Treatment	Landscape, Patio or Streetscape; along West Dublin-Granville Road, Streetscape required	TBD	SPR
ROW Encroachment	Awnings, canopies, eaves, patios & projecting signs	TBD	SPR
Side Yard Setback Required (ft.)	Minimum 5 ft.	Approximately 25 ft.	Met
Rear Yard Setback Required (ft.)	Minimum 5 ft.	0 ft.	SPR
Minimum Lot Width Required (ft.)	50 ft.	75 ft. at its minimum	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	80%	TBD	SPR
Semi-Pervious Lot Coverage (%)	10%	TBD	SPR
Parking Location	Rear Yard; within building	N/A	N/A
Loading Facility Permitted (location relative to principal structure)	Rear and Side Façades	None	SPR
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS	N/A	N/A
Minimum Building Height Permitted (stories)	3 stories	1	SPR
Maximum Building Height Permitted (stories)	6 stories	1	Met
Ground Story Height (ft.)	12 ft. Minimum 16 ft. Maximum	25 ft.	Waiver
Upper Story Height (ft.)	10 ft. Minimum 14 ft. Maximum	N/A	N/A

153.062(O)(5) – Corridor Building Requirements (A2 – Conference Center)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Ground Story	Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g)	N/A	N/A
Upper Story	No additional requirements	N/A	N/A
Parking within Building	Permitted in rear of first 3 floors and fully in basement	N/A	N/A
Minimum Occupied Space Required (ft.)	Minimum 30 ft. req. on upper stories facing streets	TBD	SPR
General Design Requirements	153.062(N)	Front property line coverage calculations have not been provided. Height waivers are included above. Occupancy/Façade requirements will be reviewed with SPR.	SPR
Ground Story Street Facing Street Façade Transparency Required (%)	Minimum 60%	TBD	SPR
Street Façade Transparency	Minimum 30%	TBD	SPR
Street Façade Blank Wall Limitations	Required	TBD	SPR
Non-Street Façade Transparency	Minimum 15%	TBD	SPR
Non-Street Façade Blank Wall Limitations (Yes/No)	Yes (Max 15 ft. horizontal)	TBD	SPR
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Primary entrance is provided from Longshore Street	SPR
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	Longshore Street, 75 ft.: 1 provided SR 161/roundabout, approx. 160 ft., 1 provided, 3 required	SPR
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	N/A	N/A
Mid-Building Pedestrianways Required (# per ft. of façade)	In shopping corridors, required for buildings longer than 250 ft. in length	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	TBD	SPR

153.062(O)(5) – Corridor Building Requirements (A2 – Conference Center)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Horizontal Facade Divisions Required (per ft. of facade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back	TBD	SPR
Changes in Roof Plane/Type Required (per ft. of facade)	None	N/A	N/A
Permitted Primary Materials (types)	Stone, brick, glass	Stone, metal, glass	SPR
Minimum Primary Façade Materials (%)	80%	TBD	SPR
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes; permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	N/A	N/A

153.062(O)(5) – Corridor Building Requirements (A3 – Hotel)

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	One building, hotel	Met
Front Property Line Coverage (%)	Min. 75%	TBD	SPR
Occupation of Corner Required (Yes/No)	Yes	Met on Riverside Drive Not Met on Banker Drive	SPR
Front Required Building Zone Required (range, ft.)	0-15 ft.	Varies, 1-15 ft. Not met along Banker Drive	SPR
Corner Side RBZ Required (range, ft.)	0-15 ft.	N/A	N/A
RBZ Treatment	Landscape, Patio or Streetscape; along West Dublin-Granville Road, Streetscape required	TBD	SPR

