



# Site Plan Review

## 16-033ARB-MPR/WR – Bridge Park West

### Mixed-Use Development Project

### Historic Transition District - High Street

This is a request for modifications to the landscape planters along North High Street, a tenant space within the Historic Mixed-Use building, and a waiver to the Apartment building elevations to permit mechanical louvers along street facing facades and a waiver to increase the distance between the number of required principal entrances along N. High Street within the Bridge Park West development on the east side of North High Street, north of the intersection with North Street. This is a request for review and approval of a Minor Project Review and Waivers under the provisions of Zoning Code Section 153.066.

#### **Date of Application Acceptance**

Tuesday, May 3, 2016

#### **Date of ART Recommendation to the Architectural Review Board**

Thursday, May 19, 2016

#### **Date of Architectural Review Board**

Wednesday, May 25, 2016

#### **Case Manager**

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

## **PART I: Application Overview**

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<i>Zoning District</i>	BSC Historic Transition
<i>Review Type</i>	Minor Project Review and Waiver Review
<i>Minor Project</i>	Modifications to the landscape planters along North High Street and a tenant space within the Historic Mixed-Use building
<i>Waivers</i>	<i>Apartment Building</i> 1) Mechanical louvers along street facing facades.  <i>Historic Mixed Use Building</i> 1) Principal entrances.
<i>Property Owner</i>	Crawford Hoying Development
<i>Applicant</i>	Michael Burmeister, OHM Advisors
<i>Representative</i>	Nelson Yoder, Crawford Hoying Development
<i>Case Manager</i>	Jennifer Rauch, AICP, Planning Manager

## **Application Overview**

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### *Overview*

The proposed plan includes modifications to the landscape planters along North High Street, architectural modifications to the southern tenant space of the Historic Mixed-Use building, a waiver to the Apartment building elevations to permit mechanical louvers along street facing facades and a waiver to increase the distance between the number of required principal entrances along N. High Street within the Bridge Park West development.

The property is located west of the Scioto River, between High Street and a proposed extension of Riverview Street and south of the Indian Run. The approved development includes a mixed use development with a seven story building with 40 condominium units located along the future extension of North Riverview Street, a five story integrated parking structure, three 2.5 story buildings for retail, restaurant and office along North High Street, and 0.21 acres of open space.

## **PART II: Administrative Review Team Analysis**

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### **Planning, Building Standards, and Parks & Open Space**

#### *Minor Project Review – Historic Mixed Use Buildings*

The proposed plan includes modifications to the landscape planters and architectural modifications to the southern tenant space of the Historic Mixed-Use building along North High Street. A tenant has been identified to occupy this particular space, which require modifications to the building entrance, façade and adjacent landscape to accommodate their operations.

The proposed architectural modifications include revising the approved two-story curtainwall system to include a set of entry doors along the North High Street elevation (west elevation) that were previously located further north along the facade. The proposed changes to location of the entry door along North High Street require minor changes to the landscape details adjacent to the relocated entrance. The south elevation has been modified to increase the spacing between the approved columns, but reducing the width. The approved door locations on the south elevation have also been shifted to meet the tenant’s interior design needs.

*Waiver Request – Apartment Building  
 Mechanical Louvers*

This first request is for a waiver of BSC §153.062(N)(4)5. Façade Requirements to allow mechanical louvers on street facing façades. This request is for apartment building elevation along future the North Riverview Street extension.

The Bridge Street District Code §153.065(N)(4) Façade Requirements, (a) Façade Transparency, part 5 states that *"vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration"*.

*§153.065(N)(4) Façade Requirements (mechanical system vents)*

<b>Proposed Louvers</b>			
<b>Permitted</b>		<b>Proposed</b>	
<i>Location</i>	Non-street facing facades	Street facing facades	<b>Not Met</b>
<i>Visibility</i>	Architectural integrated or screened	Architecturally integrated by symmetrical locations on facades	Met
<i>Color</i>	Color to match adjacent façade finishes	Colors match adjacent facades	Met

The ART’s evaluation of this waiver, to allow mechanical system louvers on street facing facades, is viewed as a conflict between the building design and the code requirement which is the result of unavoidable or unalterable site conditions. Due to the layout of the block and the style of the architecture and interior spaces, conditions are created where the internal living space layout places the mechanical, bathroom and kitchen equipment adjacent to street facing facades. The vents for mechanical systems are located on the nearest exterior walls to provide efficiency of operation for those systems. The location of the louvers on the street-facing facade has been minimized to the extent possible using best Mechanical and Electrical and Plumbing engineering practices. Louvers have been chosen which are a maximum of 8 inches in diameter and will be painted to match the adjacent material colors.

*Waiver Request – Historic Mixed Use Buildings  
 Principal Entrances*

The second request is for a waiver of BSC §153.062(O)(9)(d)3. Façade Requirements to increase the distance between the required principal entrances along North High Street.

The Bridge Street District Code §153.065(O)(9)(d)3, Façade Requirements, Building Entrance, state that “one principal entrance is required every 40 feet of façade along a principal frontage street”.

