

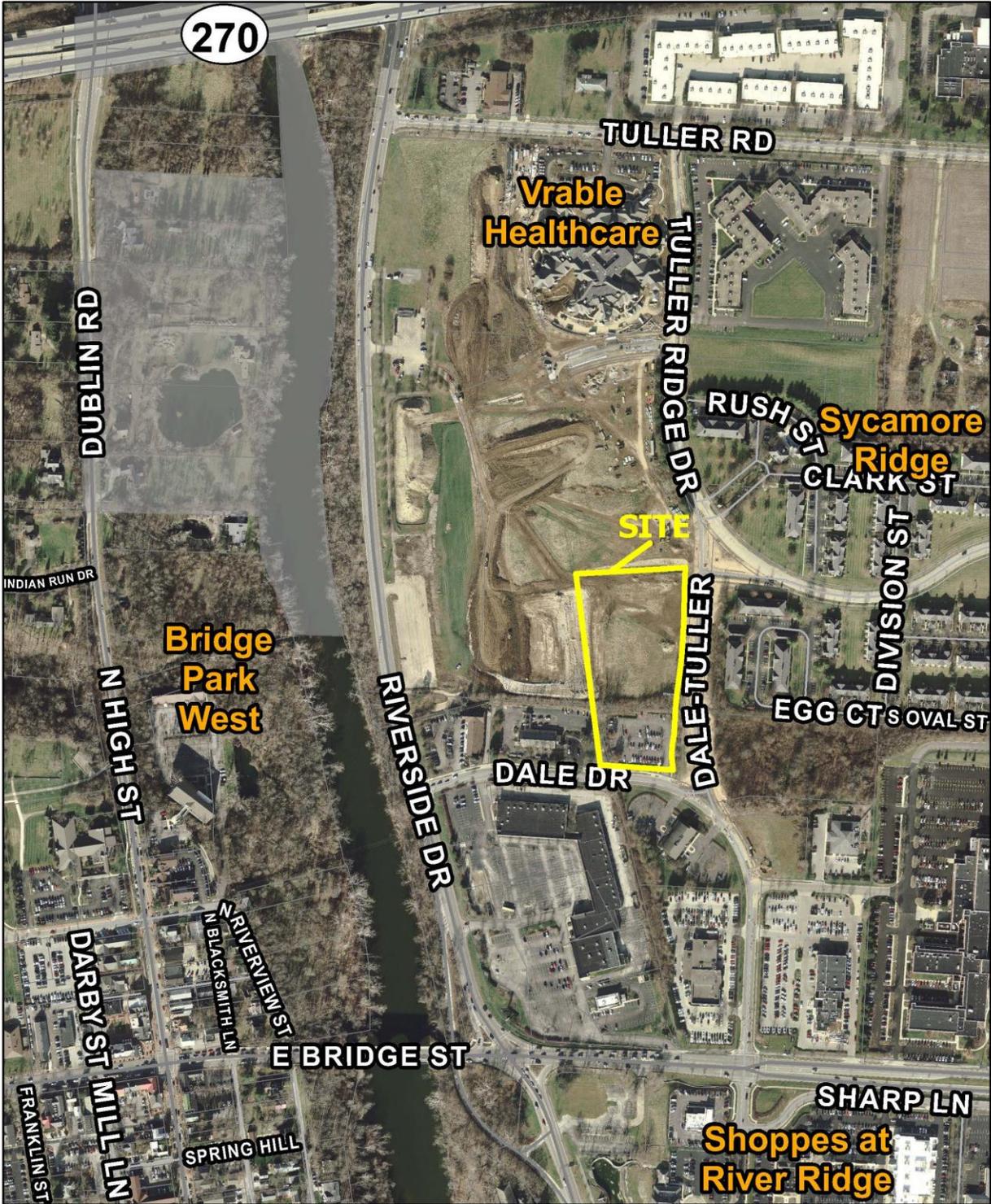
# Planning Report

Thursday, June 9, 2016

## Bridge Park – Block G

### Case Summary

Agenda Item	1
Case Number	16-038BPR-INF
Proposal	A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 11,000 square feet of retail uses, and a parking structure.
Request	Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.
Site Location	South of Tuller Ridge Drive, north of Bridge Park Avenue, west of Dale Drive, and east of Mooney Street.
Applicant	Crawford Hoying
Case Managers	Claudia Husak, Planning Manager   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a> Lori Burchett, Planner II   (614) 410-4656   <a href="mailto:lburchett@dublin.oh.us">lburchett@dublin.oh.us</a> Nichole Martin, Planner I   (614) 410-4635   <a href="mailto:nmartin@dublin.oh.us">nmartin@dublin.oh.us</a>
Planning Recommendation	<p>Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details.</p> <p>Discussion Questions</p> <ol style="list-style-type: none"><li>1) Does the proposal provide an appropriate transition given the surrounding development?</li><li>2) Does the Commission support the proposed architectural style and building materials?</li><li>3) Is adequate open space provided in appropriate locations?</li><li>4) Other considerations by the Commission.</li></ol>



