

Planning Report

Thursday, August 25, 2016

Bridge Park – Building B3 – Minor Project Review

Case Summary

Agenda Item	1
Case Number	16-061MPR
Proposal	A Minor Project Review for exterior modifications to a previously approved building to eliminate an approximately 1000-square-foot roof top amenity deck and associated structures.
Request	Review and a recommendation of approval to the Planning and Zoning Commission for a coordinated sign plan under the provisions of Zoning Code Section 153.066.
Site Location	Located southeast of the intersection of (future) Bridge Park Avenue and (future) Longshore Street.
Applicant	Crawford Hoying Development Partners
Case Manager	Nichole Martin, Planner I (614) 410-4635 nmartin@dublin.oh.us
Planning Recommendation	Approval The proposed Minor Project Review is consistent with previously approved development plans and meets all the applicable review criteria. Approval is recommended, with no conditions.



City of Dublin

16-061MPR
Minor Project Review
Building B3 Exterior Modifications
Bridge Park Avenue

0 150 300
Feet



Facts	
Site Area	±2.2 acres
Zoning	BSD-SRN, Bridge Street District – Scioto River Neighborhood
Surrounding Zoning And Uses	<p>The surrounding properties are predominately zoned BSD-SRN, Bridge Street District – Scioto River Neighborhood District:</p> <p>North: BSD-SRN – Bridge Park, C Block South: BSD-SRN – Bridge Park, A Block West: BSD-P – (Future) Riverside Park East: BSD-SRN – Existing Office</p>
Site Features	<ul style="list-style-type: none"> • Located within B-Block of the Bridge Park development • Single lot with two mixed-use structures, Building B3 and B4/B5, and associated open space • Pedestrian access along Bridge Park Avenue, Mooney Street, Longshore Street and Banker Drive; Vehicular access to the parking structure for the entire block is via Mooney and Longshore Streets • Private, residential access via pedestrian bridges is provided between Buildings B3 and B2, and Buildings B3 and B4/B5 (parking structure).
Background	<p>2016 <i>PZC Master Sign Plan</i> 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.</p> <p>2015 <i>City Council Basic Plan Review</i> City Council reviewed the Basic Development Plan on January 20, 2015 for all blocks of the Bridge Park development and Basic Site Plan for <u>only</u> 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.</p> <p><i>PZC Development Plan and Site Plan</i> 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</p>

Facts

	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.
Development Status	Currently the site is well under construction. The applicant has indicated approval of this request is time sensitive and necessary to remain on schedule and on budget. Previously the applicant indicated, C Block to the north is scheduled for completion in the later quarter of this year, and B Block is anticipated to be complete in first half of 2017.

Details

Minor Project Review

Minor Project Review (MPR)	The purpose of a MPR is to provide an efficient review process for smaller projects that do not have significant community effects.
Proposal	<p>This is a request for exterior modifications to a previously approved structure, Building B3 in the Bridge Park development. The proposal to eliminate an approximately 1000-square-foot roof top amenity deck and associated structures including lobby, stairwell, and storage room. Due to the removal of the roof top structures, the elevation and street view of the structure will have a clean appearance free of the penthouse.</p> <p>The proposal is to use a nearly 1000-square-foot interior space located on Level 3 at the intersection of the pedestrian bridges connecting Building B3 to Buildings B2 and B4/B5 as a programmed amenity space including multiple tables and chairs, television, game table, and kitchenette. Additionally, the applicant has indicated the residents located in Building B3 will have access to all the indoor and outdoor amenities located throughout the development, and the impetus for requesting the Minor Project is to balance the location and variety of amenities across the development.</p>
Administrative Review Team (ART) Comments	<p>The ART reviewed the proposal and determined Planning and Zoning Commission review is warranted given the complex issues raised with respect to the balancing of public and private open spaces across the Scioto River Neighborhood District. Generally, in the past there has been support for permitting high quality private spaces of a variety characters (pocket parks, pocket plazas, and rooftop amenity decks) in lieu of requiring the full public open space dedication given the proximity of the development to (future) Riverside Park.</p> <p>The ART reviewed the application as submitted, and requested the applicant provide additional detail on the proximity to outdoor amenities in adjacent buildings, and the programming of the third floor of Building B3. After review of the submitted materials and additional information, ART acknowledged that the request is substantially similar to the approved development and site plan, and there is no zoning provision requiring</p>

Details	Minor Project Review
	rooftop amenity decks. Additionally, ART noted the architectural benefits of removal of the roof top structure.

Analysis	Minor Project Review
Minor Project Review	Section 153.066(G)(3) of the Zoning Code identifies Minor Project Review procedures. The Administrative Review Team has the discretion to forward applications that raise complex issues to the Planning and Zoning Commission for their review. Applications forwarded to the Commission shall be reviewed under the provisions of 153.066(F)(3).The following is an analysis by ART based on the standards outlined in the Bridge Street District Code.
a) <i>The Site Plan Review be substantially similar to the approved Basic Site Plan</i>	Criterion met. The proposal meets the approved Site Plan as no structures have moved, and amenity decks are not an explicit requirement of the code.
b) <i>Consistent with the approved Development Plan</i>	Criterion met. The proposal meets the approved Development Plan as no streets or pedestrian access have been affected with this proposal, and amenity decks are not an explicit requirement of the code.
c) <i>Meets all Zoning requirements except as authorized by Administrative Departures and Waivers</i>	Criterion met. Amenity decks are not a requirement of the code. All other code requirements remain unchanged with approval of this request.
d) <i>Internal circulation system and driveways provide safe and efficient access</i>	Criterion not applicable. No modifications to circulation systems or driveways are proposed as part of this application.
e) <i>The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community</i>	Criterion met. The building layout remains the same; however the facilities located within the building are proposed to be modified. The applicant has indicated through operation of the Bridge Park community residents will have access to all the amenity spaces; therefore, it is most appropriate to have a mix of indoor and outdoor amenity spaces that are appropriately integrated, as proposed.
f) <i>Consistent with requirement for types, distribution and</i>	Criterion met. Amenity decks are not a requirement of the Code nor an explicit open space type. The publicly accessible open space located in B Block remains unchanged with approval of this request.

Analysis Minor Project Review	
<i>suitability of open space</i>	
<i>g) The scale and design of the development allows for the adequate provision of services</i>	Criterion not applicable. No modifications impacting the provision of services is proposed as part of this application.
<i>h) Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties</i>	Criterion not applicable. No modification to the total impervious area is proposed as part of this application.
<i>i) If phased, the proposed phase can stand alone</i>	Criterion not applicable. No modification to the phasing or construction schedule of the project is proposed as part of this application.
<i>j) Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan , and other applicable documents</i>	Criterion met. The proposal does not include changes to the pedestrian realm. The architectural perspective from the street will be enhanced with removal of the penthouse. Additionally, if residents choose not to utilize private outdoor space in adjacent buildings the public space on the street may be further activated meeting the vision for the Bridge Street District.

Recommendation Minor Project Review	
Approval	The proposed Minor Project Review is consistent with previously approved development plans and meets all the applicable review criteria. Approval is recommended, with no conditions.