City of Dublin

Office of the City Manager
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Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Initiated By: Terry Foegler, Director of Strategic Initiatives/Special Projects
Jennifer Readler, Assistant Law Director

Date: April 25, 2016

Re: Resolutions 18-16, 19-16 and 20-16 - Community Entertainment Districts

I. Introduction

Because of their contribution in helping create vibrant, mixed-use environments, the establishment of one or more Community Entertainment Districts ("CEDs") within the Bridge Street District ("BSD") has been contemplated by the City since the early stages of the BSD planning process. The Development Agreement between the City of Dublin and Crawford Hoying Development Partners, LLC also contains a commitment by the City to use its best efforts to create one or more CEDs in the BSD that would include the Bridge Park project. Staff provided an informational overview to Council at the January 25, 2016 meeting and suggested boundaries for two CEDs at the March 7, 2016 meeting. Two draft applications were also provided for the suggested CEDs.

Given the strong public support for the creation of the CEDs and the likely significant interest of current restaurant establishments in the lower priced D5-j permits, which will be available as a result of the creation of the CEDs, Staff is now recommending the creation of 3 CEDs instead of the originally proposed 2 CEDs. Staff discussed the creation of an additional CED during the Council Retreat on March 11, 2016, and Council was supportive of this concept. As a result, 3 CEDs are recommended, the geographies of which are depicted in the attached Exhibit A. One CED, the "Scioto North CED," is generally bounded by Emerald Parkway on the north, Dale-Tuller Drive on the east, future Bridge Park Avenue on the south and North High Street on the west and is comprised of approximately 100.29 acres. The second CED, the "Scioto East CED," is generally bounded by future Bridge Park Avenue on the north, Shamrock Boulevard on the east, Stoneridge Lane on the south and Riverside Drive on the west and is comprised of approximately 91 acres. The third CED, "Scioto West CED," is generally bounded by the future pedestrian bridge on the north, future Mooney Street on the east, John Wright Lane on the south and Corbin Mills Drive on the west and is comprised of 75.5 acres. Separate resolutions are included for each of the 3 proposed CEDs. This memorandum will provide a summary of the process for creating CEDs and additional background information on the boundaries of the proposed districts.

A. What is a Community Entertainment District?

In 1999, the State of Ohio enacted legislation authorizing the creation of Community Entertainment Districts. The Ohio Revised Code defines a "community entertainment district" as "a

bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these: (1) Hotels; (2) Restaurants; (3) Retail sales establishments; (4) Enclosed shopping centers; (5) Museums; (6) Performing arts theaters; (7) Motion picture theaters; (8) Night clubs; (9) Convention facilities; (10) Sports facilities; (11) Entertainment facilities or complexes; (12) Any combination of the establishments described in division (A)(1) to (11) of this section that provide similar services to the community."

In plain terms, the creation of a CED is a tool to help facilitate the establishment of restaurants and other similar venues as part of larger scale development and redevelopment-revitalization areas that include the types of uses outlined by the statutes. Once the CED is established, it creates a new "pool" of liquor licenses (in addition to the City's normal "allocation") that can only be issued within that CED.

B. Key Provisions Regarding CEDs in the Ohio Revised Code – Liquor Permits and Development Investments

Specifically, a CED allows for an additional pool of liquor permits, above the mandated quota, to be issued within the defined CED area. The CED must include a minimum of 20 acres and may have one such permit for every five acres, up to a maximum of 15 permits. Accordingly, the minimum size required for a CED to take full advantage of the maximum number of permits per CED would be 75 acres. These permits may be transferred from location to location and from owner to owner but only within the specific CED boundaries in which they were issued. So in this way, these permits have far less mobility than traditional liquor permits, but they remain for the benefit the District into the future.

These CED liquor permits are identified as D5-j permits, and can be obtained at a significantly lower price than a traditional liquor permit. While traditional liquor permits are based on current market conditions and can be bought and sold in today's market for upwards of $30,000, depending upon level of availability, D-5j liquor permits cost $2,344 (Ohio Revised Code Section 4303.181(J)).

The holder of a D-5j permit may exercise the same privileges, and must observe the same restrictions, such as hours of operation, as the holder of a D-5 permit, and must obtain a food service license as well. D-5 liquor permits allow spirituous liquor for on premises consumption only, and beer, wine, and mixed beverages for on premises consumption, or off premises in original sealed containers, until 2:30am.

While the City controls the creation of a CED (as outlined below), the Ohio Division of Liquor Control (the "Division") still controls the issuance of all liquor permits, including the issuance of D-5j permits for CED properties, just as it would for the issuance of other liquor permits. In order for the Division to issue a D-5j liquor permit within a CED located in a city with a population of at least 20,000, R.C. 4303.181(J)(2)(b) requires that "[n]ot less than fifty million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation." So clearly, these designations are intended to go hand in hand with a substantial amount of planned private and public development investment within the CED.

We contacted the Division to inquire whether the investment requirement needed to be "new" investments or whether existing investments, which presumably were relatively recent, could be included toward this requirement. The Division advised us that only new investment will be applied toward the $50 million minimum investment threshold. The Division also stated that it will consider investments in public infrastructure as applying toward that minimum investment threshold. The Division further maintains this level of anticipated investment should be expected to occur over the following 5-10 year period and encourages detailed projections of what items the projected investments will include.

C. Application and Approval Process Under the Ohio Revised Code

Section 4301.80 of the Ohio Revised Code outlines the CED application process and addresses the various actions and timing of those actions with regard to processing a CED application.

The pertinent language in R.C. 4301.80(C) regarding timing of the CED application process is as follows:

> An application described in division (B) of this section relating to an area located in a municipal corporation shall be addressed and submitted to the mayor of the municipal corporation in which the area described in the application is located. The mayor, *within thirty days* after receiving the application, shall submit the application with the mayor's recommendation to the legislative authority of the municipal corporation.
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> * * *
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> *Within thirty days after it receives the application and the mayor's recommendations relating to the application*, the legislative authority of the municipal corporation, by notice published once a week for two consecutive weeks in one newspaper of general circulation in the municipal corporation or as provided in section 7.16 of the Revised Code, shall notify the public that the application is on file in the office of the clerk of the municipal corporation and is available for inspection by the public during regular business hours.
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> * * *
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> *Within seventy-five days after the date the application is filed with the mayor of a municipal corporation*, the legislative authority of the municipal corporation *by ordinance or resolution* shall approve or disapprove the application based on whether the proposed community entertainment district does or will substantially contribute to entertainment, retail, educational, sporting, social, cultural, or arts opportunities for the community. The community considered shall at a minimum include the municipal corporation in which the community is located. Any approval of an application shall be by an affirmative majority vote of the legislative authority.

* * *

Any owner of property (including the City of Dublin) located in the City may file an application to create a CED. At a minimum, an application to create a CED must contain the following information pursuant to R.C. 4301.80(B):

- The applicant's name and address.
- A map or survey of the proposed CED in sufficient detail to identify the boundaries of the district and the property owned by the applicant (the CED can include properties owned by parties other than the applicant).
- A general statement of the nature and types of establishments that are or will be located in the CED.
- If some or all of the establishments have not yet been developed the proposed time frame for completing the development of these establishments.
- Evidence that the uses of land within the proposed CED are in accord with the City's master zoning plan or map.
- A certificate from a surveyor or engineer that the area encompassed by the proposed CED contains no less than 20 contiguous acres.
- A handling and processing fee, payable to the applicable municipal corporation, in an amount determined by that municipal corporation.

D. Recent Adoption of Open Container Law

Ohio also recently passed a law (Sub. H.B. 47) that authorizes municipal corporations and townships to create outdoor refreshment areas ("ORAs") that are exempted from the Open Container Law, *i.e.*, areas in which individuals are permitted to carry open containers of beer or intoxicating liquor within an ORA, provided that the container is purchased from a specified liquor permit holder with an ORA designation. **Dublin's proposed creation of CEDs does <u>not</u> permit individuals to carry open containers of beer or intoxicating liquor and is unrelated to the provisions of Sub. H.B. 74.**

II. <u>Public Outreach</u>

City Staff initiated a communications and community engagement plan to educate and inform stakeholders, and to seek input from these constituencies. Specifically, Staff reached out to Bridge Street District area business owners, developers, residents and the media, as well as to the general public to facilitate discussions and input about the proposed CEDs as an important tool in helping to attract new restaurants, entertainment and social venues within mixed use development environments. At these sessions it was noted that the commercial uses that are attracted by the creation of CEDs, will help to attract new businesses and create jobs because they serve as important amenities for employers, workers and their customers.

The community engagement activities included the following:

- **Public Information Meetings**. City Staff held two public meetings to discuss the proposed CEDs. The public meetings were held on February 11, 2016, and February 16, 2016, at City Hall. Staff provided a presentation on CEDs and answered all of

the attendees' questions. The attendees were supportive of the creation of CEDs. These meetings were promoted on the website, online newsroom, eNews, social media posts and traditional media.

- **Historic Dublin Business Association, Dublin Convention and Visitors Bureau and Dublin Chamber of Commerce.** Staff reached out to representatives from these key stakeholders with a personal telephone call and follow up emails.
- **Dublin A.C.T. Coalition.** Staff met with representatives of the Dublin A.C.T. Coalition on March 4, 2016, and discussed educational outreach with restaurants that may obtain these new permits, as well as existing restaurants.
- **Communications Advisory Committee.** Staff met with the committee on March 10, 2016 to discuss CEDs.
- **Dublin Website, Social Media, Traditional Media.** Staff posted all of the material presented to Council at the January 25th meeting and March 7th meeting, along with a series of FAQs, on the City's website and the City's other social media outlets. Calls were made to members of the press. The applications for each of the 3 CEDs were posted on the City's website on April 14, 2016 and notice of the filing of the applications for each of the 3 CEDs ran in the *Dublin Villager* on April 14, 2016 and April 21, 2016, as required by the Ohio Revised Code.

III. Formal Applications to Form Three Bridge Street District CEDs and Proposed Locations of Those CEDs

As a result of Council's authorization to move forward, Staff has developed applications for 3 new proposed CEDs. One CED, the "Scioto North CED," is generally bounded by Emerald Parkway on the north, Dale-Tuller Drive on the east, future Bridge Park Avenue on the south and North High Street on the west and is comprised of approximately 100.29 acres. The second CED, the "Scioto East CED," is generally bounded by future Bridge Park Avenue on the north, Shamrock Boulevard on the east, Stoneridge Lane on the south and Riverside Drive on the west and is comprised of approximately 91 acres. The third CED, "Scioto West CED," is generally bounded by the future pedestrian bridge on the north, future Mooney Street on the east, John Wright Lane on the south and Corbin Mills Drive on the west and is comprised of 75.5 acres. Separate resolutions are included for each of the 3 proposed CEDs. This memorandum will provide a summary of the process for creating CEDs and additional background information on the boundaries of the proposed districts.

The proposed Scioto North CED encompasses the transition between the vibrant Historic Downtown and a more modern, urban destination. The Scioto North CED contains portions of Bridge Park, Dublin's newest urban, walkable neighborhood spanning 30 acres along the Scioto River as a destination for entertainment, retail, social and cultural connections. Connected by an iconic pedestrian bridge and riverfront park, Bridge Park West compliments the modern by providing the transition to Dublin's Historic Downtown. Bridge Park West will feature high-end, for sale condominiums with views of the Scioto River, restaurants, retail and office space that correspond to the character of Dublin's heritage. In addition to the Bridge Park and Bridge Park West developments, the proposed Scioto North CED includes the recently completed 83,046 square foot senior housing campus – The Grand – and four sit-down restaurants located in Historic Dublin. The Scioto North CED application is attached as Exhibit B.

The proposed Scioto East CED encompasses Block B of Dublin's newest mixed-use neighborhood, Bridge Park. Located along the Scioto River, Bridge Park will incorporate entertainment, retail, commercial, and residential uses. Bridge Park will be developed in multiple phases over the next few years originating with Block B, which is currently under construction. In addition to the Bridge Park development, the proposed Scioto East CED includes a 324,158 square foot office headquarters for "Wendy's International," a 17,565 square foot restaurant, La Scala, as well as a 130,087 square foot shopping center, "Shoppes at River Ridge," which in turn includes two sit down restaurants and one fast food restaurant. The Scioto East CED application is attached as Exhibit C.

The proposed Scioto West CED encompasses Dublin's vibrant Historic Downtown. Dublin's Historic Core is built upon a rich history and is a destination for entertainment, retail, social and cultural connections. The Historic District includes about 11 specialty restaurants of which 7 are located within the Scioto West CED, along with boutique retail stores, the Columbus Metropolitan Library branch and several small businesses. Two mixed-use projects have been built within the District in recent years. In addition to Historic Dublin, the proposed Scioto West CED includes a portion of the new mixed-use Bridge Park development, Block A, along the Riverside Drive roundabout currently under construction. Upon completion, Bridge Park will include an array of residential, retail, entertainment and office uses within a walkable and inviting neighborhood. The Scioto West CED application is attached as Exhibit D.

All 3 applications were filed with the City on April 4, 2016. On April 5, 2016, Mayor Peterson recommended approval of the applications, which are now being submitted to Council for its consideration, as required by the Ohio Revised Code. Pursuant to Council direction at their meeting on April 18, 2016, 13 acres were added to the Scioto North CED, which includes property on which the Dublin Arts Council is situated. If all 3 of the CEDs are approved, 15 D5-j liquor permits will become available for approval by the Ohio Division of Liquor Control for each of the 3 CEDs.

IV. Recommendation

Staff recommends that City Council approve Resolutions 18-16, 19-16 and 20-16, creating the Scioto North CED, the Scioto East CED and the Scioto West CED at the April 25, 2016 meeting.

