

17-022BPR BRIDGE PARK, BLOCK D

Reviewing Board

Administrative Review Team
City Council

Site Location

Located on the east side of Riverside Drive, south of John Shields Parkway and north of Tuller Ridge Drive.

Proposal

Review and recommendation of approval to City Council of a proposed 5.3-acre mixed-use development with three blocks, public streets, and three buildings.

Zoning

Bridge Street District, Scioto River Neighborhood

Property Owner

Crawford Hoying Development

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 a 5.30-acre development with three blocks, two streets, and four buildings containing a total of 175 dwelling units, 114,147 square feet of office space, 38,361 square feet of retail, 12,850 square feet of eating and drinking space, 749 parking spaces, and .96 acres of open space.

Zoning Map

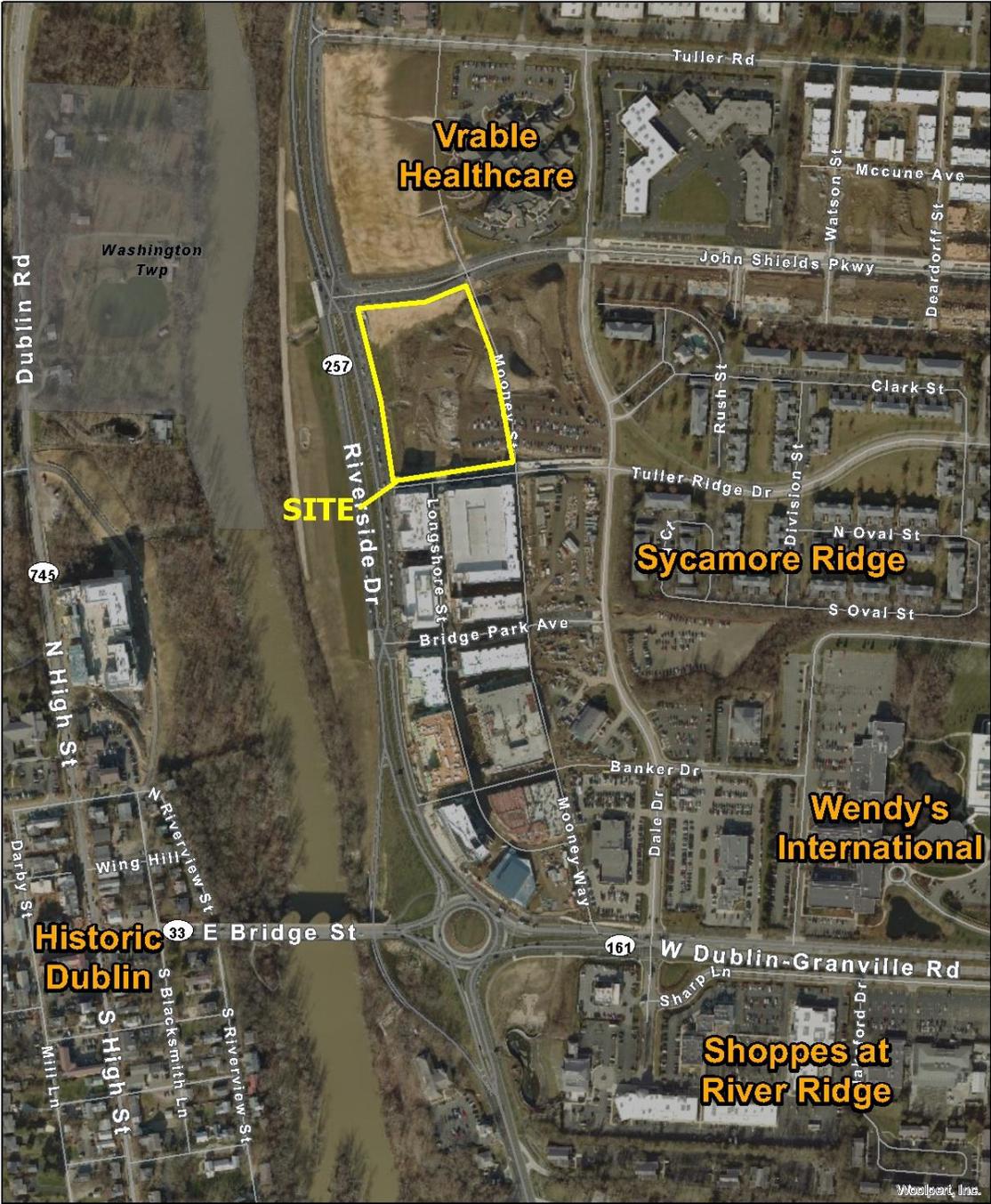


Next Steps

After a recommendation by ART, City Council will hear and make determinations on the application. City Council will also designate a reviewing body for future applications.

