

17-082INF – BRIDGE PARK, BUILDING A1

Reviewing Board

Planning and Zoning Commission

Site Location

Located on the south side of Longshore Loop, at the intersection with Mooney Way.

Proposal

Informal Review of a proposed four-story office building and associated site improvements on a 0.77-acre site.

Zoning

Bridge Street District, Scioto River Neighborhood

Property Owner

Crawford Hoying Development Partners

Applicant/Representative

Nelson Yoder

Applicable Land Use Regulations

Zoning Code Sections 153.057—153.066

Staff Recommendation

Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, architecture, and open space.

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Summary

The applicant is proposing the development of a 0.77-acre site with a four-story, 80,000-square-foot office building within Block A of the Bridge Park Development.

Zoning Map

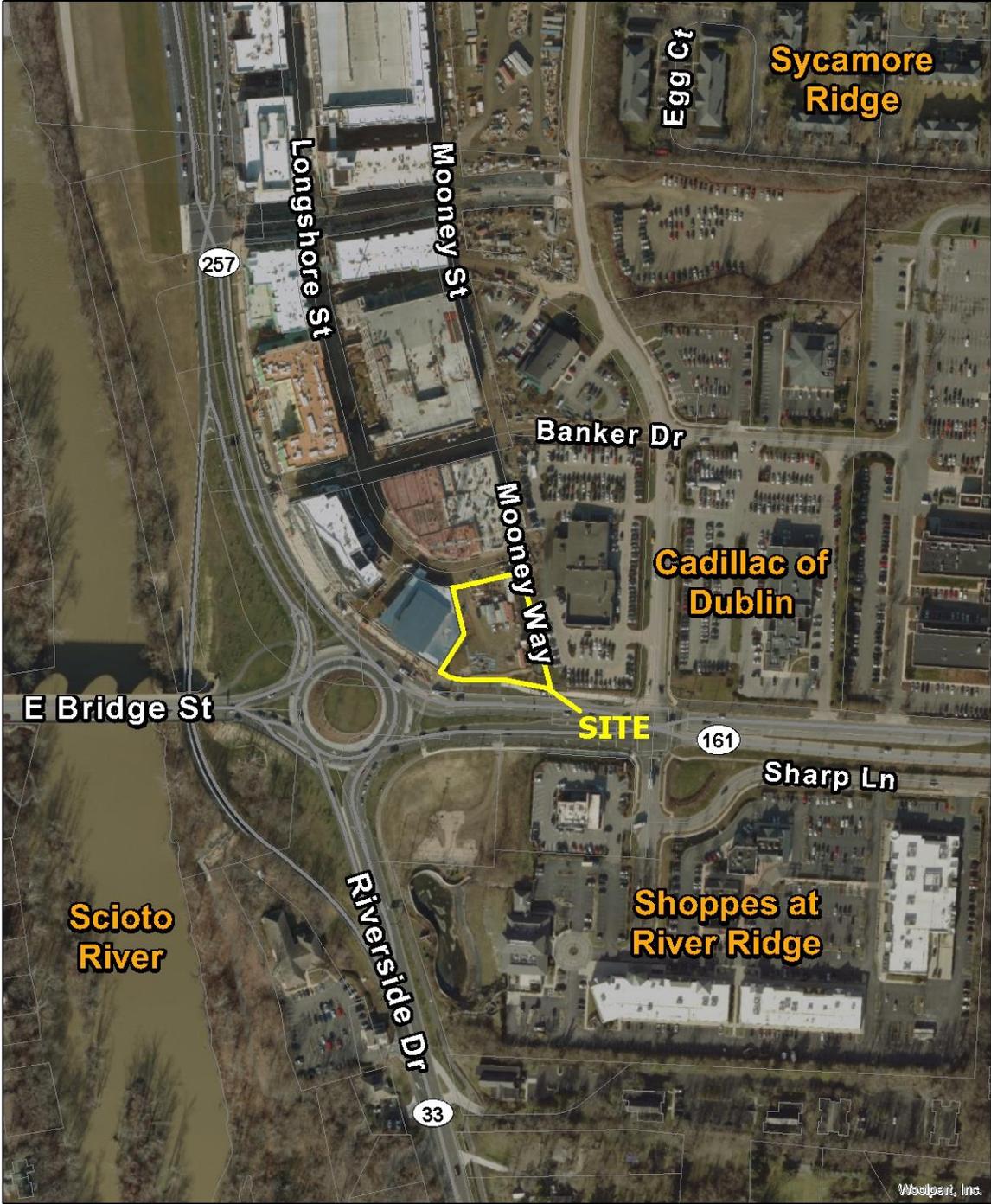


Discussion Questions

1. Is the overall site layout consistent with the surrounding context?
2. Is the proposed architectural mass, form, and conceptual character of the building appropriate?
3. Is the proposed open space treatment appropriately located, sized and designed?
4. Other considerations by the Commission.

1. Context Map

The site is located northeast of the intersection of Riverside Drive and W. Dublin-Granville Road.



 <p>City of Dublin</p>	<p>17-082INF Informal Review Bridge Park, A1 Office Building</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

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. 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 reviewing body for future applications.

B. Site Characteristics

1. Natural Features

The site is currently vacant serving as temporary construction storage for the development. There is approximately 14 feet of grade change from the eastern property line down to the western property line adjacent to The Exchange at Bridge Park.

2. Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3. Surrounding Land Use and Development Character

- North: Bridge Street District, Scioto River Neighborhood District (Block A Parking Garage)
- East: Bridge Street District, Scioto River Neighborhood District (Acura Columbus)
- South: Bridge Street District, Commercial (Vacant land & Wendy's Restaurant)
- West: Bridge Street District, Scioto River Neighborhood District (The Exchange at Bridge Park)

4. Road, Pedestrian and Bike Network

The site has frontage on W. Dublin-Granville Road (230 feet), Mooney Way (245 feet) and Longshore Loop (150 feet). Longshore Loop and Mooney Way are private streets with Mooney Way limited to one-way from W. Dublin-Granville Road. Shared-use paths are installed along the roundabout and sidewalks are provided along Longshore Loop.

5. Utilities

The site will be served by extending public utilities, including sanitary and water from existing lines constructed with Block A.

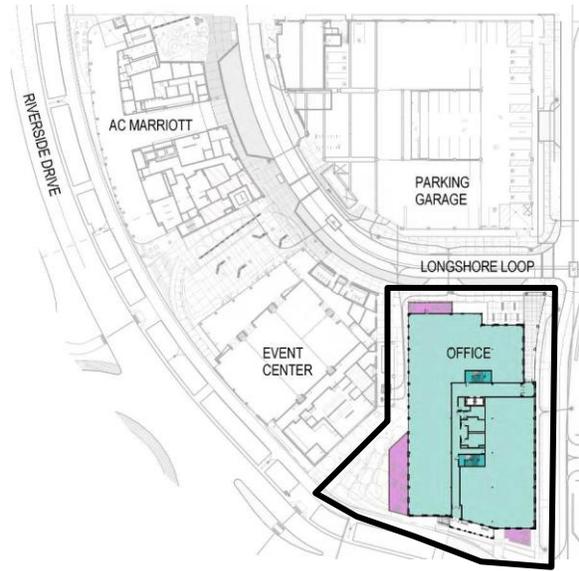
C. Proposal

1. Summary

This is a proposal for informal review and feedback for Building A1 of Bridge Park (Site Plan Review to be reviewed by the Planning and Zoning Commission). The proposal includes the construction of a four-story, 80,000-square-foot office building and associated site improvements for the remaining lot (Lot 7) within Block A.

2. Layout

The proposed Building A1 site layout consists of a rectangular shaped building with angled façades corresponding to W. Dublin-Granville Road. The site contains a plaza area on the southeast and northeast corners of the building that delineate main entrances and connect to the public realm. A three-tiered landscaping terrace is proposed in the southwest portion of the site with at-grade connections to W. Dublin-Granville Road. A sidewalk connection exists along the western property line to provide additional mid-block connections through the site.



