

# Planning Report

Thursday, June 9, 2016

## Bridge Park – Block H

### Case Summary

Agenda Item	2
Case Number	16-039 BPR-INF
Proposal	A residential condominium development consisting of approximately 75 townhome units.
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	John Shields Parkway to the North, Dale Drive to the East, Mooney Street to the West, Tuller Ridge Drive to the South.
Applicant	Crawford Hoying and DKB Architects
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	Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, scale, architectural concept, and site details.

#### Discussion Questions

- 1) Does the Commission support the proposed site layout and design of the units?
- 2) Does the proposed design and architectural elements of the buildings fit with the intended character of this area of the district?
- 3) Does the Commission have concerns with circulation and access within the auto court?
- 4) Should the greenway be the only public open space for the proposal?
- 5) Other considerations by the Commission.

## Facts

Site Area	5.02 acres ±
Zoning	BSD-SRN, Scioto River Neighborhood
Surrounding Zoning And Uses	North: BSD-OR: Office Residential, Healthcare South and West: BSD-SRN: Scioto River Neighborhood East: BSD-R: Residential, Sycamore Ridge
Site Features	<ul style="list-style-type: none"> <li>• John Shields Parkway to the North, Dale Drive to the East, Mooney Street to the West, Tuller Ridge Drive to the South with a mid-block division in proposed Larimer Street running East/West.</li> <li>• Grade change from south to north.</li> </ul>
Site Overview	<p>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.</p> 
Case Background	<p><b>2016</b></p> <p><b>A Block</b> <i>PZC Development Plan Site Plan</i> On <b>February 18, 2016</b>, 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.</p> <p><i>CC Basic Plan Review</i> City Council reviewed the Basic Development Plan and Basic Site Plan on <b>December 7, 2015</b> for a 150-room hotel, event center, and 610 space structured parking garage, and future office building. Council approved the</p>

## Facts

Basic Plans and designated the Planning and Zoning Commission as the 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

### B Block

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

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 **August 20, 2015**. 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.

### Review Process

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.

The following outlines the review and approval procedures and the general sequence of each required application following the Informal Review:

1. Basic Development Plan and Basic Site Plan: Reviewed by ART with recommendations forwarded to City Council for determinations within 28 days.
2. Preliminary Plat/Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council.
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.
4. Building Permits through Building Standards.

## Details and Analysis

### Informal

#### General

Staff recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, scale, architectural concept, and site details. The following analysis provides details and discussion points with regard to the proposal.

#### Proposal

This is a request for review and informal, non-binding feedback for the construction of townhome units in Block H of Bridge Park. The project proposes 6 Single-Family Attached residential buildings. The buildings include ground floor parking access through an interior auto court with multi-level units surrounding. A new public street is proposed to connect Mooney Street to Dale Drive.

#### Use

The Bridge Street District-Scioto River Neighborhood provides opportunities for a well-planned and designed neighborhood with a mix of land uses. Predominant land uses include a residential presence to complement and support a strong mix of uses. This proposed Corridor building type is all residential within a walkable distance to parks, commercial, and office uses.

## Details and Analysis

Informal

The proposal includes 75 townhome units in six buildings with parking below each unit.

Each of the buildings are designed to reflect the new urbanist principals of the Bridge Street District. Front entries open to the street and parking is hidden from the public realm. Each of the buildings are configured to meet the requirements for Street Frontage, Front Property Line Coverage, Occupation of Corner, and RBZ Treatment with landscape walls, porches, and stoops entering the with-in the RBZ zone.

### Layout

The six buildings are configured and sited to create a public facing facade for the Street Frontage and a private auto court for garage access. Each pair of buildings is split in the north/south direction to provide private access drives to the auto courts. Buildings H1 and H2 are separated by a private open "green space" that provides pedestrian access to the units fronting this green. Building H3 fronts the public Greenway along John Shields Parkway to the North. The City is requesting an average width of 60-feet be dedicated for the continuation of the Greenway.

#### *Discussion Question:*

1. Does the Commission support the proposed site layout and design of the units?

### Architecture and Materials

The intended building type is identified as a Corridor Building. This building type allows for a maximum height of 6 stories with principal entrances facing the street. Permitted primary materials include stone, brick, and glass with horizontal façade divisions on structures greater than 3 stories.