A. Context Map

The site is located on the east side of Riverside Drive, south of John Shields Parkway and north of Tuller Ridge Drive.



 <p>City of Dublin</p>	<p>17-022BPR Basic Plan Review Bridge Park - Block D Riverside Drive</p>	<p>0 250 500 Feet</p> 
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B. Overview

Background

In the Bridge Park Development, Blocks A, B, and C are currently under construction, with the exception of Building A1. City Council and the Planning and Zoning Commission have reviewed and approved several applications for development within Bridge Park. A summary of most recent actions is below.

2017

D Block

PZC Informal

At the August 24, 2017 meeting, the Commission informally reviewed and commented on this application. Commission members complimented the applicant on the proposal and appreciated the continuation of high-quality site design and architecture. There was discussion on the visual importance of this end of the overall Bridge Park development, particularly the building at the corner of Riverside Drive and John Shields Parkway. The Commission had recommended that the applicants continue to work with city staff on refining the open space areas.

H Block

PZC Site Plan (Revised)

On July 13, 2017, the Commission approved revisions to the previously approved Site Plan for Block H to allow the increase of unit sizes and the decrease of the number of units, the elimination of the pool within the open space as well as architectural and building material modifications.

2016

H Block

PZC Development Plan/Site Plan

On December 1, 2016, the Commission approved a (final) Development Plan and Site Plan and associated Waivers for Block A, the fourth phase of the Bridge Park Development. Building permits are currently under review

Preliminary and Final Plats

City Council reviewed and approved the Preliminary and Final Plats for Block H of the Bridge Park development on November 21, 2016.

CC Basic Plan Review

City Council reviewed the Basic Development Plan and Basic Site Plan on July 5, 2016 for Block H, which included six buildings containing a total of 73 for-sale condominium units, and 0.45-acre of open space. Council approved the Basic Plans including Waivers for Front Property Line Coverage and to the Permitted Roof Types. Council designated the Planning and Zoning Commission as the reviewing body for future applications.

G Block

CC Basic Plan Review

City Council reviewed the Basic Development Plan and Basic Site Plan on July 5, 2016 for Block G, which included 11,428 square feet of retail, 10,769 square feet of office, 180 residential units ranging from micro units to three-bedroom units, 396 structured parking spaces, and 0.33-acre of open space. Council approved the Basic Plans including Waivers for Max. Distance to Open Space, a Parking Structure Entrance on a Principal Frontage Street, and to the Ground Story Height of Building G1. Council designated the Planning and Zoning Commission as the reviewing body for future applications.

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 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.

Site Characteristics

a. Natural Features

The site is currently vacant with a two existing temporary drainage ditches run from the north to the southwest corner of the site. There is approximately 26 feet of grade change from the eastern property line down to the western property line toward the Scioto River.

b. Historic and Cultural Facilities

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

c. Surrounding Land Use and Development Character

- North: Bridge Street District, Scioto River Neighborhood District (Vacant Land)
- East: Bridge Street District, Scioto River Neighborhood District (Block H)
- South: Bridge Street District, Scioto River Neighborhood District (Block C)
- West: BSD-P, Public District (Riverside Crossing Park)

d. Road, Pedestrian and Bike Network

The site has frontage on Riverside Drive (585 feet), John Shields Parkway (365 feet), and Tuller Ridge Drive (400 feet). The streets will be developed to the City’s street character guidelines. The pedestrian and bicycle network will be developed and maintained as throughout the development, with sidewalks on all streets. A cycle track is developed along John Shields Parkway. Existing stairs accessing the pedestrian tunnel under Riverside Drive are located in the northwest corner of the site.

e. Utilities

The site will be served by extending public utilities, including sanitary and water. Electrical and gas will be provided from extensions on site.