16-038BPR  
Basic Plan Review  
Bridge Park Block G  
Mooney Street

0 150 300  
Feet

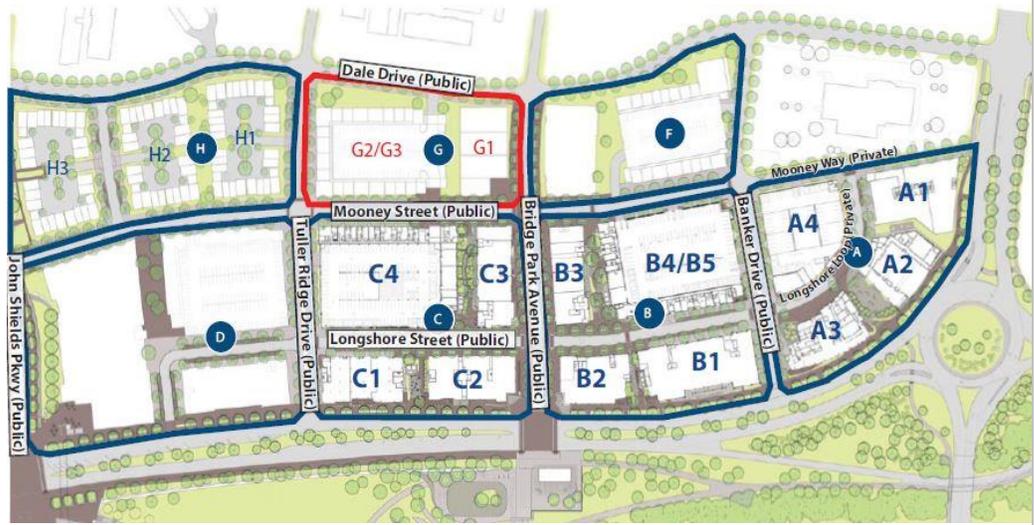
A scale bar showing 0, 150, and 300 feet. Below it is a north arrow symbol consisting of a circle with an upward-pointing arrow and the letter 'N' inside.

## Facts

Site Area	2.29 acres ±
Zoning	BSD-SRN, Scioto River Neighborhood District
Surrounding Zoning And Uses	North, South and West: BSD-SRN, Scioto River Neighborhood District East: BSD-R, Residential District
Site Features	<ul style="list-style-type: none"> <li>Significant grade change from northwest to southeast of approximately 20 feet.</li> <li>Surrounded by four platted, public streets currently under construction.</li> </ul>

Site Overview

Blocks A, B and C are currently under construction. Blocks A and B are scheduled for completion in spring 2017 and Block C is scheduled for completion in fall 2016.



The map shows a grid of blocks labeled A through H. Block G (G1, G2, G3) is highlighted with a red border. Other blocks include A1-A4, B1-B5, C1-C4, D, F, and H1-H3. Streets shown include Dale Drive (Public), Mooney Street (Public), Longshore Street (Public), and several private streets like Mooney Way and Longshore Loop. Public streets under construction are labeled as John Shields Pkwy, Tuller Ridge Drive, Bridge Park Avenue, and Banker Drive.

Case Background

**2016**  
**A Block**  
*PZC Development Plan Site Plan*  
 On **February 18, 2016**, the Commission approved a (final) Development Plan and Site Plan, two Conditional Uses (one for the parking structure and one for the event center), a Parking Plan, and associated Waivers for Block A, the third phase of the Bridge Park Development.

*CC Basic Plan Review*  
 City Council reviewed the Basic Development Plan and Basic Site Plan on **December 7, 2015** for a 150-room hotel, event center, and 610 space structured parking garage, and future office building. Council approved the Basic Plans and designated the Planning and Zoning Commission as the

## Facts

reviewing body for future applications.