Proposed renderings show a contemporary architectural style emphasizing geometric forms with various roof heights, balconies, railings, and front stoops. Illustrated building materials include glass, brick, wood, and cement fiber. To create architectural interest, the applicant states that facade diversity is addressed in several ways with a variety of material finishes and details. Permitted primary materials will consist of two colors of brick used in a way to break down the massing of the facades into a pedestrian scale. Transitions of primary materials are proposed to be consistent with the Code, accompanied by a string course and/or accent coursing for horizontal facade divisions or at inside corners for vertical facade divisions. Secondary materials will be used to create building variety diversity.



## Details and Analysis

Informal

Building Variety will also be achieved by:

- (1) The proportion of recesses and projections.
- (2) A change in the location of the entrance and window placements.
- (3) Changes to the roof design, including material and parapet heights.
- (4) Pronounced changes in building height.

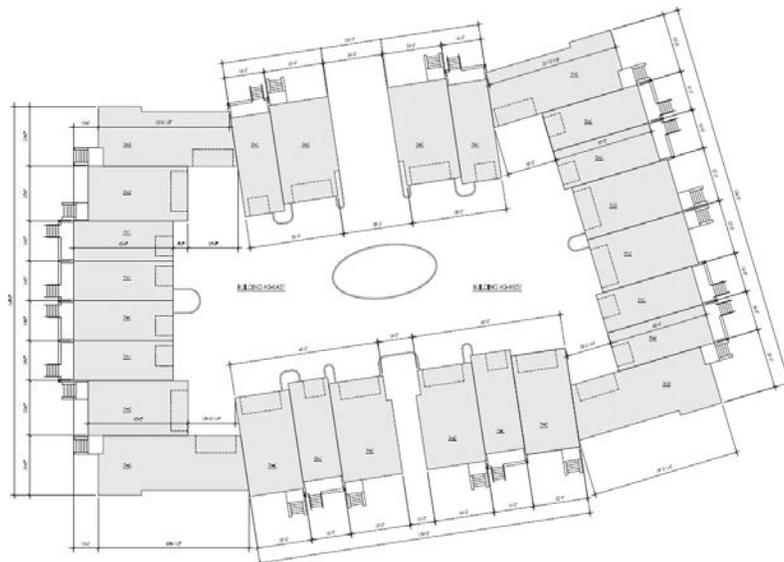
*Discussion Question:*

2. Does the proposed design and architectural elements of the buildings fit with the intended character of this area of the district?

### Circulation and Parking

The proposal shows ground level parking under all 75 units and will include one or two car garages, depending on the size of the unit. Required parking is at a rate of two spaces per unit. A total of 150 spaces would be required for the development. Currently 153 spaces are provided within enclosed garages and at adjacent streets for the 75 units. All garages are accessed through an auto court with an ingress/egress in one location for each building off of a secondary street. The illustration below shows Building H3 as an example. The applicant noted that a permeable paver system is proposed for the auto court surface.

From the site plan, it appears that some of the units may have difficulty maneuvering vehicles in and out of their unit's garage.



*Discussion Question:*

3. Does the commission have concerns with circulation and access within the auto court?

### Open Space

Building H3 fronts the public Greenway along John Shields Parkway to the North. The City is requesting an average of 60-feet of width be dedicated as part of this proposal to achieve a contention of the Greenway as approved for

<b>Details and Analysis</b>		<b>Informal</b>
	<p>the Tuller Flats project. The proposal shows some steps to the front entries extending into the Greenway and the applicant will have to work with staff to reconfigure these areas.</p> <p>Code requires .34-acre of public open space for the proposed development of H Block. The application will provide the Greenway along John Sields Parkway and private open space is proposed in between Buildings H1 and H2 for exclusive use by residents. The applicant is requesting the Greenway dedication fulfill the Code required open space dedication.</p> <p><i>Discussion Questions:</i></p> <p>4. Should the Greenway be the only public open space for the proposal?</p>	

<b>Recommendation</b>		<b>Informal</b>
Summary	<p>Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, scale, architectural concept, and site details. Outlined below are suggested questions to guide the Commission's discussion.</p>	
Discussion Questions	<ol style="list-style-type: none"> <li>1) Does the Commission support the proposed site layout and design of the units?</li> <li>2) Does the proposed design and architectural elements of the buildings fit with the intended character of this area of the district?</li> <li>3) Does the commission have concerns with circulation and access within the auto court?</li> <li>4) Should the greenway be the only public open space for the proposal?</li> <li>5) Other considerations by the Commission.</li> </ol>	