Proposal

a. Summary

This is a proposal is a request for review and recommendation from ART to City Council for Block D of Bridge Park. The Development Plan includes the creation of three blocks defined by the extension of three existing/approved streets adjacent to the site. Four buildings are proposed, with the uses outlined below. Open space is proposed as the extension of the John Shields Greenway between Riverside Drive and Mooney Street, a small public open space located between the buildings, and off-site open space as a portion of Riverside Crossing Park.

b. Use

The Bridge Street District – Scioto River Neighborhood District 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 uses meet Code.

c. Layout

The proposed Block D site layout includes four buildings on three blocks created by the extension of Longshore Street and Larimer Street. Block/Lot 17 is located between Longshore Street and Riverside Drive, Block/Lot 14 is located between Larimer Street and John Shields Parkway and Block/Lot 15 is located between Larimer Street and Tuller Ridge Drive. Buildings D1 and D2 are both six stories in height and



located on Block/Lot 17. Building D3 is located on Block/Lot 14, and Building D4/D5 is located on Block/Lot 15. Due to the change in grade from Mooney Street to Longshore Street, Buildings D3 and D4/D5 are five stories in height on the west end side and four stories on the east side. Overhead pedestrian walkways connect Building D4/D5 to Building D1 and Building D3.

At the terminus of Larimer Street, a 0.20-acre public open space is proposed between Buildings D1 and D2 extending from Longshore Street to Riverside Drive. Segments of the John Shields Greenway are proposed on the north side of Buildings D2 and D3, 0.08-acre and 0.20-acre in size, respectively. An additional 0.48-acre of open space is included within Riverside Crossing Park to meet the minimum open space requirement for the uses proposed.

The proposed architectural design for each of the Block D buildings is currently under development. Dimensioned floor plans and a building section have been provided for each building. Several perspective views of Block D are included depicting the spatial relationship between the proposed buildings, and the overall mass and form of each building but without proposed exterior materials and detailing. Inspirational images are provided for each building, depicting the general architectural character and materials that may be proposed with the Basic Plan application.

d. Architecture

The proposed architectural design for each of the Block D buildings is currently under development. Dimensioned floor plans and a building section have been provided for each building, with some material inspiration images. Several perspective views of Block D are included depicting the spatial relationship between the proposed buildings, and the overall mass and form of each building but without specific exterior materials and detailing. Inspirational images are provided for each building, depicting the general architectural character and materials that may be proposed with the Basic Plan application.

Building D1 is a six-story Mixed-Use Building Type, with an overall height of ±80.33 feet. Non-residential uses are proposed on the first and second floor. Lobbies and vertical circulation are generally located along the Longshore elevation, and a central corridor through the building from Longshore to Riverside divides the ground story into two large tenant spaces. Entrances are provided on the east, west and south elevations. An overhead pedestrian bridge connects to Building D5 (Parking Structure) at the third floor. The Inspirational Images provided reflect a predominantly brick and glass building, with storefront style windows on all floors similar in character to Building B3.

- 1st Floor: 25,700 SF of retail/restaurant
- 2nd Floor: 25,700 SF of office
- 3rd through 6th Floors: 44 total dwelling units

Building D2 is a six-story Corridor Building Type, with an overall height of 90 feet. No residential uses are proposed in the building. Retail is proposed at the first floor, with 5 floors of office above. The 6th floor steps back to create an outdoor terrace on the west and south elevation. Entrances are proposed on the north and south elevations, with vertical circulation generally located in the central core. The Inspirational Images provided

reflect a predominantly glass and metal panel building facade, similar in character to Building A3.

- 1st Floor: 15,306 SF of retail
- 2nd through 6th Floors: 88,447 SF of office

Building D3 is a five-story Corridor Building, with an overall height that varies from 10 feet at the highest point on the west elevation to the low point at the east elevation. The first floor is comprised of a partially below grade podium parking deck and a pharmacy in the northwest corner with a drive-thru integrated into the parking area. Residential units are proposed on the four upper floors. Main Entrances and vertical circulation are proposed at the east and west elevations of the building. Individual units appear to be accessed via an internal corridor only. Balconies are proposed with the units facing north, east and west at the outer perimeter of the building. Units facing south and at the inner perimeter of the building face a terrace proposed at the second floor. An overhead pedestrian bridge connects to Building D5 (Parking Structure) at the third floor. The Inspirational Images provided reflect a predominantly brick and metal panel/cementitious panel building facade, similar in character to Buildings B1, B2, and C1.