### **B & C Blocks**

#### *PZC Master Sign Plan*

On **February 18, 2016**, the Commission approved a Master Sign Plan required as part of the (final) Development Plan and Site Plan approval and Bridge Street District Code for designated shopping corridors to permit a variety of context sensitive sign types in designated locations. An amendment to the sign plan to include signs for the City owned garages was approved by the Commission on **May 5, 2016**.

### **2015**

#### **Bridge Park Development**

##### *PZC Preliminary Plat*

The Preliminary Plat was submitted with the Basic Development Plan; and the Subdivision Regulations require the Planning and Zoning Commission to make a recommendation on the Preliminary Plan to City Council. The Commission reviewed the Preliminary Plat for the overall Bridge Park mixed-use development on **February 5, 2015**, and recommended approval to City Council after discussion regarding the public realm, the proposed cycle track and bicycle facilities, and the adequacy of the space available for pedestrians along Bridge Park Avenue.

##### *CC Preliminary Plat and Basic Plan Review*

City Council reviewed the Basic Development Plan on **January 20, 2015** for all blocks of the Bridge Park development and Basic Site Plan for only Blocks B and C. City Council made determinations on the Basic Development and Site Plans, 5 Waivers to Code requirements, and determined the Commission as the required reviewing body for future applications.

City Council approved the Preliminary Plat on **March 9, 2015**, following additional discussion on the bicycle facilities and pedestrian realm.

### **C Block**

#### *PZC Development Plan and Site Plan*

The Commission approved the (final) Development and Site Plans for the four buildings associated with C Block, the first portion of the first phase of the Bridge Park development on **June 11, 2015**. The final approved project includes approximately 153 apartment units, 81,000 square feet of office, 36,000 square feet of commercial (retail, restaurant), and an 849-space parking garage.

## Facts

	<p><b>B Block</b>  <i>PZC Development Plan and Site Plan</i></p> <p>The Commission reviewed and approved the (final) Development and Site Plans for the four buildings associated with B Block, the second portion of the first phase of the Bridge Park development on <b>August 20, 2015</b>. The project proposal includes approximately 213 apartment units, 61,800 square feet of office, 47,000 square feet of commercial (retail, restaurant), and an 869-space parking garage.</p>
Review Process	<p>Code requires Basic Plan approval by City Council for applications involving a development agreement for all sites outside of the Historic District. The applicant has submitted this Basic Plan for review by City Council on July 5, 2016. The applicant is requesting informal review and feedback from the Commission prior to Council’s review of the Basic Plan.</p> <p>The following outlines the review and approval procedures and the general sequence of each required application following the Informal Review:</p> <ol style="list-style-type: none"> <li>1. Basic Development Plan and Basic Site Plan: Reviewed by ART with recommendations forwarded to City Council for determinations within 28 days.</li> <li>2. Preliminary Plat/Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council.</li> <li>3. Development Plan/Site Plan Application: Reviewed by the ART with a recommendation forwarded to the final determining body as designated by City Council for a determination within 42 days.</li> <li>4. Building Permits through Building Standards.</li> </ol>

## Details and Analysis **Informal**

General	<p>Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details. The following analysis provides details and discussion points with regard to the proposal.</p>
Proposal	<p>This is a request for review and informal, non-binding feedback for two new Corridor buildings in G Block of the Bridge Park development. The proposal is for an approximately 72,000-square-foot, six-story, mixed used building (G1) containing retail on the first floor, office on the second floor, and a mix of residential units (efficiencies, 1, 2, and 3 bedrooms) located along Bridge Park Avenue and Mooney Street. An approximately 300,000-square-foot, 5-story, fully residential wrapped parking structure (G2/G3) containing 406 parking spaces and a mix of residential units (micro units, efficiencies, 1 and 2 bedrooms); and .33-acre of public open space is proposed along Mooney Street and Tuller Ridge Drive.</p>