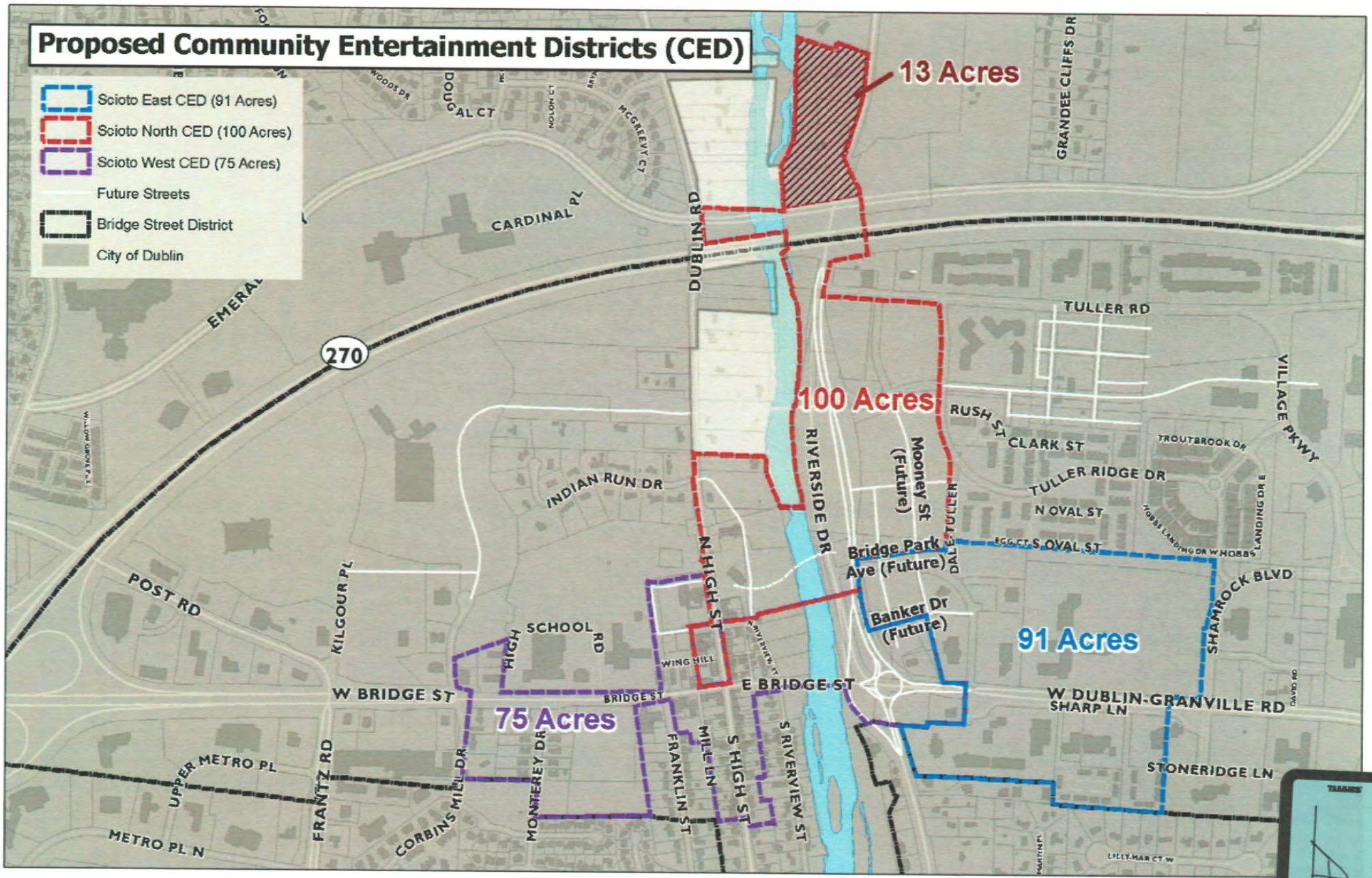

Proposed Community Entertainment Districts (CED)
Scioto East CED (91 Acres)
Scioto North CED (100 Acres)
Scioto West CED (75 Acres)
Future Streets
Bridge Street District
City of Dublin
13 Acres
100 Acres
91 Acres
75 Acres
270
DUBLIN RD
RIVERSIDE DR
CARDINAL PL
GRANDEE CLIFFS DR
TULLER RD
VILLAGE PKWY
RUSH ST
CLARK ST
TROUTBROOK DR
TULLER RIDGE DR
N OVAL ST
S OVAL ST
Mooney St (Future)
DALE TULLER
Bridge Park Ave (Future)
Banker Dr (Future)
SHAMROCK BLVD
INDIAN RUN DR
N HIGH ST
S HIGH ST
HIGH SCHOOL RD
KILGOUR PL
POST RD
W BRIDGE ST
E BRIDGE ST
BRIDGE ST
WING HILL
W DUBLIN-GRANVILLE RD
SHARP LN
STONERIDGE LN
UPPER METRO PL
METRO PL N
FRANTZ RD
CORBINS MILL DR
MONTEREY DR
FRANKLIN ST
MILL LN
S RIVERVIEW ST
EXHIBIT

EXHIBIT B

Department

City of Dublin COMMUNITY **ENTERTAINMENT DISTRICT APPLICATION**

PLEASE SUBMIT THIS FORM WITH:

- ☐ Application Fee Payment
- ☐ Application for Entertainment District Form
- ☐ Application Table of Contents, list all submitted materials
- ☐ Other Application Materials:
  Maps or exhibits, analysis, other supporting documents, etc.

This is the general application form for a Community Entertainment District (CED). The City has incorporated the CED as a financial and development tool to assist the community with the growth of mixed-use areas. Applicants may submit an application to the Mayor's attention through the Department of Development to seek approval of a CED in order to assist prospective development through promoting entertainment oriented uses. For more information, please contact the Department of Development at 614.410.4600.

I. APPLICANT INFORMATION: Please provide the name and address of the applicant for the proposed Community Entertainment District.

Dana L. McDaniel
City Manager
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Applicant's Signature

Date April 4, 2016

II. PROPOSED BOUNDARY: Please provide a map or survey indicating the proposed Community Entertainment District (CED), and property owned by the applicant within the proposed CED.

Attached to this application as Exhibit A is a map identifying the boundary of the proposed "Scioto West CED", comprising 75.5 acres and includes privately-owned land, publicly-owned land and public rights-of-way.

The City of Dublin, the Applicant, owns a total of approximately 19.3 acres within the proposed CED, shown as "City of Dublin Owned Land" on Exhibit A.

III. ESTABLISHMENTS: Please provide a general statement of the types of establishments described in R.C. §4301.80(A) that are or will be located within the proposed CED, and any other establishments not listed.

The proposed Scioto West CED encompasses a substantial portion of Dublin's vibrant Historic Downtown. Dublin's Historic Core is built upon a rich history and is a destination for entertainment, retail, social, and cultural connections. The Historic District includes about 11 specialty restaurants of which 7 are located within the proposed Scioto West CED, along with boutique retail stores, the Columbus Metropolitan Library branch, and several other small businesses. Two mixed-use projects have been developed within the District in recent years.

In addition to Historic Dublin, the proposed Scioto West CED includes a portion of the new mixed-use Bridge Park East development, Block A, along the Riverside Drive roundabout. Upon completion, Bridge Park will include an array of residential, retail, entertainment and office uses within a walkable and inviting neighborhood. (Exhibit B)

IV. PROPOSED ESTABLISHMENTS: Please describe any proposed establishments within the CED not yet developed, and time frame for completion.

As reflected in Exhibit C, the Bridge Park development envisions a high-quality mixed-use neighborhood including housing, an array of restaurants, a hotel and conference center, and other retail and office spaces. Block A located within the proposed CED will contain a 104,350 square-foot hotel, a 19,104 square-foot conference center, a 514 space parking garage and a future development site along State Route 161. The Bridge Park development has a projected completion date for Block's A-C of summer 2017.

Additional projects planned for this District include the construction of a new 42,000 square foot public library facility, parking facilities, and other proposed mixed use development projects (such as the Monterey-SR 161 area). Collectively the newly planned public and private development projects within this District will reinforce the destination qualities of the District, offer a dynamic mix of walkable uses, and further both the economic competitiveness of the City of Dublin while enhancing the quality of life for its citizens.

V. LAND USE: Please provide evidence that uses of land within the proposed CED are in accord with the City's Comprehensive Plan and Zoning.

The uses within the proposed Scioto West CED were established as part of the rezoning applications that have taken place within the past five years. It is because of these rezoning's that the properties located within the CED boundary conform to both the City of Dublin's Future Land Use Map, as noted in the Community Plan, and the Zoning Classification Map. Please refer to Exhibit D attached to this application for a more detailed description of the conformance with City legislation.

VI. BOUNDARY AREA: Please provide certification by licensed surveyor or engineer that the CED area is not less than twenty contiguous acres.

Certification from Aaron Stanford, P.E., 68747 State of Ohio and Senior Civil Engineer for the City of Dublin, is provided in Exhibit E stating that the area encompassed by the proposed Community Entertainment District consists of more than the minimum required twenty (20) contiguous acres.

VII. APPLICATION FEE: Please provide the required handling and processing fee paid to the City as determined by the City.

This requirement is not applicable since no fee has yet been adopted by the City of Dublin.

VIII. DEVELOPMENT INVESTMENT: Please provide evidence that demonstrates that at least $50 million will be invested in development and construction in the CED's area.

The Scioto West CED comprises several major public infrastructure projects and private investments for redevelopment projects which are either currently underway or projected in the near future. The table, provided in Exhibit F, lists the summary of the near-term planned financial investments, both from public and private sector. All investment amounts listed are referenced from City of Dublin's approved CIP (Ord. 54-15), the economic development agreement between City of Dublin and project developers (Ord. 44-15), and Columbus Metropolitan Library plans.

ADDITIONAL BACKGROUND INFORMATION REGARDING THE LIQUOR PERMITS THAT MAY BE CONSIDERED BY THE DIVISION OF LIQUOR CONTROL IF A CED IS APPROVED BY DUBLIN CITY COUNCIL:

Issuance of Permits: *A "D-5j" liquor permit may be issued to the owner or operator of a retail food establishment or a food service operation licensed under the Ohio Revised Code to sell beer and intoxicating liquor at retail, only by the individual drink and glass and from the container, for consumption on the premises where sold, and to sell beer and wine in the appropriate container and amounts not for consumption on the premises as set for in the Ohio Revised Code. (O.R.C. §4303.181(J))*

Following the designation of CED in the City of Dublin as a Community Entertainment District, each individual application of any owner or operator for a "D-5j" liquor permit within the Community Entertainment District must still be approved pursuant to Ohio Revised Code and the rules and regulations of the Ohio Division of Liquor Control. In addition, any proposed use for any owner or operator for a "D-5j" liquor permit within the Community Entertainment District must comply with the City's current zoning for the applicable property and any restriction of record in Franklin County, Ohio affecting the applicable property.

Ohio Revised Code 4303.181(J): *The D-5j permit shall be issued only within a community entertainment district that is designated under section 4301.80 of the Revised Code. The permit shall not be issued to a community entertainment district that is designated under divisions (B) and (C) of section 4301.80 of the Revised Code if the district does not meet one of the following qualifications:*

(1) It is located in a municipal corporation with a population of at least one hundred thousand.

(2) It is located in a municipal corporation with a population of at least twenty thousand, and either of the following applies:

(a) It contains an amusement park the rides of which have been issued a permit by the department of agriculture under Chapter 1711. of the Revised Code.

(b) Not less than fifty million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

(3) It is located in a township with a population of at least forty thousand.

(4) It is located in a township with a population of at least twenty thousand, and not less than seventy million dollars will be invested in development and construction in the community entertainment district's area located in the township.

(5) It is located in a municipal corporation with a population between ten thousand and twenty thousand, and both of the following apply:

(a) The municipal corporation was incorporated as a village prior to calendar year 1860 and currently has a historic downtown business district.

(b) The municipal corporation is located in the same county as another municipal corporation with at least one community entertainment district.

(6) It is located in a municipal corporation with a population of at least ten thousand, and not less than seventy million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

(7) It is located in a municipal corporation with a population of at least five thousand, and not less than one hundred million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

The location of a D-5j permit may be transferred only within the geographic boundaries of the community entertainment district in which it was issued and shall not be transferred outside the geographic boundaries of that district.

Not more than one D-5j permit shall be issued within each community entertainment district for each five acres of land located within the district. Not more than fifteen D-5j permits may be issued within a single community entertainment district. Except as otherwise provided in division (J)(4) of this section, no quota restrictions shall be placed upon the number of D-5j permits that may be issued.

The fee for a D-5j permit is two thousand three hundred forty-four dollars.

FOR CITY USE ONLY

In accordance with the provisions contained in the Ohio Revised Code Section 4301.80(C), the Mayor of the City of Dublin recommends that this action be

Approved [OK]

Disapproved [ ]

Mayor's Signature

4/5/16

Date

Resolution No.

