

Planning Report

Thursday, November 10, 2016

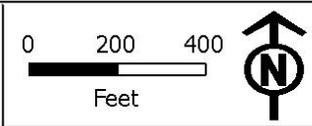
Bridge Park, Building C3 – Waiver Review

Case Summary

Agenda Item	5
Case Number	16-098 WR
Proposal	A Waiver Review to permit the windows within siding clad walls to not have a projecting sill within in Building C3 within Bridge Park Development within the Bridge Street Scioto River Neighborhood District located on the north side of Bridge Park Avenue. This is a request for review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.
Request	Review and a recommendation of approval to the Planning and Zoning Commission for a site plan review under the provisions of Zoning Code Section 153.066.
Site Location	Located at Mooney Street, Longshore, and Bridge Park Avenue.
Applicant	Crawford Hoying
Representative	Gregory Briya, RA, LEED AP BD+C, Representative
Case Manager	Lori Burchett, AICP Planner II (614) 410-4656 lburchett@dublin.oh.us
Planning Recommendation	Approval The proposed Waiver Review complies with the applicable review criteria. Approval of the request is recommended.



16-098WR
Waiver Request
C3 Windowsill Waivers
4550 Bridge Park Ave



Facts	
Site Area	Bridge Park, Lot 5: 2.34 acres, north of Bridge Park Avenue Building C3: Office: 93,000 SF; Retail 9,000 SF; Restaurant 43,000 SF; Apartments 154 Units
Zoning	BSD-SRN, Bridge Street District – Scioto River Neighborhood
Surrounding Zoning And Uses	The surrounding properties are predominately zoned BSD-SRN, Bridge Street District – Scioto River Neighborhood District: North: BSD-SRN–Bridge Park, Building C4/C5 (Parking Structure with Residential Liners) South: BSD- SRN –Bridge Park, Building B3, Bridge Park Avenue East: BSD- SRN –Bridge Park, Block G (Future) West: BSD- SRN –Bridge Park, Block C, Building C-2
Site Features	<ul style="list-style-type: none"> • Located in Block C of the Bridge Park development • Building is located in the southeast corner of the Block • Frontage on Bridge Park Avenue to the south
Background	<p>Bridge Park Block C (15-018DP-BSD/SP-BSD/CU) was approved by the Planning and Zoning Commission on June 11, 2015. Building C3 fronts Bridge Park Avenue with a mix of commercial (restaurant and retail) and residential uses. The building is clad with two different colors of brick and fiber cement panels (all brick at street level), with glass storefront curtainwalls on the first two floors. Different color brick is used to differentiate the street level from the upper stories and break up the length of the building. A resident/pedestrian bridge provides restricted access between the parking garage (building C4/C5) and the residential units in the upper stories.</p> <p>The approval included one condition that “the windows installed within fiber cement panels are detailed with projecting sills to provide articulation along these portions of the building façades.” The applicant has submitted this request for waiver review to permit the windows within siding clad walls to not have a projecting sill within in Building C3 of the Bridge Park Development within the Bridge Street Zoning District.</p> <p>The ART will review and make a recommendation on the Waiver Review to the Planning and Zoning Commission, who is the final authority on the Waiver Review.</p>

Details	Waiver Review
Waiver Review (WR)	<p>The purpose of a Waiver Review is to allow for project elements that deviate from one or more of the requirements of the BSD requirements that do not qualify for an Administrative Departure.</p>
Proposal	<p>This is a request for approval of a Waiver Review to permit the windows within siding clad walls to not have a projecting sill within in Building C3 within Bridge Park Development. The proposal is for windows at the cement panel material and "storefront" type windows. Many windows will have projecting sills.</p> <p>The application states that the window sill extensions are not suited for this building. Sill extensions at these locations do not enhance the overall building design."</p> <p>Additionally, the application notes that there are a number of varying window conditions at fiber cement panels which doesn't allow for consistency in detailing to strengthen the overall design. Openings at the first two levels are long bands of storefront which a sill extension would appear pasted on and lack an integration into the rest of the façade. Sill extensions at the southwest and southeast corners of the building would compete with the fiber cement reveals above the windows and create an undesirable horizontal striping. A majority of the window openings in fiber cement panels are located at the residential levels 3-5. The windows sit 8" above the balcony slab. A projection this low creates a tripping hazard for the resident. Secondly, these windows are located behind perforated metal panel balcony guardrails and are hidden from view beyond.</p>  <p><i>Building C3, Southwest Corner Elevation (at Longshore and Bridge Park Ave.)</i></p>
Administrative Review Team (ART) Comments	<p>The ART reviewed the proposal and agreed that the overall character aesthetic is achieved with this design; and that the projecting sills would detract if added to the storefront type windows and windows within the cement fiber panels.</p>

Analysis	Waiver Review
Waiver Review	Section 153.066(I) of the Zoning Code identifies Waiver Review procedures. Applications shall be reviewed under the provisions of 153.066(I)(6)The following is an analysis based on the standards outlined in the Bridge Street District Code.
a) <i>The need for the Waiver is caused by unique conditions outside the control of the owner/lessee.</i>	Criterion met. Building C3 is one of four buildings within Block C of the Bridge Park Development. The project was designed together to achieve an overall comprehensive aesthetic which is unique to this specific development.
b) <i>The Waiver will generally meet the spirit and intent of the BSD Plan and supports the commonly accepted principles of walkable urbanism.</i>	Criterion met. The proposed request will not detract from the aesthetic of Building C3 and is consistent with the overall design and architecture of the Bridge Park Development. The architectural elements of the building will conform with the principles of walkable urbanism, specifically that the buildings have a range of high-quality architectural styles that reinforce the unique identity of the Scioto River Neighborhood district, nor is it architecture that reflects Dublin’s commitment to high quality and enduring character.
c) <i>The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</i>	Criterion met. There is no indication in the application to show that this request is to reduce cost or as a matter of general convenience.
d) <i>The Waiver will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.</i>	Criterion met. The building design includes elements that enhance the architectural detailing to increase its character and interest. The sill extensions will not add to the overall interest of the building design. The vertical façade divisions, transparency, mix of brick detailing are strong character elements and an extended sill would not enhance these elements. There are a number of varying window conditions at fiber cement panels which doesn’t allow for consistency in detailing to strengthen the overall design.
e) <i>The requested modification would better be addressed through the Waiver rather than an amendment to the requirements of this Chapter.</i>	Criterion met. The requirements of this chapter should not be amended to allow for this type of request.
f) <i>For Development Plans, the other Development Plan</i>	Criterion not applicable. A Development Plan is not a part of this application.

Analysis	Waiver Review
<i>elements not affected by the Waiver will be generally consistent with §153.060(A) and §153.061(A).</i>	
<i>g) For Site Plan reviews and Minor Project Reviews, the Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.</i>	Criterion not applicable. No changes to uses or open space are included as part of this application.

ART Recommendation	Waiver Review
Approval	The proposed Waiver Review is consistent with all of the applicable review criteria. ART recommends approval.