<b>Details and Analysis</b>		<b>Informal</b>
Use	<p>The Bridge Street District – Scioto River Neighborhood permits a mix of uses including multiple family, office, retail, and structured parking. Residential is a permitted use on the ground story as long as the building does not front along a designated shopping corridor. Parking is a permitted use within the building as long as the building is completely lined by space available for occupancy. Stand-alone parking garages require conditional use approval. As proposed the development meets Code.</p>	
Layout	<p>The proposed site layout includes two buildings both with four-sided architecture. Building G1 will have pedestrian access off Bridge Park Avenue, Mooney Street, and the mid-block pedestrian way to the north of the building. On level 4, there will be private residential access between buildings G1 and G2/G3.</p> <p>A plaza area is proposed between buildings G1 and G2/G3. The .26-acre plaza accounts for the majority of the public open space provided within the block. The plaza design aligns with the Block C plaza to the west. The design includes an angular ramp and stairs finished in architectural concrete paving and brick pavers, respectively. The plaza also includes shade and ornamental trees, and moveable seating. A mid-block crossing on Mooney Street is proposed to connect the open spaces in C and G Blocks.</p> <p>Building G2/G3 is a fully wrapped residential parking structure. The building is designed to address the significant grade change across the site. Residential units are proposed on all four sides. The west elevation has front doors along Mooney Street and the south elevation has transitional private space including an amenity space for residents and a lobby adjacent to the open space. Vehicular access to the parking garage is located on Mooney Street north of the intersection with Bridge Park Avenue. On the second story there is residential access to two public pocket plazas located along Dale Drive.</p>	
Architecture and Materials	<p>The site is located in a critical location and acts as an integral transition between distinctive mixed use buildings in blocks to the south and residential buildings in development to the north and east.</p> <p>For Corridor Buildings, Code permits stone, brick, and glass as primary building materials. Permitted secondary materials include glass, reinforced gypsum, wood siding, fiber cement siding, metal, and architectural metal panels and cladding. Excluding fenestrations, the primary material must account for 80% of the façade unless otherwise approved by the required reviewing body. Additionally, the Code requires vertical and horizontal façade articulations and 15-30% façade transparency.</p> <p>The proposal for G1 depicts three different colors of brick and glass as primary materials for the retail and office located on stories one and two. Stories three through six introduce two different metal panels with subtle façade articulations as well as private residential balconies.</p>	

## Details and Analysis

Informal



The proposal of G2/G3 depicts two different colors of brick primarily present on the lower stories of the building. Fiber cement siding, fiber cement panels, and metal panels are introduced on the upper stories. Red fiber cement panel is depicted where the façade is inset for residential balconies and the parking garage entrance. The western elevation along Mooney Street is the only location where individual residential units (6) have access to a public street, not through a common entrance. The individual units have entrances oriented to the side and masked by brick clad-planters.



## Circulation and Parking

Block G contains 406 structured parking spaces in building G2/G3. The parking is primarily intended to be for residents living in building G1 and G2/G3 and employees and visitors to building G1; however, parking will be publicly accessible for visitors.

Vehicular garage access is provided in one location off Mooney Street. On the first floor, there are three pedestrian entrances/exits to the garage; one on Tuller Ridge Drive, one on Mooney Street, and one on the public plaza. On the second story, there is fourth pedestrian entrance/exit to a pocket plaza located on Dale Drive.

A pedestrian walk on level 4 will connect building G2/G3 to G1 to provide residents off-street access from the garage to their home.

<b>Details and Analysis</b>		<b>Informal</b>
Open Space	<p>The Scioto River Neighborhood requires open space be provided in conjunction with development; 200 square feet per residential unit is required and 1-square-foot per 50 square feet of commercial space is required within 660 feet of the main entrances. The required reviewing body may determine if an existing open space meets the requirements for the provision of open space for a development.</p> <p>The proposal includes three open spaces, totaling .33-acre where .84-acre is required by Code, and site amenities, which will be more clearly defined as the project moves forward including streetscape element phasing, plaza design and landscaping, lighting, service structures, and ADA accessibility. During the review and approval of previous blocks, the applicant was able to count the Scioto Riverside Park as part of the required open space. G Block is located more than the permitted 660 feet away from the park and the proposal will likely require a waiver to the distance an open space can be located from a primary entrance.</p>	
Roads, Utilities & Stormwater Management	<p>No additional public streets are proposed as part of the development of G Block. All the adjacent streets are platted and are constructed or currently under construction. Timing of improvements will need to be solidified to ensure interim conditions are considered and resolved as permits are issued.</p> <p>The existing utilities are available and would service the proposed expansion. Stormwater management will to be addressed as the proposal moves forward.</p>	

<b>Recommendation</b>		<b>Informal</b>
Summary	<p>Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details.</p>	
Discussion Questions	<ol style="list-style-type: none"> <li>1) Does the proposal provide an appropriate transition given the surrounding development?</li> <li>2) Does the PZC support the proposed architectural style and building materials?</li> <li>3) Is adequate open space provided in appropriate locations?</li> <li>4) Other considerations by the Board.</li> </ol>	