Date

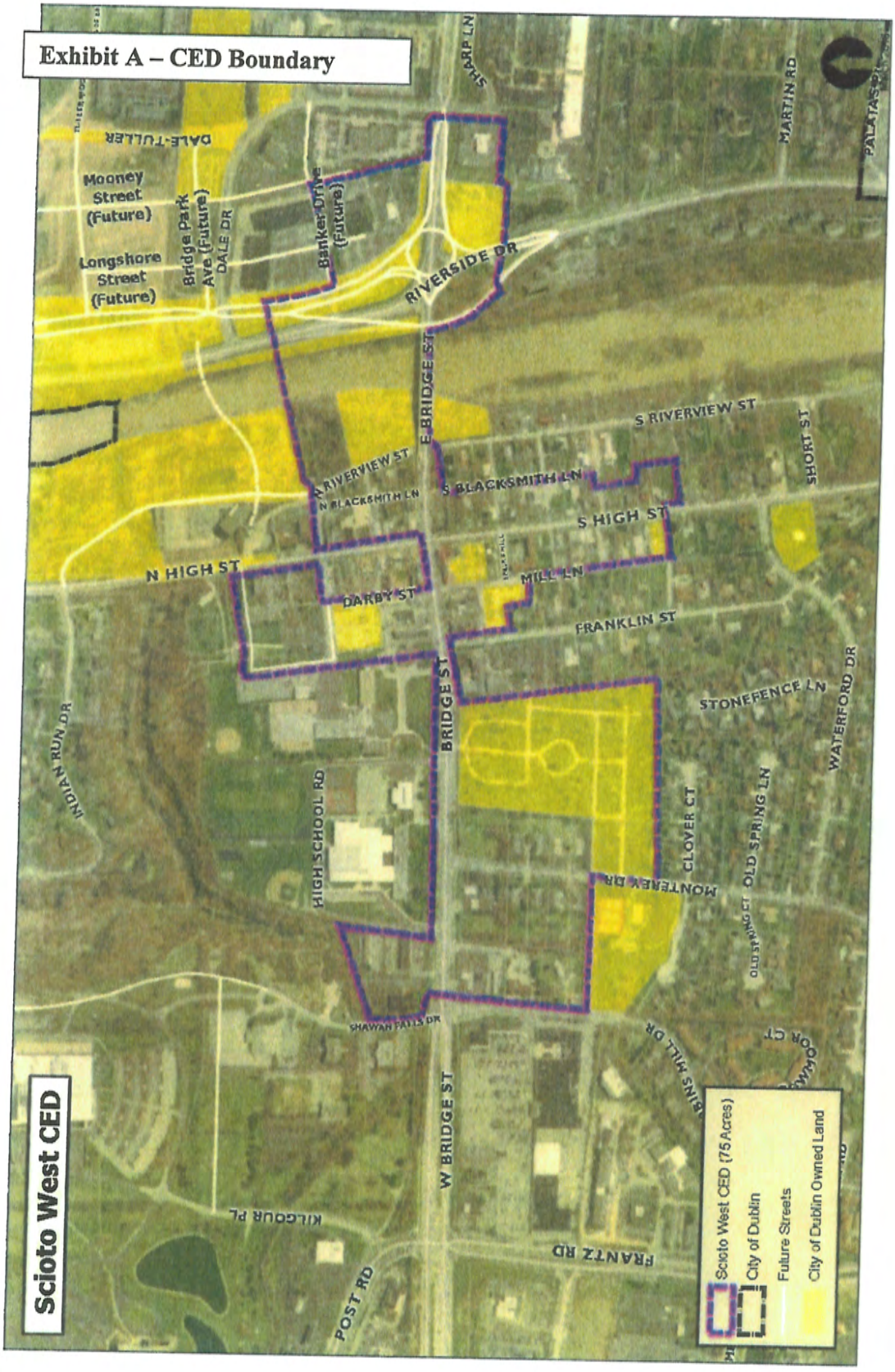
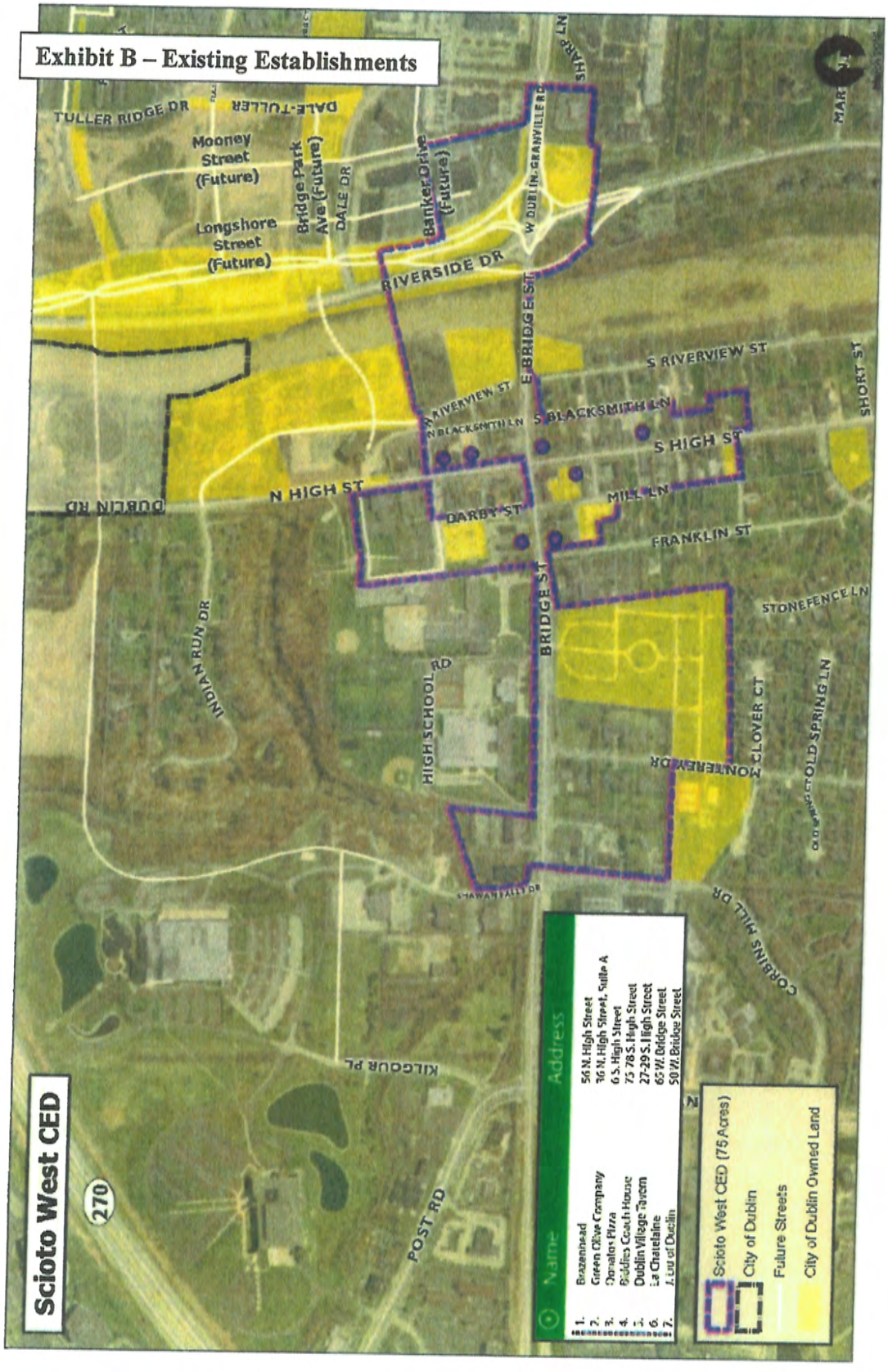


Exhibit A – CED Boundary
Scioto West CED
Scioto West CED (75 Acres)
City of Dublin
Future Streets
City of Dublin Owned Land
RIVERSIDE DR
E BRIDGE ST
W BRIDGE ST
BRIDGE ST
S RIVERVIEW ST
N RIVERVIEW ST
S BLACKSMITH LN
N BLACKSMITH LN
S HIGH ST
N HIGH ST
MILL LN
DARBY ST
FRANKLIN ST
SHORT ST
STONEFENCE LN
WATERFORD DR
OLD SPRING LN
CLOVER CT
MONTEREY DR
HIGH SCHOOL RD
INDIAN RUN DR
SHAWAN FALLS DR
FRANTZ RD
POST RD
KILGOUR PL
DALE-TULLER
Mooney Street (Future)
Longshore Street (Future)
Bridge Park Ave (Future)
DALE DR
Banker Drive (Future)
MARTIN RD

Exhibit B – Existing Establishments



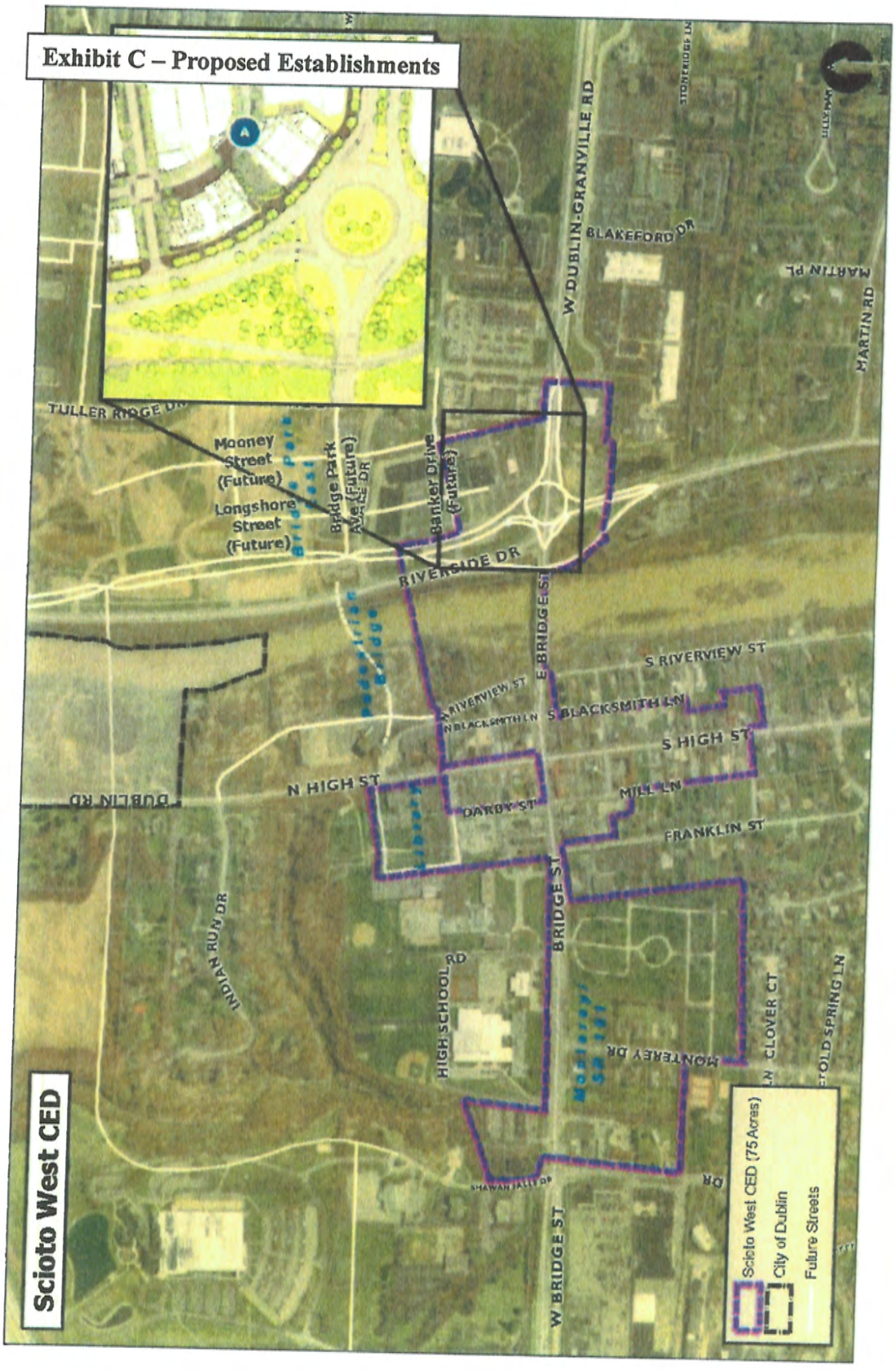


Exhibit C – Proposed Establishments
A
W DUBLIN-GRANVILLE RD
BLAKEFORD DR
MARTIN PL
MARTIN RD
TULLER RIDGE DR
Mooney Street (Future)
Longshore Street (Future)
Bridge Park Ave (Future)
Banker Drive (Future)
RIVERSIDE DR
E BRIDGE ST
S RIVERVIEW ST
N RIVERVIEW ST
N BLACKSMITH LN
S BLACKSMITH LN
S HIGH ST
N HIGH ST
DUBLIN RD
DARBY ST
MILL LN
FRANKLIN ST
INDIAN RUN DR
HIGH SCHOOL RD
BRIDGE ST
MONTEREY DR
CLOVER CT
OLD SPRING LN
SHAWAN FALLS DR
W BRIDGE ST
Scioto West CED
Scioto West CED (75 Acres)
City of Dublin
Future Streets

Bridge Park East (Phase I) Development Program – Exhibit C

Bridge Park- A		Bridge Park- B		Bridge Park- C		Bridge Park- D	
Use	**Sq-Ft/Amt**	**Use**	**Sq-Ft/Amt**	**Use**	**Sq-Ft/ Amt**	**Use**	**Sq-Ft/ Amt**
Hotel	107,043	Office	47,000	Office	91,000	Grocery	NA
Conference Center	19,104	Retail	15,000	Retail	6,000	Retail	NA
Future Building	NA	Restaurant	40,000	Restaurant	41,000	Town houses	NA
Parking	468 spaces	Apartments	228 units	Apartments	154 units	Apartments	NA
		Parking	850 spaces	Parking	879 spaces	Parking	NA
Dec 2015 – June 2017		**Oct 2015 – Mar 2017**		**July 2015 – Oct 2016**		**NA**	

Exhibit D – Land Use Classifications

The proposed Scioto West CED is located at the economic heart of the community, including perhaps the most critical planning district in the city known as the "Bridge Street District". The city's Community Plan and "Bridge Street District Special Area Plan" establish the future vision for this area and form the framework within which all City development decisions are made. As part of the implementation, the Bridge Street District form based zoning regulations were adopted to reflect the goals and design principles articulated in the special area plan.

The Bridge Street District Plan's purpose is to envision a future for this critical part of Dublin that takes full advantage of the area's assets, puts forth a more sustainable pattern for future development, and capitalizes on emerging market opportunities over the next several decades. Economic conditions have created a unique opportunity to explore new avenues of preservation and growth in this important business neighborhood, which contains assets like Historic Dublin and the Scioto River, as well as some of the City's most strategic redevelopment opportunities. The Bridge Street District already has a strong foundation, with redevelopment providing vital support to the City's economy, sustainability, and continued high quality of life over the decades to come.

The Bridge Street District Plan is intended to establish a vision for the transformation of underutilized land in the city's core into just this sort of environment—creating value for the community while continuing to enhance Dublin's overall economic strength and quality of life.

The Bridge Street Special Area Plan future land use recommendation for majority of the area within Scioto West CED is "Mixed Use Village Center". This classification is intended to include targeted areas near arterials or major collectors that are intended to provide daily retail, major grocers and other conveniences to serve the Dublin community within a 3 to 5-mile radius. Village Centers incorporate moderately-sized nodes of commercial activity with a target size of 125,000 square feet of gross leasable space. Integrated office uses are encouraged in a manner appropriate to the overall area. Mixed Residential uses are encouraged and should be integrated to facilitate pedestrian activity and to provide support for commercial uses. Historic Dublin is targeted for preservation and compatible infill development as Dublin's founding core. The remaining area within Scioto West CED is intended to develop as part of the Riverfront Parks or is part of the existing park system. (Exhibit D – Future Land Use Map)

The Bridge Street District (BSD) form based zoning regulations reflect the Bridge Street District special area plan vision. The Bridge Street District zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.

More specifically, the purpose of the Bridge Street District zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment. These districts are further intended to create places that embody Dublin's commitment to community through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details.

The Zoning Classifications within the Scioto West CED include-

BSD- Historic Transition: This district complements the BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. Development character allows an extension of the walkable mixed use character of the BSD Historic Core district on the larger parcels within this district. The requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the BSD Historic Core district.

BSD- Historic Core: This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street District. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin and permit similar uses that support a highly walkable setting.

BSD- Commercial: This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings. Properties initially zoned into this district may be eligible for rezoning to the BSD Vertical Mixed Use District or to other surrounding BSD zoning districts when future redevelopment to higher densities is desired.

BSD- Public: This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this chapter, or lands that have special cultural or environmental sensitivity.