153.062(O)(5) – Corridor Building Requirements (A3 – Hotel)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
ROW Encroachment	Awnings, canopies, eaves, patios & projecting signs	TBD	SPR
Side Yard Setback Required (ft.)	Minimum 5 ft.	Varies, 30-35 ft.	Met
Rear Yard Setback Required (ft.)	Minimum 5 ft.	2 ft.	SPR
Minimum Lot Width Required (ft.)	50 ft.	Varies, Min. 126 ft.	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	80%	TBD	SPR
Semi-Pervious Lot Coverage (%)	10%	TBD	SPR
Parking Location	Rear Yard; within building	N/A	N/A
Loading Facility Permitted (location relative to principal structure)	Rear and Side Façades	No truck loading proposed	N/A
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS	N/A	N/A
Minimum Building Height Permitted (stories)	3 stories	8	Met
Maximum Building Height Permitted (stories)	6 stories	8	Waiver
Ground Story Height (ft.)	12 ft. Minimum 16 ft. Maximum	20 ft.	Waiver
Upper Story Height (ft.)	10 ft. Minimum 14 ft. Maximum	Varies, 10 ft. 8 in – 14 ft. 8 in.	Waiver for 8 th floor
Ground Story	Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g)	N/A	N/A
Upper Story	No additional requirements	N/A	N/A
Parking within Building	Permitted in rear of first 3 floors and fully in basement	N/A	N/A

153.062(O)(5) – Corridor Building Requirements (A3 – Hotel)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Minimum Occupied Space Required (ft.)	Minimum 30 ft. req. on upper stories facing streets	TBD	SPR
General Design Requirements	153.062(N)	Front property line coverage calculations have not been provided. Height waivers are included above. Occupancy/Façade requirements will be reviewed with SPR. Street wall along Riverside Drive may require additional waivers.	SPR
Ground Story Street Facing Street Façade Transparency Required (%)	Minimum 60%	TBD	SPR
Street Façade Transparency	Minimum 30%	TBD	SPR
Street Façade Blank Wall Limitations	Required	TBD	SPR
Non-Street Façade Transparency	Minimum 15%	TBD	SPR
Non-Street Façade Blank Wall Limitations (Yes/No)	Yes (Max 15 ft. horizontal)	TBD	SPR
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Longshore Street and Banker Drive	SPR
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	West Elevation – 4 Req., 2 Provided North Elevation – 2 Req., 1 Provided East Elevation – 3 Req., 1 Provided South Elevation - 2 Req., 1 Provided	SPR
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	N/A	N/A
Mid-Building Pedestrianways Required (# per ft. of façade)	In shopping corridors, required for buildings longer than 250 ft. in length	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	TBD	SPR
Horizontal Façade Divisions Required (per ft. of façade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back	TBD	SPR

153.062(O)(5) – Corridor Building Requirements (A3 – Hotel)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Changes in Roof Plane/Type Required (per ft. of facade)	None	N/A	N/A
Permitted Primary Materials (types)	Stone, brick, glass	Stone, glass, metal and thin concrete panel	SPR
Minimum Primary Façade Materials (%)	80%	TBD	SPR
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes; permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	N/A	N/A

153.062(O)(12) – Parking Structure Requirements (A4 – Garage)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Buildings Not Permitted	One building, parking garage	Met
Front Property Line Coverage (%)	Minimum 90%	TBD	SPR
Occupation of Corner Required (Yes/No)	Yes	Yes	SPR
Front Required Building Zone Required (range, ft.)	5-25 ft.	0	SPR
Corner Side RBZ Required (range, ft.)	5-25 ft.	N/A	N/A
RBZ Treatment	Landscape, Patio, or Streetscape	TBD	SPR
Side Yard Setback (ft.)	Minimum 5 ft.	N/A	N/A
Rear Yard Setback (ft.)	Minimum 5 ft.	-5 ft. – 11 ft.	SPR
Minimum Lot Width Required (ft.)	80 ft.	Varies, min. 199 ft.	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Building Length	300 ft.	358.04 ft.	Waiver