- 1st Floor: 990 gsf. Retail (Drive-thru Pharmacy), 52 Parking Spaces
- 2nd through 5th Floors: 76 total dwelling unit

Building D4 is the Corridor Building portion of Building D4/D5. It is a five-story building with an overall height that varies from ±60 feet at the west elevation to ±45 feet at the east elevation. The first floor facing Larimer Street is comprised of retail use, lobby space, bike parking and support space, and is partially below grade at the eastern end of this wing of the building. Residential units are proposed on all other floors, including the first floor of the wing facing Mooney Street. A vehicular access (entrance only) to the parking structure is provided through the building from Mooney Street. Individual units appear to be accessed via an internal corridor only. Balconies are proposed with a portion of the units. The Inspirational Images provided reflect a predominantly brick and metal panel/cementitious panel building facade, similar in character to Buildings B4 and C4.

- 1st Floor: 2,953 SF of retail
- 2nd through 5th Floors: 55 total dwelling units

Building D5 is the Parking Structure Building Type portion of Building D4/D5. It is a five-story building with an overall height of ±47 feet. Retail use is proposed on the first floor facing Longshore Street and a portion of Tuller Ridge Drive. Access to the parking structure is proposed from Longshore Street (one entrance lane and two exit lanes) and from the previously noted entrance from Mooney Street through Building D4. On the third floor pedestrian bridges connect to Buildings D3 and D1 over Larimer and Longshore Streets. In the northwest corner of the fifth floor of the Parking Structure is proposed a private amenity space, including pools, a bar, a party room, and restrooms. A portion of this space may be rented for event use by non-residents.

- 1st Floor: 6,262 SF of retail, 85 Parking Spaces
- 2nd through 5th Floors: 552 Parking Spaces

e. Open Space

Based on the square footage of the commercial uses proposed and the residential unit count, a total of 0.88-acre of publicly accessible open space is required with this Development Plan. A total of 0.96-acre of open space are proposed as follows:

- A 0.2-acre segment of the John Shields Greenway is proposed on the north side of Building D3. No details have been provided for the design of this open space.
- A 0.07-acre segment of the John Shields Greenway is proposed on the north side of Building D2. This area coincides with a Gateway location as described and illustrated in the Scioto River Neighborhood Standards. The design of this open space will be developed in the future as the city explores design and functionality of the greenway space in its entirety.
- A 0.16-acre 'Public Open Space' is proposed between Buildings D1 and D2. The proposed design of this space includes 'Outdoor Dining' spaces adjacent to both buildings, a central 'Bocce/Cornhole Court' flanked by specimen trees and ornamental understory plantings, with moveable tables and chairs on decorative paved areas.
- The remaining 0.28-acre proposed to meet the open space requirement is proposed out of the nearby Riverside Crossing Park. A fee-in-lieu of this 0.28-acre will be required to meet the open space standards, if approved by the Required Reviewing Body.

f. Vehicular Access Management

The architectural drawings for Building D4/D5 depict one curb cut from Mooney as an entrance only lane, and one curb cut from Longshore Drive sized to accommodate one entry and two exit lanes and access to the support area.

Criteria Analysis

A. Development Plan Review Analysis [§153.066(F)(2)]

a. The Development Plan Review be substantially similar to the approved Basic Development Plan.

Not applicable. The proposal is the Basic Development Plan.

b. Lots and Blocks are consistent with requirements of §153.061.

Criteria met with Waiver. The site layout requirements will require a waiver for the length of the block.

c. Consistent with the general pattern of street development conceptualized and traffic can be accommodated.

Criteria met. The extension of Larimer and Longshore Streets are consistent with the conceptualized street network map. The applicant has worked with Engineering to ensure the intent has been met.

d. Consistent with the principals of walkable urbanism.

Criteria met. As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks and paths surrounding the development.

e. Buildings and open spaces are appropriately sited and consistent with requirement for types, distribution and suitability of open space.

Criteria met with Condition. The buildings and publicly accessible open spaces are consistently sited and meet the requirements of Code with a fee-in-lieu payment.

f. The application is consistent with applicable Neighborhood Standards.

Criteria met. This proposal incorporates the elements consistent with the Scioto River Neighborhood standards with the open space corridor (greenway) and a balanced mix of land uses including residential to complement office and services.

g. If phased, the proposed phase can stand alone.

Criteria not applicable. No phasing or construction schedule of the project is proposed as part of this application.

h. Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.

