







RECORD OF DETERMINATION

FEBRUARY 11, 2016

The Administrative Review Team made the following determinations at this meeting:

4. **BSD SRN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road  
16-001DP-SP Development Plan/Site Plan**

Proposal: The third phase of development within Block A of the Bridge Park development, including a 107,043-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage, and privately owned/maintained reserves for private drives, and 2,570 square feet of open space. The site is located at the northeast corner of the Riverside Drive and Dublin Granville Road intersection.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Applicant: Nelson Yoder, Scioto Tuller Acquisitions.

Planning Contact: Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us

**REQUEST 1: ADMINISTRATIVE DEPARTURES**

Request for approval of five Administrative Departures:

1. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency - A minimum of 30% transparency is required on upper stories along street façades; A request to permit 28% transparency on the 7th story along the north elevation (Banker Drive), 29% transparency on the 2nd and 7th stories along the east elevation on building A3.
2. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency - A minimum of 15% transparency is required on non-street facades; A request to permit 14% transparency on the 2nd story along the south elevation of building A3.
3. §153.062(E)(1)(a) Building Types, Materials, Façade Materials - A minimum of 80% of each building façade must be constructed of permitted primary materials; A request to permit 79% primary materials on the north elevation of building A4. These calculations are based on the approval of thin brick and metal panels as primary materials.
4. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A minimum of 80% of facades shall be primary materials; A request to permit the south elevation on building A2 to be 74% primary material.
5. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A maximum of 20% of facades may be secondary materials; A request for the north elevation of building A4 to consist of 21% secondary materials.

**Determination:** The five Administrative Departures were approved by the ART.

**REQUEST 2: PARKING PLAN**

Request for recommendation of approval to the Planning and Zoning Commission of a Parking Plan that allows for deviations from the Code requirements. These deviations include an excess of 128 parking spaces, and a total of 7 loading spaces located on a service street. with four conditions:

- 1) That the required number of ADA spaces be provided (1 per every 25 parking spaces must be ADA accessible) as per Chapter 11 of the Ohio Building Code;
- 2) That incorrect square footage is shown for the accessory bar use. Plans and parking calculations should be updated to include the correct square footage;
- 3) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off times; and
- 4) That the locations of the proposed loading spaces will require further review and approval by Staff.

**Determination:** The Parking Plan with four conditions was recommended for approval to the Planning and Zoning Commission.

**REQUEST 3: DEVELOPMENT PLAN**

Request for recommendation of approval to the Planning and Zoning Commission for a Development Plan with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

**Determination:** The Development Plan was recommended for approval to the Planning and Zoning Commission with three conditions.

**REQUEST 4: SITE PLAN WAIVERS**

Request for approval to the Planning and Zoning Commission for 34 Site Plan Waivers:

1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.

2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as secondary materials for the block, and concrete panels proposed as secondary material for building A4.
4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:
  - Building A2: 0 ft. rear yard setback
  - Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.
8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
  - Building A2: A request to permit one story.
  - Building A3: A request to permit one story along Longshore Loop.
9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
  - Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
  - Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
10. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency – A minimum of 30% transparency is required on upper stories along street façades; A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.

11. §153.062(O)(5)(d)2 – Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency – A minimum of 15% transparency required on non-street facades;
  - Building A2: A request to permit 11% transparency along the south elevation.
  - Building A3: A request to permit 4% transparency on the 8<sup>th</sup> story along the south elevation.
12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
  - Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
  - Building A3: A request to permit blank walls on the west elevation of the 8<sup>th</sup> story, north elevation of the 2<sup>nd</sup> – 7<sup>th</sup> stories, south elevation on the 1<sup>st</sup> – 8<sup>th</sup> stories and the east elevation on the 3<sup>rd</sup> – 8<sup>th</sup> stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
  - Building A2: A request to permit the principal entrance to be located along Longshore Loop.
  - Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
  - Building A2: A request to permit one entrance located along Longshore Loop while three are required.
  - Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.
15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments –Vertical Increments are required every 45 feet;
  - Building A2: A request to allow the following vertical increments:
    - South Elevation: ±73 ft., ±90 ft.
    - East Elevation: ±55 ft., ±78 ft.
    - North Elevation: ±98 ft., ±113 ft.
  - Building A3: A request to allow no vertical increments.
16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
  - Building A2: A request to allow the following percentages of primary materials:
    - West Elevation: 59%/\*96%
    - North Elevation: 66%/\*93%
    - East Elevation: 54%/\*96%
    - South Elevation: 74%/\*97%
  - Building A3: A request to allow the following percentages of primary materials:
    - West Elevation: 64%/\*88%

- North Elevation: 41%/\*80%
- East Elevation: 31%/\*86%
- South Elevation: 22%/\*46%

*\*Including ACM as Primary Material*

18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment – ROW encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback–Rear yard setback, 5ft; A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.
22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.
23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 0 entrances along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30ft.; A request to allow vertical increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.
25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
  - North Elevation: 24%/\*79%
  - South Elevation: 13%/\*71%
  - West Elevation: 21%/\*97%
  - East Elevation: 16%/\*92%

*\*Including Thin Brick and ACM as Primary Materials*

27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:
- North Elevation: 76%/\*21%
  - South Elevation: 87%/\*29%
  - West Elevation: 79%/\*3%
  - East Elevation: 84%/\*8%
- \*Including Thin Brick and ACM as Primary Materials*
28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.
29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:
- SE tower: 15.75ft high, 27.57ft wide
  - West tower: ±17.70ft high and 39.27ft wide
30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.
31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.
32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. –A minimum ceiling clearance height of 12ft is required where parking structures have frontage; A request to permit a ceiling clearance of 9ft along Banker Drive.
33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.
34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

**Determination:** The Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

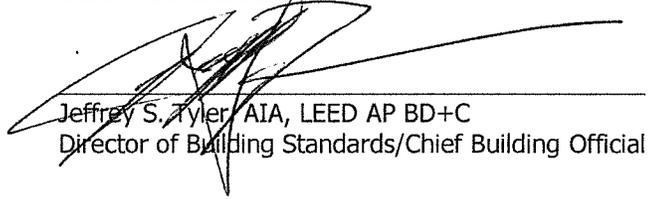
**REQUEST 5: SITE PLAN REVIEW**

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with 18 conditions:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require Minor Project Review prior to installation;
- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be take, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the FDC/hydrant locations be approved by the Fire Marshall prior to permitting; and
- 18) That the applicant work with Staff to provide increased access to the open space along Banker Drive.

**Determination:** The Site Plan was recommended for approval to the Planning and Zoning Commission with 18 conditions.

**STAFF CERTIFICATION**



Jeffrey S. Tyler, AIA, LEED AP BD+C  
Director of Building Standards/Chief Building Official