*§153.065(O)(9)(d)3 - Façade Requirements (building entrances)*

Building Entrance			
Permitted		Proposed	
<i>Location</i>	Principal frontage street	Principal frontage street	Met
<i>Number/ Spacing</i>	1 per 40 feet of building façade, over 60 feet	9 required; 7 provided	Not Met

Code requires 1 entrance per 40 feet of façade for the Historic Mixed Use buildings, which requires 9 entrances along North High Street. The approved development included a waiver to permit only 7 entrances along the frontage. The applicant is proposing to retain the 7 entrances, but relocate the entry doors further south on the elevation increasing the spacing between the entrances.

**Engineering, Fire, Police**

No comments.

**PART III: Applicable Review Standards**

**1. Waiver Review Criteria**

*Apartment Building*

1. Section 153.062(N)(4)5 – Mechanical louver location
  - a. Request is caused by unique site and circulation issues.
  - b. Not requested solely to reduce cost or as a matter of general convenience
  - c. Request does not authorize any use or open space type not permitted in the District
  - d. Request will ensure that the development is of equal or greater development quality *Criteria met.* The location of the louvers on the street-facing facade has been minimized to the extent possible using best Mechanical and Electrical and Plumbing engineering practices. Louvers have been chosen which are a maximum of 8 inches in diameter and will be painted to match the adjacent material colors.

*Historic Mixed Use Buildings*

2. Section 153.062(O)(9)(d)(3) – Number of Entrances – One per 40 feet, or 9 entrances (required) – 7 provided (requested)
  - a. Request is caused by unique site and circulation issues.
  - b. Not requested solely to reduce cost or as a matter of general convenience
  - c. Request does not authorize any use or open space type not permitted in the District.
  - d. Request will ensure that the development is of equal or greater development quality  
*Criteria met.* The building façade provides a series of entrances to access the individual tenant spaces and is pedestrian in nature. Additional doors are located within close proximity to the required locations, but do not meet the technical requirement. The quality and pedestrian scale of the development is not diminished with the request.

## **PART IV: Administrative Review Team Recommendation**

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### **Site Plan Waivers**

The Administrative Review Team recommends that the Architectural Review Board consider the following Waivers:

*Apartment Building*

- 1) Mechanical louver locations

*Historic Mixed Use Buildings*

- 2) Principal Entrances

The Administrative Review Team recommends approval to the Architectural Review Board for the request for Site Plan Review with no conditions.

## Application History

### *Informal Review*

The ARB has conducted three previous informal reviews regarding the proposed site design and the architecture.

May 21, 2014

The Board general supported redevelopment of the area, but expressed significant concerns about the character, mass and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

The Board expressed concerns about the reduced building setback with the scale and height of the proposed 7-story buildings along the Scioto River and the future park area. There was significant discussion regarding the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition. Additional site section studies were requested showing the height of the proposed buildings in relation to the buildings and elevations along North High Street to the Bridge Street intersection, as they exist today or could be approved in the future.

The Board requested additional information regarding the view from the future pedestrian bridge, the Bridge Street vehicular bridge, and adjacent development. They also asked for additional information regarding the proximity to the floodplain along the eastern portion of the proposal. The Board supported the proposed architectural design along the North High Street elevation, but had concerns about the smaller, more modern elements connecting the buildings, proposed architectural design concept and use of materials along the Scioto River elevation, and the lack of historic design cues incorporated to ensure it fits within the District. The Board also supported the parking garage concept, understanding the continue parking concerns within the District and the desire to ensure adequate parking for users of this building and others within the District.

August 27, 2014

The Board held a special meeting held on August 13<sup>th</sup> for a site visit for the proposed development. The members supported the direction the applicant was taking, including breaking up the massing of the buildings along North High Street and the modifications to the site access. The Board was receptive to the incorporation of more contemporary architectural details along the High Street elevation; however, the Board was sensitive the site's location within the Historic District and the desire to ensure the overall design fits within the context of the District. The members encouraged the applicant to be thoughtful in how the contemporary design of the Scioto River elevation meets the High Street elevation, particularly along the southern elevation because it will be a viewed from High Street and from the future pedestrian bridge.

October 29, 2014

The Board expressed concern regarding the revised architectural concept and found the proposed design more contemporary along North High Street than seemed fit Historic Dublin. The Board asked the applicant to further refine the drawings to ensure the North High Street

elevations are compatible with the character of the District. They also provided additional feedback regarding the details of the multiple-family building.

#### *Basic Development Plan Review*

The Architectural Review Board approved a Basic Development Plan and three Development Plan Waivers on October 22, 2014.

#### *Development Plan Review*

##### *Basic Site Plan Review*

The Architectural Review Board approved a Development Plan and a Basic Site Plan and eight Site Plan Waivers on November 19, 2014.

#### *Informal – Architecture*

The Architectural Review Board provided informal review and feedback for a future Site Plan on December 10, 2014. The Board comments were regarding proposed modifications to the architecture and site plan. The group discussed the building massing, materials, windows, lighting and the pedestrian realm. The Board expressed support of the modifications made to the proposed drawings, which reflect a more historic design theme across the North High Street elevation.

#### *Site Plan Review*

The Architectural Review Board approved a Site Plan and 12 Site Plan Waivers on April 15, 2015.

#### *Minor Project Review and Waivers*

The Architectural Review Board approved an additional seven Site Plan Waivers and a Minor Project Review for modifications to bioretention area and architectural details for the Apartment building on November 17, 2015.

#### *Master Sign Plan*

The Architectural Review Board approved a Master Sign Plan for the development on December 16, 2015.