Criteria met. The development will provide an interesting, walkable setting for urban lifestyles that places value on human scale and a diversity of experiences. The layout of the public spaces and function of the integrated sidewalk and bikeway network is consistent with these principles.

i. Provides adequate and efficient infrastructure.

Criteria met. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.

B. Site Plan Review Analysis [§153.066(F)(2)]

a. The Site Plan Review be substantially similar to the approved Basic Site Plan.

Criteria not applicable. This application is for Basic Site Plan.

b. Consistent with the approved Development Plan.

Criteria not applicable. A development plan is part of this application.

c. Meets all Zoning requirements except as authorized by Administrative Departures and Waivers.

Criteria met. As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departures.

d. Internal circulation system and driveways provide safe and efficient access.

Criteria met. As proposed, the development is consistent with the Principles of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks and paths surrounding the development.

e. The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community.

Criteria met. The proposed layout of the site and its modern architectural design provides for coordination and integration of the development within the surrounding area, while maintaining the high quality image of the city.

f. Consistent with requirement for types, distribution and suitability of open space.

Criteria met. The publicly accessible open space meets the requirements of public open spaces section of the Code for type, distribution and suitability.

g. The scale and design of the development allows for the adequate provision of services.

Criteria met. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.

h. Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties.

Criteria met. The final plans include provision for providing treatment of stormwater. This system will be required to meet the City of Dublin Stormwater Management Code.

i. If phased, the proposed phase can stand alone.

Criteria not applicable. No phasing or construction schedule of the project is proposed as part of this application.

j. Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.

Criteria met. The development will provide an interesting, walkable setting for urban lifestyles that places value on human scale and a diversity of experiences. The layout of the public spaces and function of the integrated sidewalk and bikeway network and the mixed-use development is consistent with these principles.

C. Administrative Departure Analysis [§153.066(H)(3)]

a. 153.062 (O)(5) Corridor Building Type—Building Siting.

1) Building Siting (a) Buildable Area (2) Maximum Impervious Lot Coverage.

Maximum impervious lot coverage is 80%.

Request. Building D3 to be 88%.

Criteria Met. The increased lot coverage is due to the functionality of the building and the street and lot layout.

b. 153.062 (O)(5)(b)—Building Height

2) Upper Story Height.

Maximum upper story height permitted is ±14 feet.

Request. Building D1 to be 15.5-foot height.

Criteria Met. The additional story height will improve the functionality of the proposed office use.

3) Ground Story Height.

Minimum ground story height permitted is 12 feet.

Request. Building D3 and Building D4 to be ±11 feet in ground story height at the east end.

Criteria Met. Due to the grade change, the reduction of ground story height is necessary to maintain an overall consistent story height average.

D. Waiver Review Analysis [§153.066(I)(6)]

a. 153.060 Lots and Blocks

1) (C) General Layout (2) Maximum Block Size (a)

Maximum block length permitted is 500 feet.

Request. Lot 17 Block has a maximum length of ±583 feet.

Criteria Met. The proposed layout is consistent with the intent of the requirement. The street layout dictates the lot size and dimensions.

b. 153.062 Building Types

2) (C) General Building Type Layout and Relationships (1)

Incompatible building types are not permitted directly across the street from one another or on the same block face.

Request. Proposed D3 (corridor building) and D4/5 (corridor building) to be located directly across from approved Single Family Attached Buildings (Block H).

Criteria Met. The proposed architecture approved for Block D is contemporary and compatible with the design of Block H. The variation of height with the inclusion of the towers will add interest and variety. Design elements have been incorporated to reduce any negative impacts on the residential use.

c. 153.062 (O)(6) Individual Building Requirements (Mixed-Use Building)

3) (a)1. Building Siting, Street Frontage, Front Property Line Coverage

Front property line coverage shall be a minimum of 95%.

Request. 83% property line coverage is proposed with Building D2.

Criteria Met. The recessed areas provide interest to the overall design of the structure and the building siting is sensitive to the adjacent greenway and existing infrastructure for the pedestrian tunnel.

4) (a) 1. Right-of-way Encroachments

Awnings, canopies, eaves, patios, and projecting signs are permitted to encroach.

Request. Pedestrian bridge between D1 and D4/D5 over Longshore Street.

Criteria Met. In addition to the functionality of connecting the parking area to the residential units, the bridge adds dimension and variation to development.