153.062(O)(12) – Parking Structure Requirements (A4 – Garage)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Maximum Impervious Lot Coverage (%)	80%	TBD	SPR
Semi-Pervious Lot Coverage (%)	10%	TBD	SPR
Parking Location	Within building only	Within building	Met
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS	N/A	N/A
Minimum Building Height Permitted (stories)	2 stories	6-7	Met
Maximum Building Height Permitted (stories)	5 stories	6-7	SPR
Ground Story Height (ft.)	8 ft./12 ft. Minimum 18 ft. Maximum	16.6 ft.	Met
Upper Story Height (ft.)	8.5 ft. Minimum 12 ft. Maximum	Varies, 10 ft. – 12 ft.	Met
Ground Story Occupancy	Commercial uses required when fronting a PFS, a shopping corridor or a greenway	N/A	N/A
Upper Story Occupancy	None	N/A	N/A
Parking within Building	Rear of ground story where there is frontage on a PFS, a shopping corridor, or a greenway; all floors above ground story	N/A	N/A
Minimum Occupied Space Required (ft.)	20 ft. depth where the ground story fronts on a PFS, a shopping corridor or a greenway	N/A	N/A
General Design Requirements	153.062(N)	Front property line coverage calculations have not been provided. Site distance issues will need to be resolved. Additional information regarding the canopy will need to be provided.	SPR
Ground Story Street Facing Transparency Required (%)	Minimum 65% on PFS, shopping corridors or greenways; otherwise,	TBD	SPR

153.062(O)(12) – Parking Structure Requirements (A4 – Garage)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	refer to the blank wall limitations		
Blank Wall Limitations for street façade (Yes/No)	Yes	TBD	SPR
Garage Openings	Parked cars shall be screened from the street	TBD	SPR
Blank Wall Limitations for non-street façade (Yes/No)	Yes	TBD	SPR
Principal Pedestrian Entrance Location	All street façades of building	Entrances will need to be provided on all façades	SPR
Number of Street Façade Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	The number of entrances will be reviewed with the final Site Plan review. North 3 req. South 2 req. East 3 req. West 3 req.	SPR
Number of Parking Lot Façade Entrances Required	N/A	N/A	N/A
Mid-Building Pedestrianways Required (# per ft. of facade)	Not required	N/A	N/A
Vertical Increments Required	No greater than every 30 ft.	TBD	SPR
Horizontal Façade Divisions Required (per ft. of facade)	Required within 3 ft. of the top of the ground story	TBD	SPR
Required Change in Roof Plane or Type	None	N/A	N/A
Garage Floors	Garage floors shall be horizontal along all street façades	Ramps are internal	Met
Permitted Primary Materials (types)	Stone, brick, glass	Stone, concrete panel, and ceramic tile	SPR
Minimum Primary Façade Materials (%)	80%	TBD	SPR
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes; permitted on façades only at terminal vistas, corners at two	2 proposed	SPR

153.062(O)(12) – Parking Structure Requirements (A4 – Garage)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	PFS, and/or adjacent to an open space type		

153.064 – Open Space Types			
Code Section	Requirement	Notes	Met
(A)	Intent and Purpose	The functionality of the proposed open space will be reviewed at Site Plan.	SPR
(B)	Applicability	This section of the Code applies.	Met
(C) Provision of Open Space			
(C)(1)	Residential	N/A	N/A
(C)(2)	Commercial	1 sq. ft./50 sq. ft. of commercial space The hotel and conference center require a total of 0.055 acres of open space. The applicant is proposing 0.11 acres of open space. Should the office require additional open space based on the size of the building, the applicant will provide this during final Site Plan review.	Met
(C)(3)	Mixed Use	N/A	N/A
(C)(4)	Civic	N/A	N/A
(C)(5)	Existing Open Spaces	N/A	N/A
(C)(6)	Variation of Open Space Types	TBD	SPR
(D) Suitability of Open Space			
(D)(1)-(2)	Suitability of Open Space	The proposed open space between the conference center and office is not suitable and must connect all the way through the lot.	SPR
(E) Fee-in-Lieu			
(E)(1)-(5)	Fee-in-Lieu of Open Space	N/A	N/A
(F) Open Space Types			
(F)(1)-(7)	Open Space Types & General Requirements	Individual measurements have not been given of the open spaces. Both open spaces will be considered either a pocket plaza or pocket park. Graphics shown in the open spaces are not the final reviewed details. The applicant should provide pervious calculations for the individual open spaces.	SPR
(G) General Requirements			