Community Commercial: This classification is based on the existing zoning for a fast food restaurant. (Exhibit D – Zoning Map)

Exhibit D – Future Land Use Map

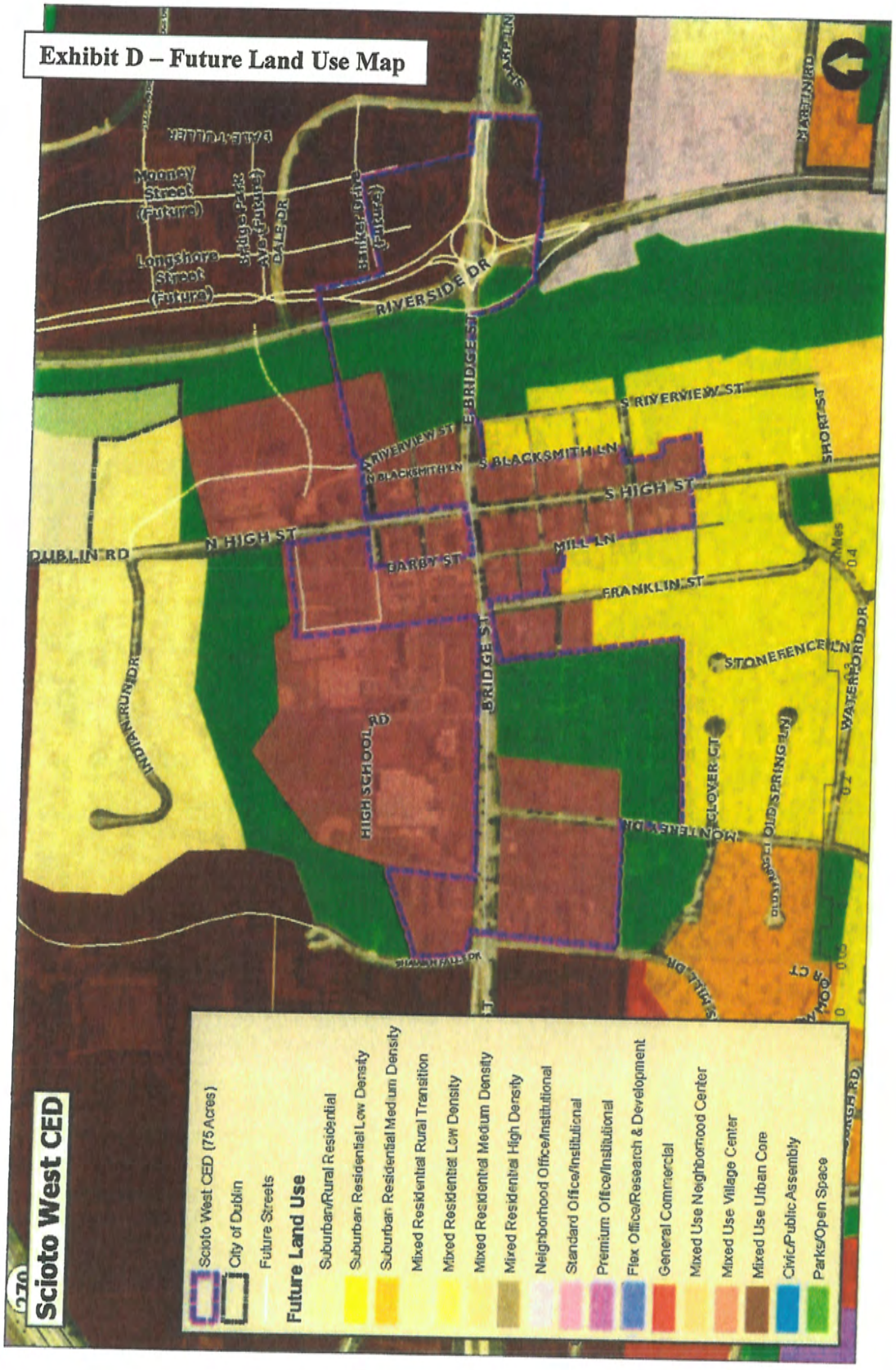


Exhibit D – Zoning Map

Exhibit E – Boundary Area

Engineering
5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600

www.dublinohiousa.gov

To Whom It May Concern:

The undersigned C. Aaron Stanford, a professional engineer registered and practicing in the State of Ohio has reviewed the current zoning map associated with the Scioto West CED located in Dublin, Ohio.

The area of the proposed Scioto West CED is to include the area as illustrated on the attached Exhibit A. Based upon review and calculations from available GIS shapefiles and parcel boundaries I have determined the area of the community entertainment district to be greater than 20 acres. The community entertainment district is approximately 75.5 acres.

Sincerely,

C. Aaron Stanford, P.E. 68747 State of Ohio
Senior Civil Engineer

Cc:Paul A. Hammersmith, P.E., Director of Engineering/City Engineer
Project File

0127206.0607929 4834-3645-0602v1

Exhibit F – Development Investment

Planned Investments 2016-2026

Map #	Type	Project	Scioto West CED
			(Millions)
1	Public	Riverside Dr Relocation and Roundabout	$12.10
2	Public	Library road Network	$10.70
3	Public	Library parking Structure	$6.50
4	Private	Columbus Metropolitan Library- Dublin Branch	$17.00
5	Private	Bridge Park East Block A	$42.00
		TOTAL	**$88.30**

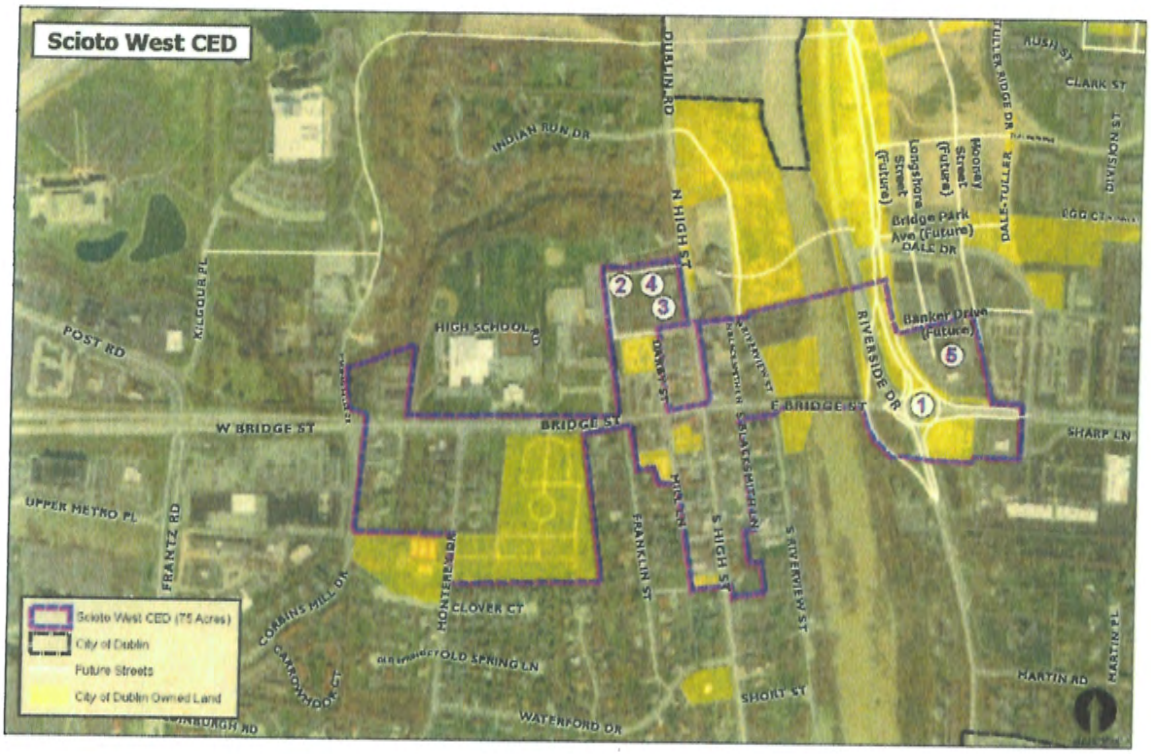


EXHIBIT C

Departmen

City of Dublin COMMUNITY **ENTERTAINMENT DISTRICT APPLICATION**

PLEASE SUBMIT THIS FORM WITH:

- ☐ Application Fee Payment
- ☐ Application for Entertainment District Form
- ☐ Application Table of Contents, list all submitted materials
- ☐ Other Application Materials:
  Maps or exhibits, analysis, other supporting documents, etc.

This is the general application form for a Community Entertainment District (CED). The City has incorporated the CED as a financial and development tool to assist the community with the growth of mixed-use areas. Applicants may submit an application to the Mayor's attention through the Department of Development to seek approval of a CED in order to assist prospective development through promoting entertainment oriented uses. For more information, please contact the Department of Development at 614.410.4600.

I. APPLICANT INFORMATION: Please provide the name and address of the applicant for the proposed Community Entertainment District.

Dana L. McDaniel
City Manager
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Dana L McDaniel
Applicant's Signature

April 4, 2016
Date

II. PROPOSED BOUNDARY: Please provide a map or survey indicating the proposed Community Entertainment District (CED), and property owned by the applicant within the proposed CED.

Attached to this application as Exhibit A is a map identifying the boundary of the proposed "Scioto East CED", comprising approximately 91 acres and includes privately-owned land, publicly-owned land and public rights-of-way.

The City of Dublin, the Applicant, owns a total of approximately 9.4 acres within the proposed CED, shown as "City of Dublin Owned Land" on Exhibit A.

III. ESTABLISHMENTS: Please provide a general statement of the types of establishments described in R.C. §4301.80(A) that are or will be located within the proposed CED, and any other establishments not listed.

The proposed Scioto East CED encompasses Block B of Dublin's newest mixed-use neighborhood, Bridge Park East. Located on the east side of the Scioto River, Bridge Park East will help reinforce the establishment of an array of entertainment, restaurant, retail, commercial, and residential uses within a walkable, mixed-use environment. Bridge Park will be developed in multiple phases over the next few years originating with Block B, currently under construction.

In addition to the Bridge Park development, the proposed Scioto East CED includes a 324,500 square-foot office headquarters for "Wendy's International", a 17,500 square-foot restaurant "La Scala" as well as a 130,087 sq ft shopping center ,"Shoppes at River Ridge" which includes two sit-down and one fast food restaurants. (Exhibit B)

IV. PROPOSED ESTABLISHMENTS: Please describe any proposed establishments within the CED not yet developed, and time frame for completion.

As reflected in Exhibit C, the Bridge Park development envisions an entertainment and retail destination, with new river front parks and an iconic pedestrian bridge over the Scioto River located just west of the proposed Community Entertainment District. Block B, a part of Bridge Park Phase I, includes a mix of office, retail, restaurant and residential uses within four buildings and a public parking garage to serve the neighborhood. Located at one end of the pedestrian bridge crossing the Scioto River, Block B will further establish the character of this emerging neighborhood through carefully planned, urban mixed uses and its high-quality, unique architecture. The Bridge Park development has a projected completion date for Block's A-C of summer 2017.

The Bridge Park development is a key element in advancing the City's planning and economic development goals for its Bridge Street District initiative. The City envisions this development, and the related public projects, will serve as a catalyst to spur additional redevelopment and investment while reinforcing Dublin's long term economic competitiveness.

V. LAND USE: Please provide evidence that uses of land within the proposed CED are in accord with the City's Comprehensive Plan and Zoning.

The uses within the proposed Scioto East CED were established as part of the rezoning applications that have taken place within the past five years. It is because of these rezoning's that the properties located within the CED boundary conform to both the City of Dublin's Future Land Use Map, as noted in the Community Plan, and the Zoning Classification Map. Please refer to Exhibit's D attached to this application for a more detailed description of the conformance with City legislation.

VI. BOUNDARY AREA: Please provide certification by licensed surveyor or engineer that the CED area is not less than twenty contiguous acres.

Certification from Aaron Stanford, P.E., 68747 State of Ohio and Senior Civil Engineer for the City of Dublin, is provided in Exhibit E stating that the area encompassed by the proposed Community Entertainment District consists of more than the minimum required twenty (20) contiguous acres.

VII. APPLICATION FEE: Please provide the required handling and processing fee paid to the City as determined by the City.

This requirement is not applicable since no fee has yet been adopted by the City of Dublin.

VIII. DEVELOPMENT INVESTMENT: Please provide evidence that demonstrates that at least $50 million will be invested in development and construction in the CED's area.

The Scioto East CED includes several major public infrastructure projects and private redevelopment projects which are currently underway. The table, provided in Exhibit F, lists the summary of these planned financial investments, both from public and private sector. All investment amounts listed are referenced from City of Dublin CIP (Ord. 54-15) and economic development agreement between City of Dublin and project developers (Ord. 44-15).

ADDITIONAL BACKGROUND INFORMATION REGARDING THE LIQUOR PERMITS THAT MAY BE CONSIDERED BY THE DIVISION OF LIQUOR CONTROL IF A CED IS APPROVED BY DUBLIN CITY COUNCIL:

Issuance of Permits: *A "D-5j" liquor permit may be issued to the owner or operator of a retail food establishment or a food service operation licensed under the Ohio Revised Code to sell beer and intoxicating liquor at retail, only by the individual drink and glass and from the container, for consumption on the premises where sold, and to sell beer and wine in the appropriate container and amounts not for consumption on the premises as set for in the Ohio Revised Code. (O.R.C. §4303.181(J))*

Following the designation of CED in the City of Dublin as a Community Entertainment District, each individual application of any owner or operator for a "D-5j" liquor permit within the Community Entertainment District must still be approved pursuant to Ohio Revised Code and the rules and regulations of the Ohio Division of Liquor Control. In addition, any proposed use for any owner or operator for a "D-5j" liquor permit within the Community Entertainment District must comply with the City's current zoning for the applicable property and any restriction of record in Franklin County, Ohio affecting the applicable property.

Ohio Revised Code 4303.181(J): *The D-5j permit shall be issued only within a community entertainment district that is designated under section 4301.80 of the Revised Code. The permit shall not be issued to a community entertainment district that is designated under divisions (B) and (C) of section 4301.80 of the Revised Code if the district does not meet one of the following qualifications:*

(1) It is located in a municipal corporation with a population of at least one hundred thousand.

(2) It is located in a municipal corporation with a population of at least twenty thousand, and either of the following applies:

(a) It contains an amusement park the rides of which have been issued a permit by the department of agriculture under Chapter 1711. of the Revised Code.

(b) Not less than fifty million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

(3) It is located in a township with a population of at least forty thousand.

(4) It is located in a township with a population of at least twenty thousand, and not less than seventy million dollars will be invested in development and construction in the community entertainment district's area located in the township.

(5) It is located in a municipal corporation with a population between ten thousand and twenty thousand, and both of the following apply:

(a) The municipal corporation was incorporated as a village prior to calendar year 1860 and currently has a historic downtown business district.

(b) The municipal corporation is located in the same county as another municipal corporation with at least one community entertainment district.

(6) It is located in a municipal corporation with a population of at least ten thousand, and not less than seventy million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

(7) It is located in a municipal corporation with a population of at least five thousand, and not less than one hundred million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

The location of a D-5j permit may be transferred only within the geographic boundaries of the community entertainment district in which it was issued and shall not be transferred outside the geographic boundaries of that district.

Not more than one D-5j permit shall be issued within each community entertainment district for each five acres of land located within the district. Not more than fifteen D-5j permits may be issued within a single community entertainment district. Except as otherwise provided in division (J)(4) of this section, no quota restrictions shall be placed upon the number of D-5j permits that may be issued.