Engineering has reviewed the proposal and finds it consistent with similar approvals. A condition addresses this encroachment.

5) (a)(3)(b) Building Height

Maximum building height permitted is 5 stories.

Request. Building D1 to be 6 stories in height.

Criteria Met. The additional story will be consistent with other permitted building types within the zoning district. The additional story will add presence and interest to a principal frontage and signature street in the district. It will also allow for additional office space within the district.

6) (c) Uses and Occupancy Requirements

Parking within buildings permitted in the rear of the first 3 floors and fully in any basement.

Request. Parking proposed in ground story in Building D3.

Criteria Met. The site is surrounded by multiple frontages and the functionality of the parking garage is necessary to be located on these streets.

7) (f) Uses and Occupancy Requirements

Occupied space requirement a minimum of 30-foot depth facing streets.

Request. Parking is on ground floor facing John Shields Parkway, Longshore Street, and Larimer Street for Building D3.

Criteria Met. The site is surrounded by multiple frontages and the functionality of the parking garage is necessary to be located on these streets.

d. 153.062 (O)(5) Individual Building Requirements (Corridor Building)

8) (b)(5)—Buildable Area

Maximum impervious lot coverage is 80%.

Request. Building D4 and D5 to be 90%.

Criteria Met. The increased lot coverage is due to the functionality of the building and the street and lot layout.

e. §153.065 Site Development Standards

9) (B)—Parking and Loading—Parking Structure Design (5)(a)(1) Entrance/Exit Lanes

One exit lane shall be provided for each 200 spaces.

Request. Three exit lanes have been provided.

Criteria Met. Access, circulation and grade forced the parking entrance/exit design. The additional exit lane meets the intent of this requirement.

E. Staff Recommendation

The proposed three Administrative Departures, nine Waiver Requests and Basic Plan are consistent with all of the applicable review criteria.

Approval of the three Administrative Departures is recommended.

1) 153.062 (O)(5) Corridor Building Type—Building Siting.

Building D3 is approved for 88% lot coverage

2) Upper Story Height.

Building D1 is approved to be ±15.5 feet height.

3) Ground Story Height.

Building D3 and Building D4 to be ±11 feet in ground story height at the east end.

Approval to City Council of the nine Waivers is recommended.

- 1)** §153.060 (C)(2)(a) Maximum Block Size (requested: 583-feet) (required: 500-feet maximum)
- 2)** §153.062 (C)(1) General Building Type Layout and Relationships (requested: incompatible building types, corridor to single-family attached) (required: no incompatible buildings)
- 3)** §153.062 (O)(6) (a)1. Building Siting, Street Frontage, Front Property Line Coverage (requested: 83% property line coverage) (required: 95% minimum coverage)
- 4)** §153.062 (O)(6)(a) 1. Right-of-way (requested: pedestrian bridge between D1 and D4/D5) (required: awnings, canopies, eaves, patios, and projecting signs only)
- 5)** §153.062 (O)(6)(a)(3)(b) Building Height (requested: 6 stories) (required: 5 stories, maximum)
- 6)** §153.062 (O)(6)(c) Uses and Occupancy Requirements (requested: parking in ground story of D3) (required: parking within buildings permitted in rear of the first 3 floors or fully in any basement.)
- 7)** §153.062(O)(6)(f) Uses and Occupancy Requirements (requested: Parking on ground floor facing John Shields Parkway, Longshore Street, and Larimer Street for Building D3.) (required: Occupied space requirement a minimum of 30-foot depth facing streets)
- 8)** §153.062 (O)(5)(b)(5)—Buildable Area (requested: 90% for Building D4 and D5) (required: 80% maximum)
- 9)** §153.065(B)(5)(a)(1) Entrance/Exit Lanes (requested: three exit lanes) (required: One exit lane shall be provided for each 200 spaces.)

Approval to City Council of the Basic Plan with the following four conditions is recommended:

- 1) That the applicant record an easement for the encroachment of the bridges to the satisfaction of the City Engineer.
- 2) That the applicant revise the building plan to recess all entrances within 5-feet of the property line to meet the requirement of §153.062 (O)(6)(3).
- 3) That the applicant file a conditional use application for the podium parking for Buildings D3 and D5.
- 4) That the applicant revise the building plan to ensure all door swing areas will not encroach into the public right-of-way to meet the requirement of §153.062(O)(5)(b)(4).