153.064 – Open Space Types			
Code Section	Requirement	Notes	Met
(G)(1)-(7)	General Requirements	TBD	SPR

153.065 – Site Development Standards – Purpose and Applicability			
Code Section	Requirement	Notes	Met
(A)(1)-(3)	Purpose and Applicability	Applicable to all new development	Met
(B) Parking and Loading			
(1)(a)-(f)	General Provisions	Parking will need to meet the Code requirements. The applicant should provide appropriate information in order for the calculations to be done.	SPR
(2)(a)-(c)	Required Vehicle Parking	Based on the materials received we cannot calculate the required parking.	SPR
(3)	Required Bicycle Parking	A total of 61 required spots have been indicated on the plans. Details will be included in the final Site Plan review.	SPR
(4)	Off-Street Parking Space and Aisle Dimensions	There are 9 previously approved on-street parking spaces along Banker Drive that meet the size requirements.	Met
(5)	Parking Structure Design	3 entrance lanes are required, 2 are provided 4 exit lanes are required, 2 are provided	SPR
(6)	Surface Parking Lot and Loading Area Design and Construction	TBD	SPR
(7)	Required Loading Spaces	Loading spaces will be reviewed during the Site Plan review.	SPR
(8)	Maintenance and Use	TBD	SPR
(C) Stormwater Management			
(C)	Stormwater Management	SPR – Need to submit preliminary calculations.	SPR
(D) Landscaping and Tree Preservation			
(D)(1)-(11)	Purpose	Preliminary irrigation systems should be considered by the applicant in order to minimize run-off. A total of 18 street trees are required along W. Dublin Granville Road and Riverside Drive. The applicant is proposing 15. A total of 12 street trees are required along Banker Drive. The applicant is proposing 10. All details of landscaping and tree preservation will be reviewed at the final Site Plan review.	SPR

153.065 – Site Development Standards – Purpose and Applicability			
Code Section	Requirement	Notes	Met
(E) Fencing, Walls, and Screening			
(E)(1)-(3)	Fence and Wall Standards	No fence or wall between principal structure and property line shall exceed four feet in height and shall not be more than 50% opaque. The wall along Riverside Drive will need to be reviewed further.	SPR
(F) Exterior Lighting			
(F)(1)-(12)	Exterior Lighting	SPR	SPR
(G) Utility Underground			
(G)(1)-(3)	Utility Undergrounding	SPR	SPR
(H) Signs			
(H)	Signs	MSP	MSP
(I) Walkability Standards			
(I)(1)	Intent and Purpose	Pedestrian facilities are intended to provide connectivity. The currently proposed pedestrian facilities between the hotel/conference center and conference center/office do not meet the intent of this section. Revisions will need to be made during Site Plan review in order to allow for pedestrian connectivity.	SPR
(I)(2)	Walkability Objective: Connectivity	Mid-block pedestrianways are required. The open space between the hotel/conference center and conference center/office will need to provide public access through to the north/east.	SPR/ Condition
(I)(3)	Walkability Objective: Safety	Crosswalks are being provided. Additional modifications to the pick-up/drop-off area for the hotel will need to be made in order to define the pedestrian space.	SPR
(I)(4)	Walkability Objective: Comfort and Convenience	Principal entrances are not provided along the principal frontage street. The number of building entrances along W. Dublin Granville Road and Riverside drive are not met.	SPR