The fee for a D-5j permit is two thousand three hundred forty-four dollars.

FOR CITY USE ONLY

In accordance with the provisions contained in the Ohio Revised Code Section 4301.80(C), the Mayor of the City of Dublin recommends that this action be:

Approved ☒ **Disapproved** ☐

Mayor's Signature **Date** 4/5/16

Resolution No. **Date**

Exhibit A – CED Boundary

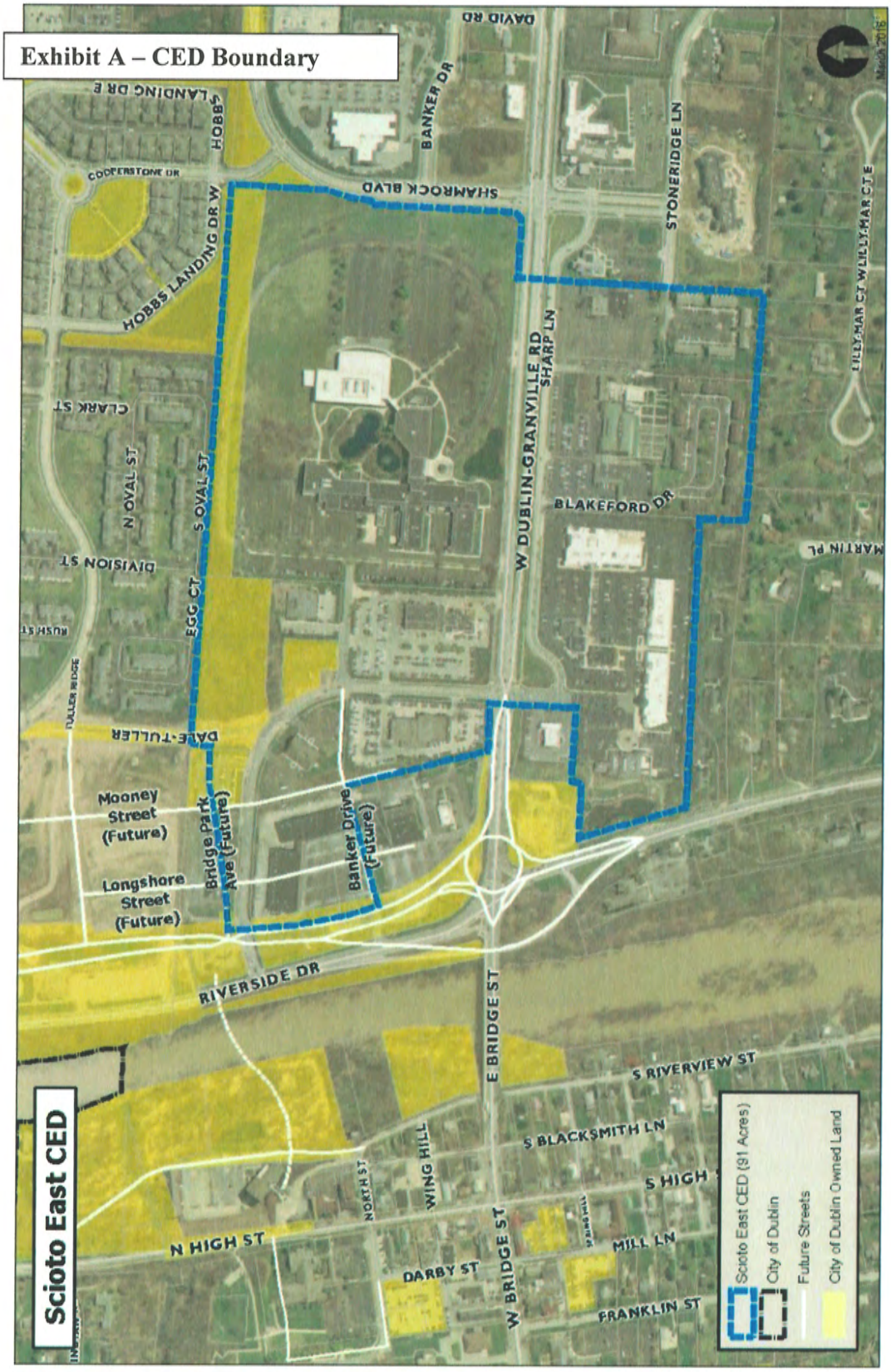


Exhibit B – Existing Establishments

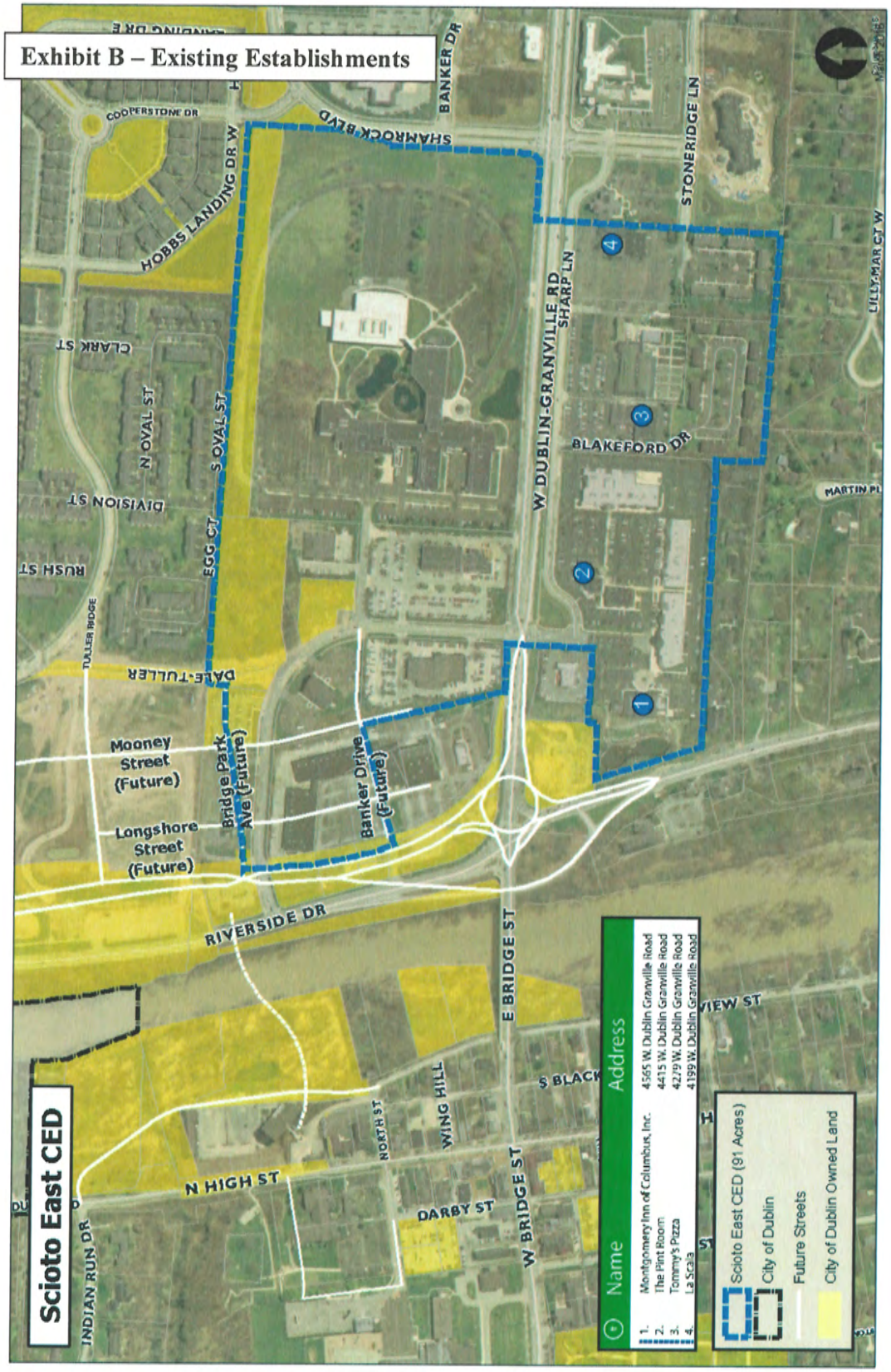
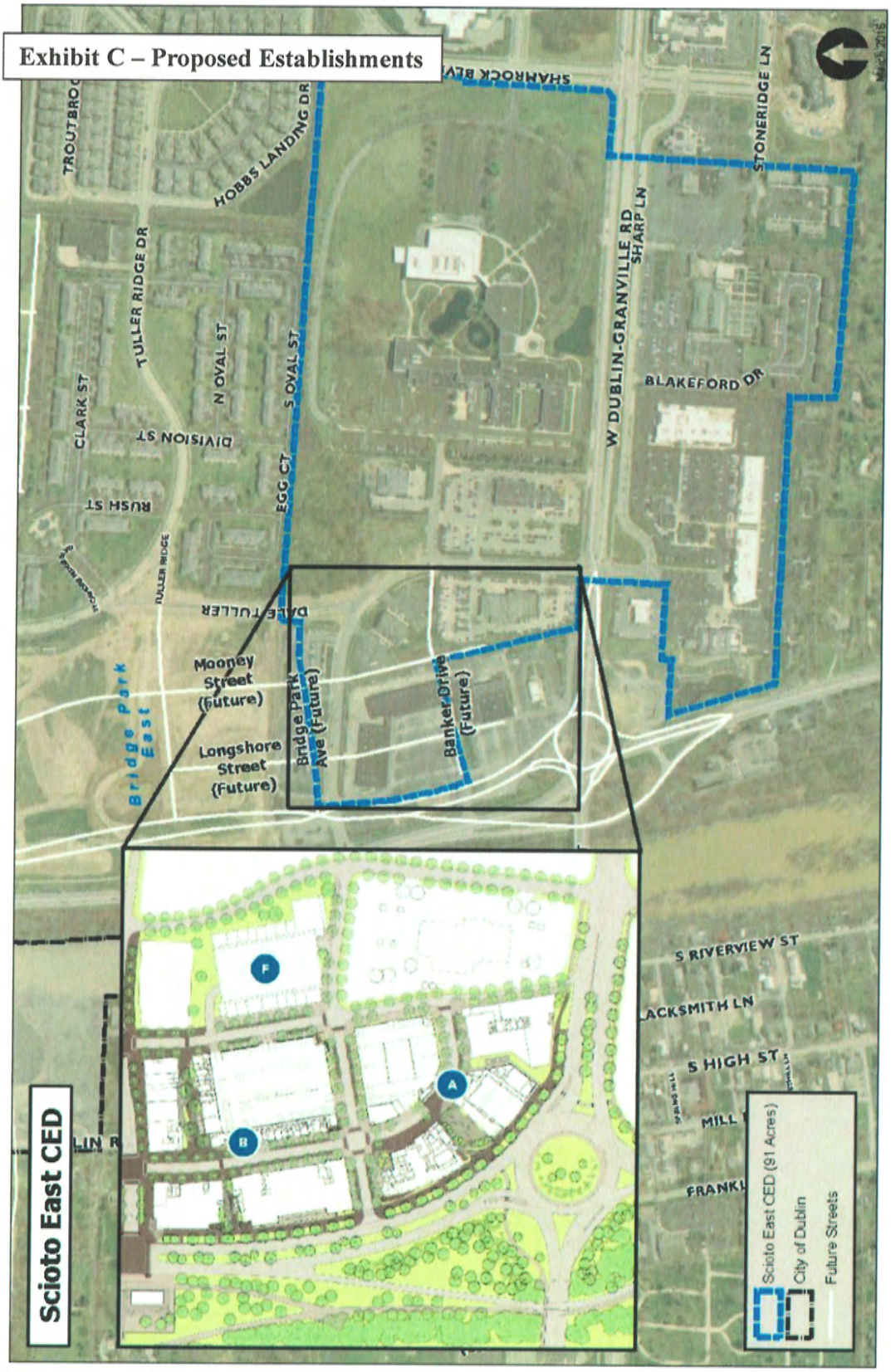


Exhibit C – Proposed Establishments



Bridge Park East (Phase I) Development Program – Exhibit C

Bridge Park- A		Bridge Park- B		Bridge Park- C		Bridge Park- D	
Use	**Sq-Ft/Amt**	**Use**	**Sq-Ft/Amt**	**Use**	**Sq-Ft/ Amt**	**Use**	**Sq-Ft/ Amt**
Hotel	107,043	Office	47,000	Office	91,000	Grocery	NA
Conference Center	19,104	Retail	15,000	Retail	6,000	Retail	NA
Future Building	NA	Restaurant	40,000	Restaurant	41,000	Town houses	NA
Parking	468 spaces	Apartments	228 units	Apartments	154 units	Apartments	NA
		Parking	850 spaces	Parking	879 spaces	Parking	NA
Dec 2015 – June 2017		**Oct 2015 – Mar 2017**		**July 2015 – Oct 2016**		**NA**	

Exhibit D – Land Use Classifications

The proposed Scioto East CED is located at the economic heart of the community, including perhaps the most critical planning district in the city known as the "Bridge Street District". The city's Community Plan and "Bridge Street District Special Area Plan" establish the future vision for this area and form the framework within which all City development decisions are made. As part of the implementation, the Bridge Street District form based zoning regulations were adopted to reflect the goals and design principles articulated in the special area plan.

The Bridge Street District Plan's purpose is to envision a future for this critical part of Dublin that takes full advantage of the area's assets, puts forth a more sustainable pattern for future development, and capitalizes on emerging market opportunities over the next several decades. Economic conditions have created a unique opportunity to explore new avenues of preservation and growth in this important business neighborhood, which contains assets like Historic Dublin and the Scioto River, as well as some of the City's most strategic redevelopment opportunities. The Bridge Street District already has a strong foundation, with redevelopment providing vital support to the City's economy, sustainability, and continued high quality of life over the decades to come.

The Bridge Street District Plan is intended to establish a vision for the transformation of underutilized land in the city's core into just this sort of environment—creating value for the community while continuing to enhance Dublin's overall economic strength and quality of life.

The Bridge Street Special Area Plan future land use recommendation for the area within Scioto East CED is "Mixed Use Urban Core". This classification is intended to accommodate a strong mixture of uses in an active, highly walkable environment. A variety of building types ranging in height from two to seven stories may incorporate commercial, residential and institutional uses in various combinations. Buildings are located close to public sidewalks and parking is accommodated through a mixture of on-street spaces, building-integrated facilities, strategically-located surface lots and stand-alone parking structures. This classification allows for the widest mixture of uses and highest development densities within the City. (Exhibit D – Future Land Use Map)

The Bridge Street District (BSD) form based zoning regulations reflect the Bridge Street District special area plan vision. The Bridge Street District zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.

More specifically, the purpose of the Bridge Street District zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-

use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment. These districts are further intended to create places that embody Dublin's commitment to community through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details.