At the review of the Final Site/Development Plan for Block A, two conditions were approved that applied to Lot 7, the (future) office building. A mid-block pedestrianway is required to be developed with Lot 7 in between the office building and the event center. The existing sidewalk connection and associated design will serve to meet this condition with the Final Site Plan review for Building A1. The design has to meet the requirements for a mid-block pedestrianway which requires continuation of the streetscape using materials, furnishings, landscaping, and lighting. The current proposal is for a passive open space and pedestrianway due to existing mechanical units, grade change, and building orientation.

Any additional required public open space is to be dedicated with the development of Lot 7. According to calculations during the review of Block A, the applicant was deficient 173 square feet of public open space. This calculation will be verified with the Final Site Plan review to determine if any additional required public open space must be dedicated with this proposal.

3. Architecture

The proposed architectural design for Building A1 strives to create a unique character while incorporating elements of neighboring development within Block A. The façade is comprised primarily of a curtain wall with metal paneling as an accent to define the massing of the building. Private terraces are proposed on the north and south elevations for all four stories with a canopy proposed along the northeast corner to define the main entrance from Longshore Loop. A covered entry is provided along W. Dublin-Granville Road that is defined by a series of openings at street level. Floor plans have been provided showing the layout of each level along with a section running north-south through the center of the building.

3. Informal Review Discussion

Planning recommends the Commission consider this proposal with respect to the surrounding context, architectural mass/form and conceptual character, open space location/size/design, and vehicular access proposed. The following analysis provides additional details.

A. Consistency with Context: Is the overall site layout appropriate with the surrounding context?

The proposed site layout strives to activate all three frontages through building orientation and plaza/terrace space location. The building occupies the southeast corner to define the edge of Block A while the remaining area is designed to provide private open space amenities to the future tenants and complement the public realm. The main entrance is provided on the north elevation providing direct access to the parking garage with a secondary entrance from W. Dublin-Granville Road, a principal frontage street. The proposed layout completes the development of Block A through a balance of treatments that create a cohesive block arrangement and serve to define the perimeter of the Bridge Park Development.

B. Architecture: Is the proposed architectural mass, form, and conceptual character of the building appropriate?

The proposed building is a four-story structure defining the southern edge of the Bridge Park Development. The form uses a series of recesses through the incorporation of terraces to break the massing of the main structure and provides material changes to define the edges of each individual mass. Block A has the widest range of massing compared to other approved blocks in Bridge Park with the eight-story hotel and tall one-story event center. The unique design and prominent location at the intersection of Riverside Drive and W. Dublin-Granville Road reinforce the need to ensure the appropriate scale is provided relevant to existing architectural form and future redevelopment in the area. Proposed materials are also consistent with the neighboring architecture with the intent to vary to provide a wider array of architectural character.

C. Open Space: Is the proposed open space treatment appropriately located, sized and designed?

Due to the irregularity of the lot configuration the orientation of the building leaves areas for use as additional open space amenities that can provide connections to the public realm and public open spaces. The southwest corner of the site, with the existing grade change, creates a sizeable landscaped area that corresponds to the event center to the west. However, the location of mechanicals and treatment on the east side of the event center do not achieve a desirable active open space.

The existing connection will be required to be designed as a mid-block pedestrianway as approved with the review of the Block A development plan. Mid-block pedestrianway are required to provide additional landscaping, furnishings, and design that encourages safe pedestrian connectivity. The proposed design is intended as a passive area that provides for use by the public but is not intended to draw pedestrian activity from W. Dublin-Granville Road. Additional treatment may be required along this connection to achieve the intent of the pathway and requirements of the zoning code.

4. Staff Recommendation

The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.

- 1.** Is the overall site layout appropriate with the surrounding context?
- 2.** Is the proposed architectural mass, form, and conceptual character of the building appropriate?
- 3.** Is the proposed open space treatment appropriately located, sized and designed?
- 4.** Other considerations by the Commission.