The Zoning Classifications within the Scioto East CED include-

BSD - Office: The intent of this district is to accommodate a mix of offices and retail support uses. This district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and improved roadway network to ease traffic pressure along major roadways.

BSD - Residential: The intent of this district is to accommodate single-family, two-family, townhouse, live-work, and multiple-family uses in a mid-rise development. This district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development.

BSD - Scioto River Neighborhood: The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces. This district accommodates a wide variety of building types and permitted uses. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District.

BSD - Commercial: This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings. Properties initially zoned into this district may be eligible for rezoning to the BSD Vertical Mixed Use District or to other surrounding BSD zoning districts when future redevelopment to higher densities is desired. (Exhibit D – Zoning Map)

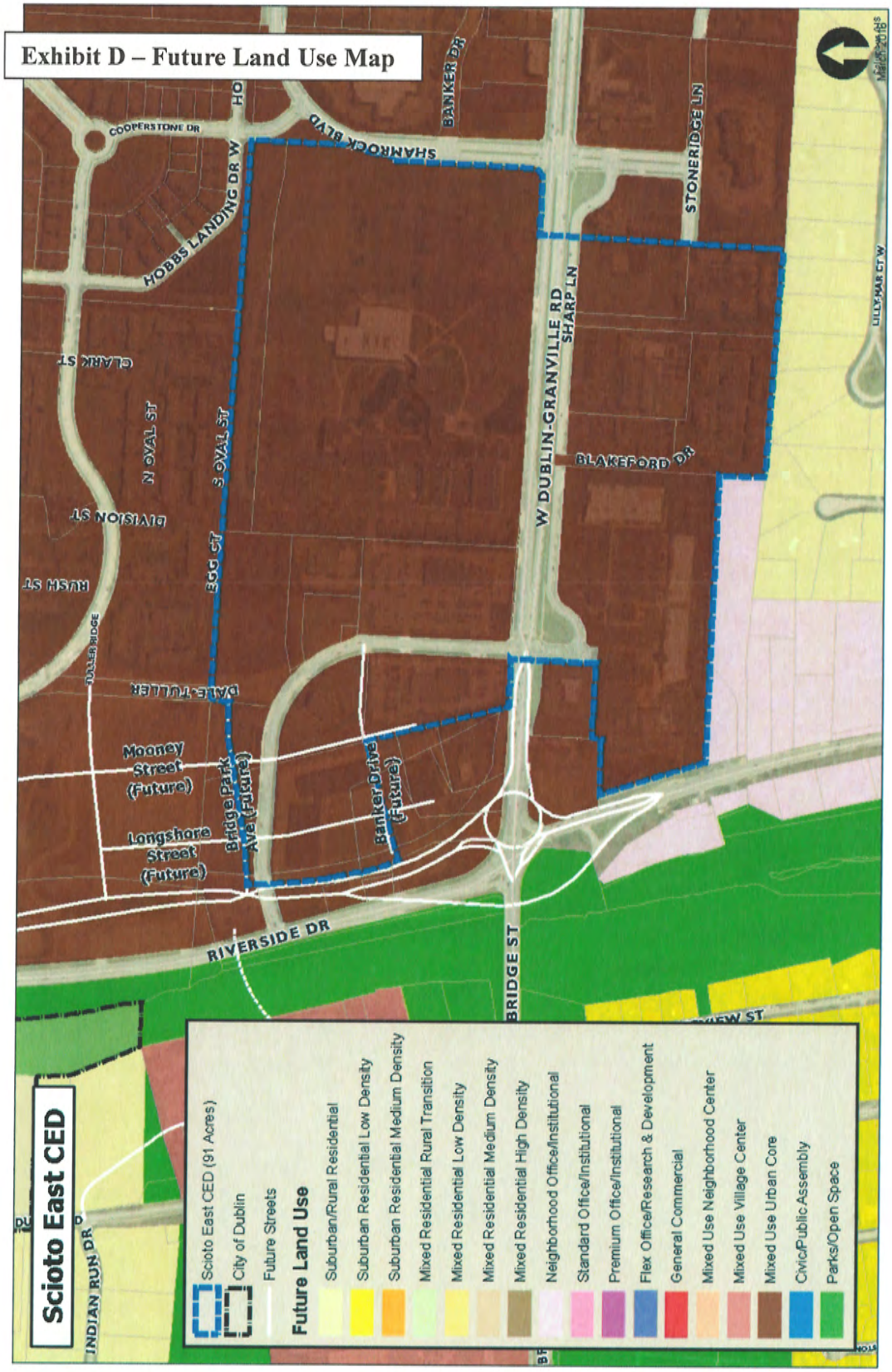


Exhibit D – Future Land Use Map
Scioto East CED
Scioto East CED (91 Acres)
City of Dublin
Future Streets
Future Land Use
Suburban/Rural Residential
Suburban Residential Low Density
Suburban Residential Medium Density
Mixed Residential Rural Transition
Mixed Residential Low Density
Mixed Residential Medium Density
Mixed Residential High Density
Neighborhood Office/Institutional
Standard Office/Institutional
Premium Office/Institutional
Flex Office/Research & Development
General Commercial
Mixed Use Neighborhood Center
Mixed Use Village Center
Mixed Use Urban Core
Civic/Public Assembly
Parks/Open Space
COOPERSTONE DR
SHAMROCK BLVD
BANKER DR
STONERIDGE LN
HOBBS LANDING DR W
W DUBLIN-GRANVILLE RD
SHARP LN
BLAKEFORD DR
LILLY-MAR CT W
CLARK ST
N OVAL ST
S OVAL ST
DIVISION ST
RUSH ST
BOG CT
DALE-TULLER
TULLER RIDGE
Mooney Street (Future)
Longshore Street (Future)
Bridge Park Ave (Future)
Banker Drive (Future)
RIVERSIDE DR
BRIDGE ST
INDIAN RUN DR

Exhibit D – Zoning Map

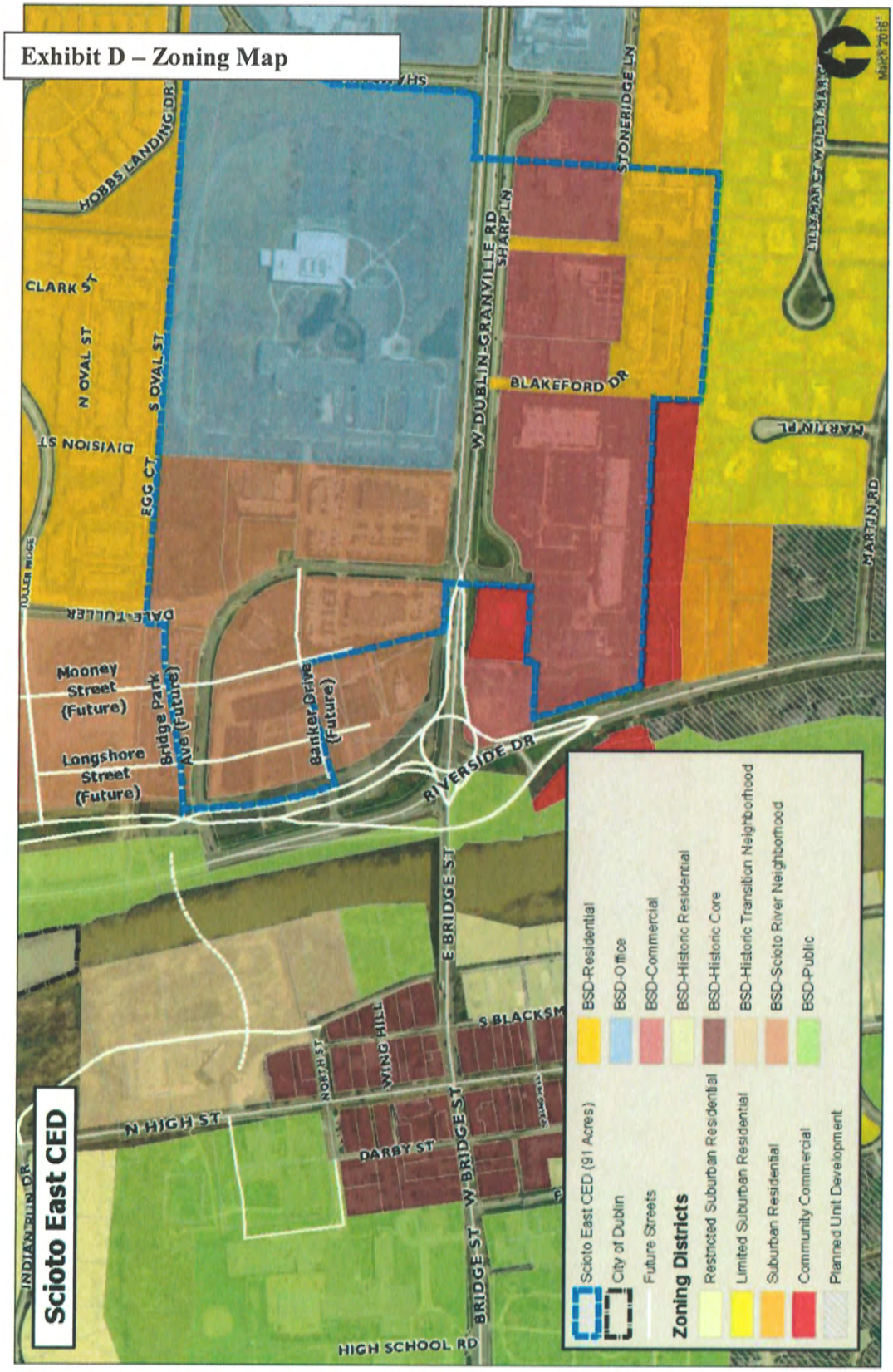


Exhibit E – Boundary Area

Engineering
5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600

www.dublinohiousa.gov

To Whom It May Concern:

The undersigned C. Aaron Stanford, a professional engineer registered and practicing in the State of Ohio has reviewed the current zoning map associated with the Scioto East CED located in Dublin, Ohio.

The area of the proposed Scioto East CED is to include the area as illustrated on the attached Exhibit A. Based upon review and calculations from available GIS shapefiles and parcel boundaries I have determined the area of the community entertainment district to be greater than 20 acres. The community entertainment district is approximately 91.0 acres.

Sincerely,

C. Aaron Stanford, P.E. 68747 State of Ohio
Senior Civil Engineer

Cc:Paul A. Hammersmith, P.E., Director of Engineering/City Engineer
Project File

0127206.0607929 4834-3645-0602v1

Exhibit F – Development Investment

Planned Investments 2016-2026			
	Type	**Project**	**Scioto East CED**
			(Millions)
1	Public	Bridge Park Phase I Internal Roadways	$3.40
2	Public	Bridge Park Phase I Parking Structures	$16.00
3	Private	Bridge Park East Block B	$58.00
		TOTAL	**$77.40**

EXHIBIT D

Departme

City of Dublin COMMUNITY **ENTERTAINMENT DISTRICT APPLICATION**

PLEASE SUBMIT THIS FORM WITH:

- ☐ Application Fee Payment
- ☐ Application for Entertainment District Form
- ☐ Application Table of Contents, list all submitted materials
- ☐ Other Application Materials:
  Maps or exhibits, analysis, other supporting documents, etc.

This is the general application form for a Community Entertainment District (CED). The City has incorporated the CED as a financial and development tool to assist the community with the growth of mixed-use areas. Applicants may submit an application to the Mayor's attention through the Department of Development to seek approval of a CED in order to assist prospective development through promoting entertainment oriented uses. For more information, please contact the Department of Development at 614.410.4600.

I. APPLICANT INFORMATION: Please provide the name and address of the applicant for the proposed Community Entertainment District.

Dana L. McDaniel
City Manager
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Applicant's Signature

April 4, 2016
Date

II. PROPOSED BOUNDARY: Please provide a map or survey indicating the proposed Community Entertainment District (CED), and property owned by the applicant within the proposed CED.

Attached to this application as Exhibit A is a map identifying the boundary of the proposed "Scioto North CED", comprising 100.29 acres and includes privately-owned land, publicly-owned land and public rights-of-way.

The City of Dublin, the Applicant, owns a total of approximately 34.9 acres within the proposed CED, shown as "City of Dublin Owned Land" on Exhibit A.

III. ESTABLISHMENTS: Please provide a general statement of the types of establishments described in R.C. §4301.80(A) that are or will be located within the proposed CED, and any other establishments not listed.

The proposed Scioto North CED is located on both sides of the Scioto River and encompasses portions of Dublin's vibrant Historic Downtown as well as the majority of the new Bridge Park development. On the east side of the Scioto River lies the Bridge Park East development project, which represents Dublin's newest urban, walkable, mixed-use neighborhood, spanning 30 acres along the river. The project will serve as a destination for entertainment, retail, office, social, and cultural activities. Bridge Park West is located adjacent to the City's Historic District (parts of which located within this CED) and will provide a more contemporary facade to its east while providing an appropriate transition to the Historic Downtown. Bridge Park West will feature high-end, for-sale condominiums, restaurants, retail, and office space.

In addition to the Bridge Park & Bridge Park West developments, the proposed Scioto North CED includes a recently completed, 83,000 sqft Senior Housing campus known as "The Grand", the Dublin Arts Council (DAC) as well as four existing sit-down restaurants located in Historic Dublin. (Exhibit B)

IV. PROPOSED ESTABLISHMENTS: Please describe any proposed establishments within the CED not yet developed, and time frame for completion.

As reflected in Exhibit C, the Bridge Park & Bridge Park West developments envision the creation of a high-value, mixed-use entertainment and retail destination, with new river front parks and an iconic pedestrian bridge over the Scioto River. The proposed Scioto North CED includes blocks C & D of the Bridge Park development encompassing high-quality mixed-use development containing housing, an array of restaurants, a hotel and conference center, and other retail and office spaces. The Bridge Park development has a projected completion date for Block's A-C of summer 2017; Block D does not have a projected completion date at this time. The Bridge Park West development has a projected completion date of early 2017 with the pedestrian bridge slated for the winter of 2018 and the river front parks in fall 2019.

The Bridge Park developments are a key element in advancing the City's planning and economic development goals for its Bridge Street District initiative. The City envisions these developments and other related public projects will serve as both a unique attraction and a catalyst for future redevelopment and investment within the Bridge Street District.

V. LAND USE: Please provide evidence that uses of land within the proposed CED are in accord with the City's Comprehensive Plan and Zoning.

The uses within the proposed Scioto North CED were established as part of the rezoning applications that have taken place within the past five years. It is because of these rezoning's that the properties located within the CED boundary conform to both the City of Dublin's Future Land Use Map, as noted in the Community Plan, and the Zoning Classification Map. Please refer to Exhibit D attached to this application for a more detailed description of the conformance with City legislation.

VI. BOUNDARY AREA: Please provide certification by licensed surveyor or engineer that the CED area is not less than twenty contiguous acres.

Certification from Aaron Stanford, P.E., 68747 State of Ohio and Senior Civil Engineer for the City of Dublin, is provided in Exhibit E stating that the area encompassed by the proposed Community Entertainment District consists of more than the minimum required twenty (20) contiguous acres.

VII. APPLICATION FEE: Please provide the required handling and processing fee paid to the City as determined by the City.

This requirement is not applicable since no fee has yet been adopted by the City of Dublin.

VIII. DEVELOPMENT INVESTMENT: Please provide evidence that demonstrates that at least $50 million will be invested in development and construction in the CED's area.

The Scioto North CED includes several major public infrastructure projects and private redevelopment projects which are currently underway. The table, provided in Exhibit F, lists the summary of these planned financial investments, both from public and private sector. All investment amounts listed are referenced from City of Dublin CIP (Ord. 54-15) and economic development agreement between City of Dublin and project developers (Ord. 44-15).

ADDITIONAL BACKGROUND INFORMATION REGARDING THE LIQUOR PERMITS THAT MAY BE CONSIDERED BY THE DIVISION OF LIQUOR CONTROL IF A CED IS APPROVED BY DUBLIN CITY COUNCIL:

Issuance of Permits: *A "D-5j" liquor permit may be issued to the owner or operator of a retail food establishment or a food service operation licensed under the Ohio Revised Code to sell beer and intoxicating liquor at retail, only by the individual drink and glass and from the container, for consumption on the premises where sold, and to sell beer and wine in the appropriate container and amounts not for consumption on the premises as set for in the Ohio Revised Code. (O.R.C. §4303.181(J))*

Following the designation of CED in the City of Dublin as a Community Entertainment District, each individual application of any owner or operator for a "D-5j" liquor permit within the Community Entertainment District must still be approved pursuant to Ohio Revised Code and the rules and regulations of the Ohio Division of Liquor Control. In addition, any proposed use for any owner or operator for a "D-5j" liquor permit within the Community Entertainment District must comply with the City's current zoning for the applicable property and any restriction of record in Franklin County, Ohio affecting the applicable property.

Ohio Revised Code 4303.181(J): *The D-5j permit shall be issued only within a community entertainment district that is designated under section 4301.80 of the Revised Code. The permit shall not be issued to a community entertainment district that is designated under divisions (B) and (C) of section 4301.80 of the Revised Code if the district does not meet one of the following qualifications:*

(1) It is located in a municipal corporation with a population of at least one hundred thousand.

(2) It is located in a municipal corporation with a population of at least twenty thousand, and either of the following applies:

(a) It contains an amusement park the rides of which have been issued a permit by the department of agriculture under Chapter 1711. of the Revised Code.

(b) Not less than fifty million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

(3) It is located in a township with a population of at least forty thousand.

(4) It is located in a township with a population of at least twenty thousand, and not less than seventy million dollars will be invested in development and construction in the community entertainment district's area located in the township.

(5) It is located in a municipal corporation with a population between ten thousand and twenty thousand, and both of the following apply:

(a) The municipal corporation was incorporated as a village prior to calendar year 1860 and currently has a historic downtown business district.

(b) The municipal corporation is located in the same county as another municipal corporation with at least one community entertainment district.

(6) It is located in a municipal corporation with a population of at least ten thousand, and not less than seventy million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

(7) It is located in a municipal corporation with a population of at least five thousand, and not less than one hundred million dollars will be invested in development and construction in the community entertainment district's area located in the municipal corporation.

The location of a D-5j permit may be transferred only within the geographic boundaries of the community entertainment district in which it was issued and shall not be transferred outside the geographic boundaries of that district.

Not more than one D-5j permit shall be issued within each community entertainment district for each five acres of land located within the district. Not more than fifteen D-5j permits may be issued within a single community entertainment district. Except as otherwise provided in division (J)(4) of this section, no quota restrictions shall be placed upon the number of D-5j permits that may be issued.

The fee for a D-5j permit is two thousand three hundred forty-four dollars.

FOR CITY USE ONLY

In accordance with the provisions contained in the Ohio Revised Code Section 4301.80(C), the Mayor of the City of Dublin recommends that this action be:

Approved [OR] **Disapproved** [ ]

Mayor's Signature

4/5/16

Date

Resolution No.

Date

Exhibit A – CED Boundary

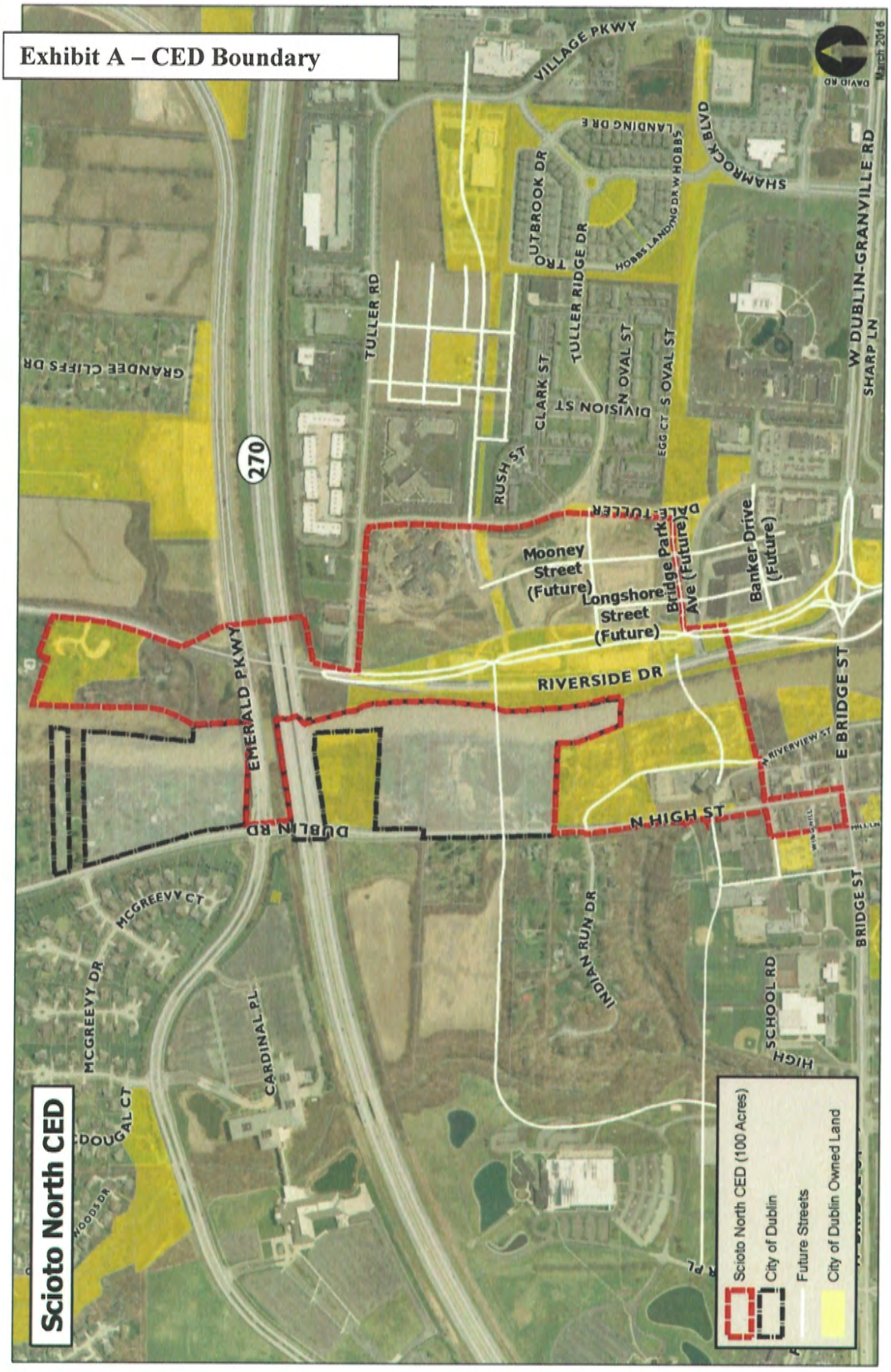
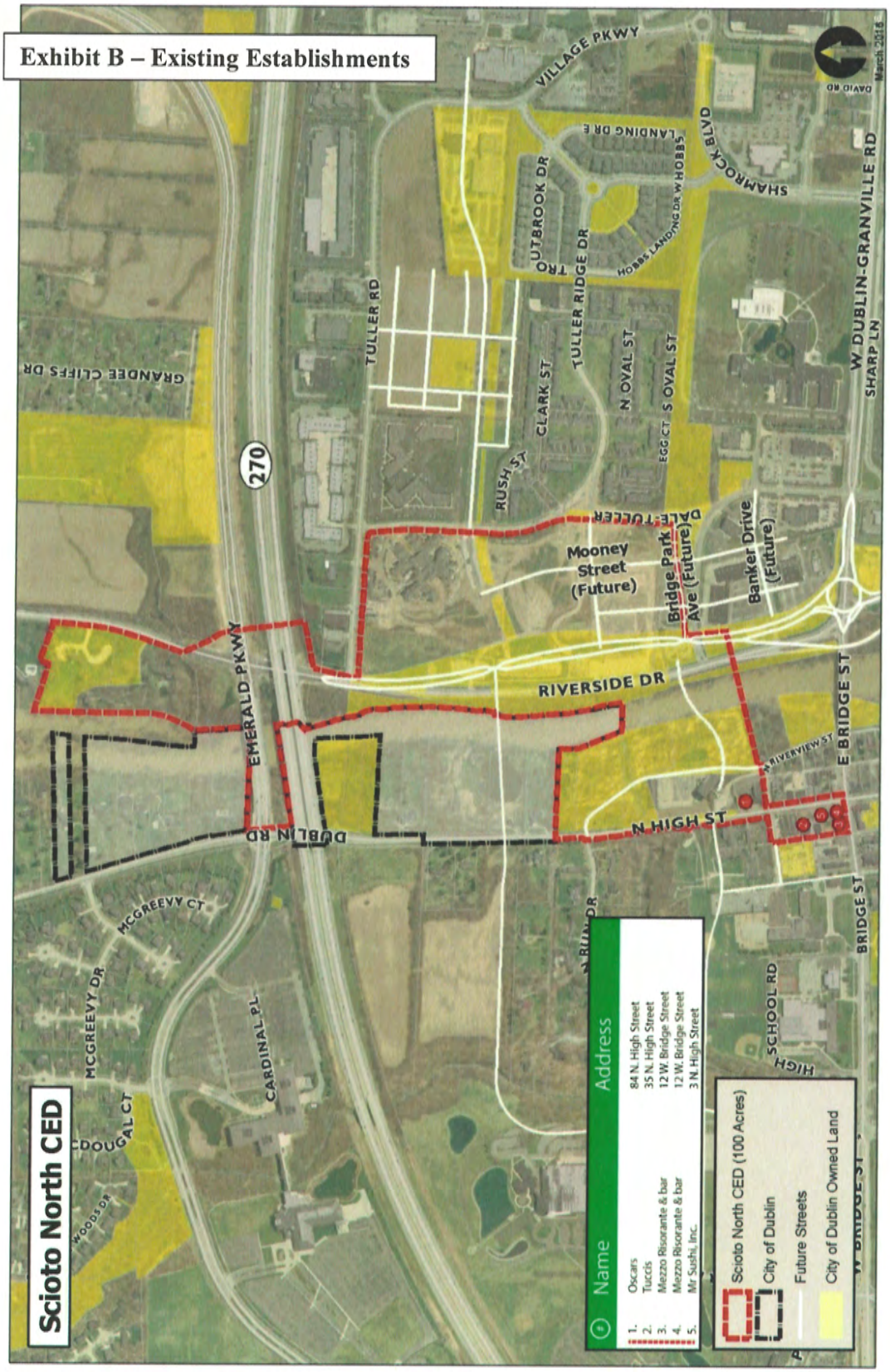


Exhibit B – Existing Establishments



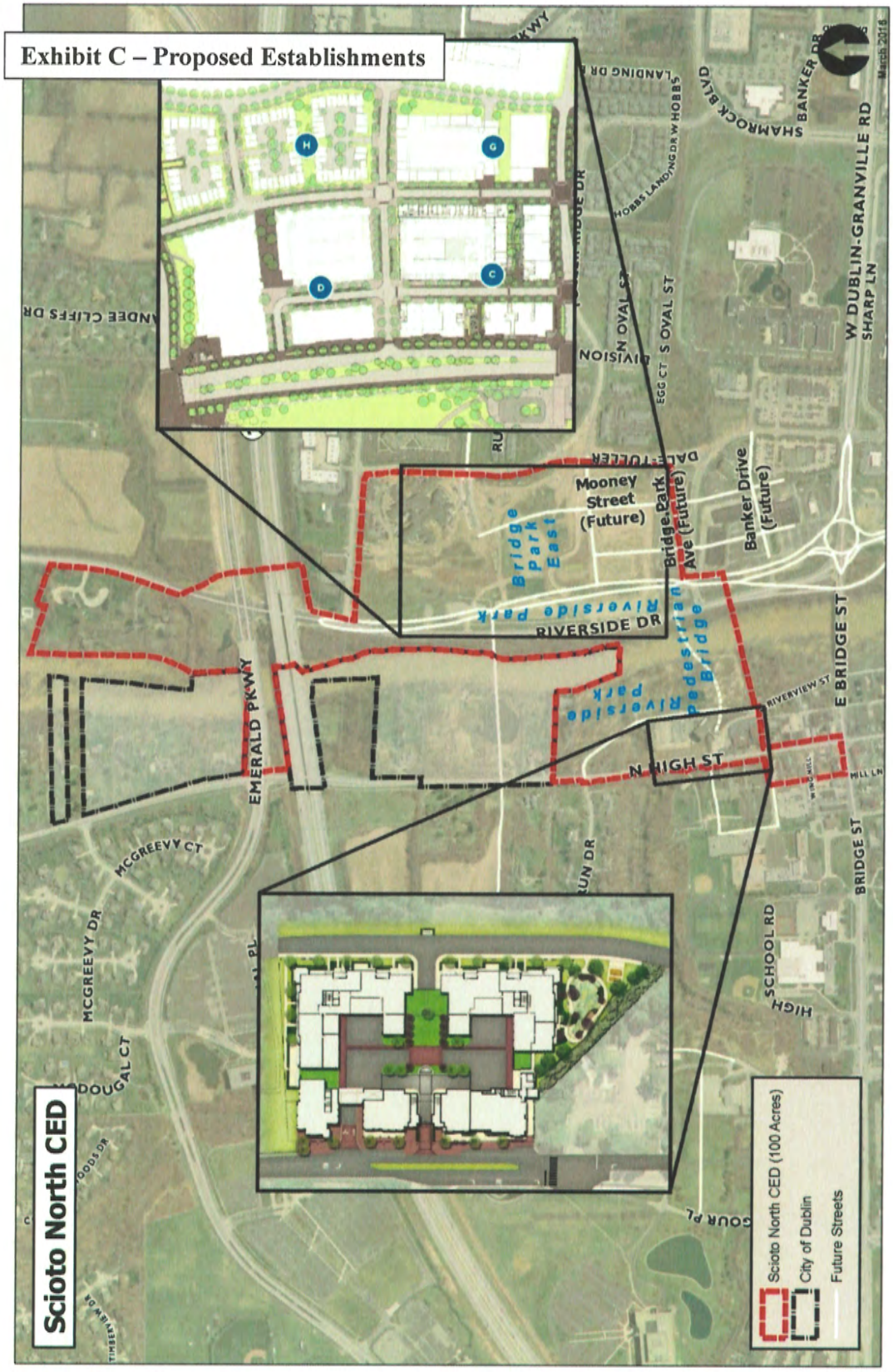


Exhibit C – Proposed Establishments
Scioto North CED
Scioto North CED (100 Acres)
City of Dublin
Future Streets
Mooney Street (Future)
Bridge Park Ave (Future)
Banker Drive (Future)
Bridge park East
Riverside park
Pedestrian Bridge
RIVERSIDE DR
EMERALD PKWY
N HIGH ST
E BRIDGE ST
BRIDGE ST
RIVERVIEW ST
W DUBLIN-GRANVILLE RD
SHARP LN
SHAMROCK BLVD
BANKER DR
S OVAL ST
N OVAL ST
EGG CT
HOBBS LANDING DR W
LANDING DR
MCGREEVY CT
MCGREEVY DR
DOUGAL CT
SCHOOL RD
HIGH

Bridge Park East (Phase I) Development Program – Exhibit C

Bridge Park- A		Bridge Park- B		Bridge Park- C		Bridge Park- D	
Use	**Sq-Ft/Amt**	**Use**	**Sq-Ft/Amt**	**Use**	**Sq-Ft/ Amt**	**Use**	**Sq-Ft/ Amt**
Hotel	107,043	Office	47,000	Office	91,000	Grocery	NA
Conference Center	19,104	Retail	15,000	Retail	6,000	Retail	NA
Future Building	NA	Restaurant	40,000	Restaurant	41,000	Town houses	NA
Parking	468 spaces	Apartments	228 units	Apartments	154 units	Apartments	NA
		Parking	850 spaces	Parking	879 spaces	Parking	NA
Dec 2015 – June 2017		**Oct 2015 – Mar 2017**		**July 2015 – Oct 2016**		**NA**	

Bridge Park West Development Program

Use	Sq-Ft/Amt
Residential	42 Units
Office	14,570 Sq-ft
Restaurants	8,800 Sq.ft
Retail	4,479 Sq-ft
Parking	360 Spaces
Timeline	**Sept 2015- June 2017**

Exhibit D – Land Use Classifications

The proposed Scioto North CED is located at the economic heart of the community, including perhaps the most critical planning district in the city known as the "Bridge Street District". The city's Community Plan and "Bridge Street District Special Area Plan" establish the future vision for this area and form the framework within which all City development decisions are made. As part of the implementation, the Bridge Street District form based zoning regulations were adopted to reflect the goals and design principles articulated in the special area plan.

The Bridge Street District Plan's purpose is to envision a future for this critical part of Dublin that takes full advantage of the area's assets, puts forth a more sustainable pattern for future development, and capitalizes on emerging market opportunities over the next several decades. Economic conditions have created a unique opportunity to explore new avenues of preservation and growth in this important business neighborhood, which contains assets like Historic Dublin and the Scioto River, as well as some of the City's most strategic redevelopment opportunities. The Bridge Street District already has a strong foundation, with redevelopment providing vital support to the City's economy, sustainability, and continued high quality of life over the decades to come.

The Bridge Street District Plan is intended to establish a vision for the transformation of underutilized land in the city's core into just this sort of environment—creating value for the community while continuing to enhance Dublin's overall economic strength and quality of life.

The Bridge Street Special Area Plan future land use recommendation for the area within Scioto North CED is "Mixed Use Urban Core". This classification is intended to accommodate a strong mixture of uses in an active, highly walkable environment. A variety of building types ranging in height from two to seven stories may incorporate commercial, residential and institutional uses in various combinations. Buildings are located close to public sidewalks and parking is accommodated through a mixture of on-street spaces, building-integrated facilities, strategically-located surface lots and stand-alone parking structures. This classification allows for the widest mixture of uses and highest development densities within the City. The remaining area within Scioto North CED is intended to develop as part of the Riverfront Parks. (Exhibit D – Future Land Use Map)

The Bridge Street District (BSD) form based zoning regulations reflect the Bridge Street District special area plan vision. The Bridge Street District zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community.

More specifically, the purpose of the Bridge Street District zoning districts is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment. These districts are further intended to create places that embody Dublin's commitment to community through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details.

The Zoning Classifications within the Scioto North CED include-

BSD - Office Residential: The intent of this district is to accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings. This district offers great flexibility to take advantage of visibility and access for office uses, with opportunities to create residential neighborhoods to support the adjacent BSD zoning districts. Uses include a mix of residential, personal service, and commercial uses.

BSD - Scioto River Neighborhood: The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces. This district accommodates a wide variety of building types and permitted uses. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District.

BSD - Historic Transition: This district complements the BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. Development character allows an extension of the walkable mixed use character of the BSD Historic Core district on the larger parcels within this district. The requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the BSD Historic Core district.

BSD - Historic Core: This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street District. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin and permit similar uses that support a highly walkable setting.

BSD - Public: This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this chapter, or lands that have special cultural or environmental sensitivity.

R-1 - Restricted Suburban Residential: This classification is based on the existing zoning for single-family residential on the west side of the Scioto River. (Exhibit D – Zoning Map)

Exhibit D – Future Land Use Map
Scioto North CED
Scioto North CED (100 Acres)
City of Dublin
Future Streets
Future Land Use
Suburban/Rural Residential
Suburban Residential Low Density
Suburban Residential Medium Density
Mixed Residential Rural Transition
Mixed Residential Low Density
Mixed Residential Medium Density
Mixed Residential High Density
Neighborhood Office/Institutional
Standard Office/Institutional
Premium Office/Institutional
Flex Office/Research & Development
General Commercial
Mixed Use Neighborhood Center
Mixed Use Village Center
Mixed Use Urban Core
Civic/Public Assembly
Parks/Open Space
JENMAR CT
TULLER RD
CLARK ST
TULLER RIDGE DR
DIVISION ST
S OVAL ST
RUSH ST
DALE T ULLER
Mooney Street (Future)
Bridge Park Ave (Future)
Banker Drive (Future)
W DUBLIN-GRANVILLE RD
RIVERSIDE DR
EMERALD PKWY
N HIGH ST
RIVERVIEW ST
E BRIDGE ST
DARBY ST
MILL LN
BRIDGE ST
INDIAN RUN DR
SCHOOL RD
HIGH
SHAWAN FALLS DR
RIDGE ST
MCGREEVY CT
MCGREEVY DR
MCDOUGAL CT
CARDINAL PL
COVENTRYWOODS DR
WILLOW

Exhibit D – Zoning Map

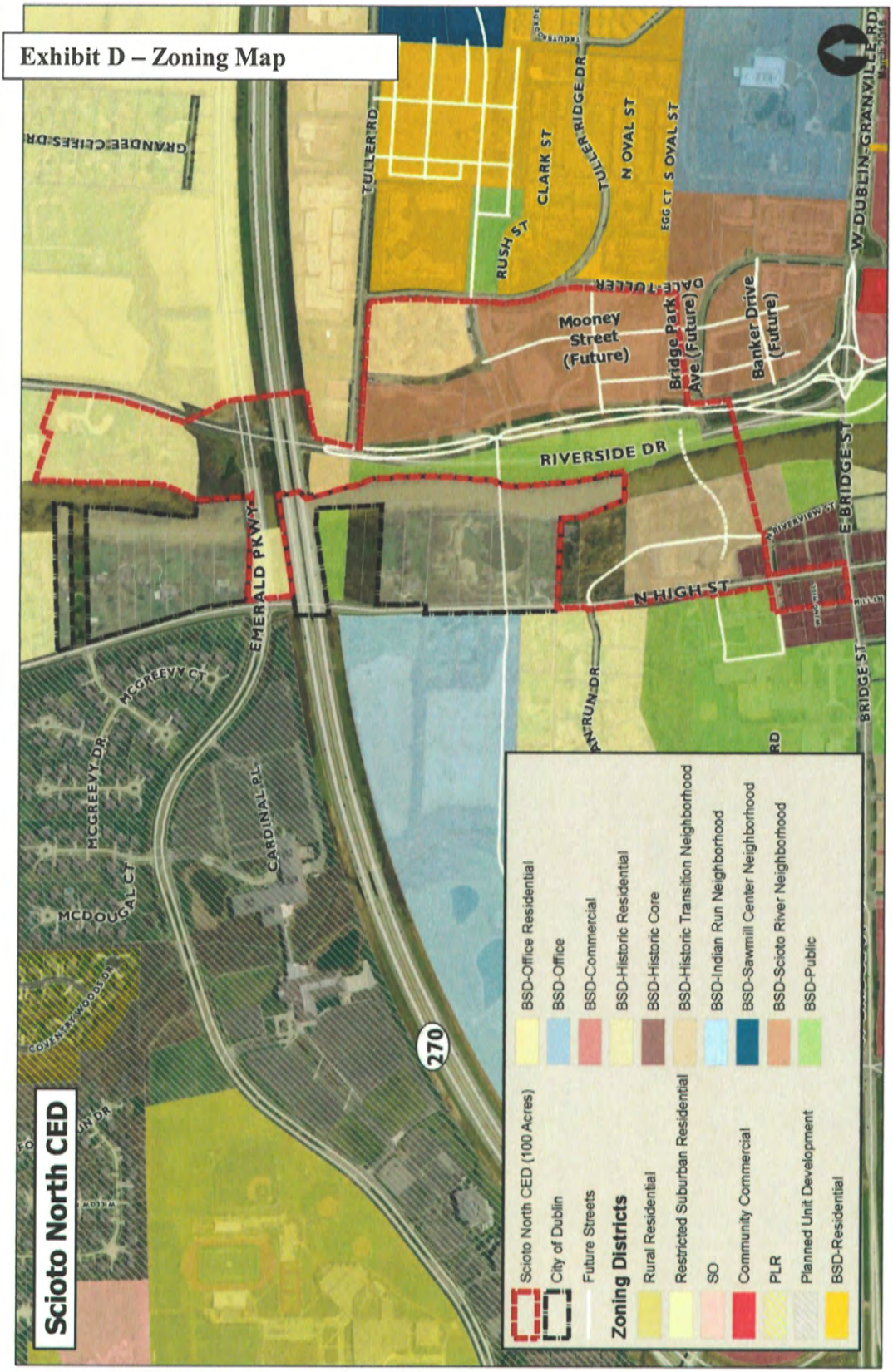


Exhibit E – Boundary Area

Engineering
5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600

www.dublinohiousa.gov

To Whom It May Concern:

The undersigned C. Aaron Stanford, a professional engineer registered and practicing in the State of Ohio has reviewed the current zoning map associated with the Scioto North CED located in Dublin, Ohio.

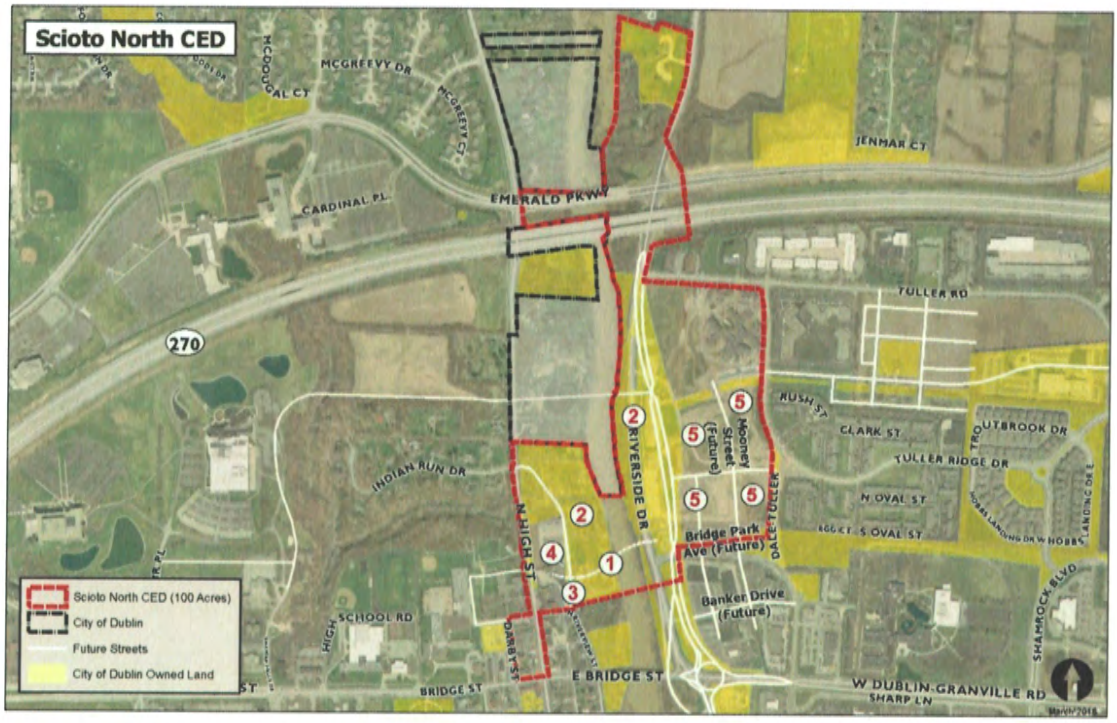
The area of the proposed Scioto North CED is to include the area as illustrated on the attached Exhibit A. Based upon review and calculations from available GIS shapefiles and parcel boundaries I have determined the area of the community entertainment district to be greater than 20 acres. The community entertainment district is approximately 100.29 acres.

Sincerely,

C. Aaron Stanford, P.E. 68747 State of Ohio
Senior Civil Engineer

Cc:Paul A. Hammersmith, P.E., Director of Engineering/City Engineer
Project File

0127206.0607929 4834-3645-0602v1

Exhibit F – Development Investment

Planned Investments 2016-2026			
	Type	**Project**	**Scioto North CED**
			(Millions)
1	Public	Pedestrian Bridge	$19.20
2	Public	Riverfront Parks	$20.00
3	Public	North Riverview Extension	$2.40
4	Private	Bridge Park West Development	$42.00
5	Private	Bridge Park East Block C	$55.00
		TOTAL	**$138.60**