

17-022BPR-INF– BRIDGE PARK, BLOCK D

Reviewing Board

Planning and Zoning Commission

Site Location

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

Proposal

Informal Review of a proposed 5.30-acre development with three blocks, streets, and four mixed-use 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

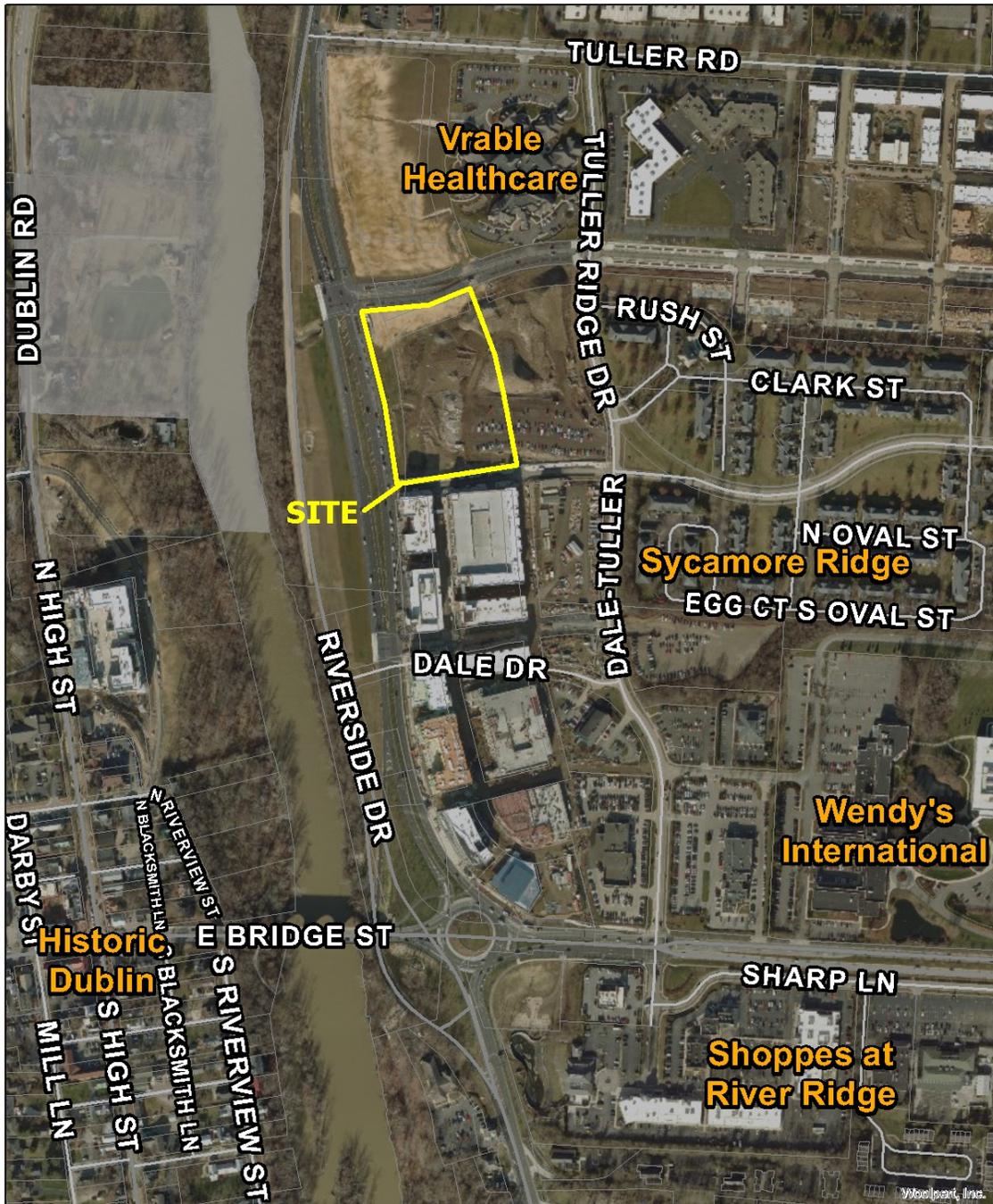


Discussion Questions

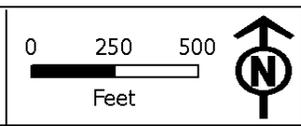
- 1) Is the overall proposed block arrangement consistent with the surrounding context?
- 2) Is the proposed architectural mass, form, and conceptual character of each building appropriate?
- 3) Is the proposed open space for public dedication appropriately located and sized?
- 4) Other considerations by the Commission.

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.



17-022BPR/PP/FP
Basic Plan Review/Preliminary Plat/Final Plat
Bridge Park - Block D
Riverside Drive



B. Overview

A. 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.

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.

B. 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.

C. Proposal

a. Summary

This is a proposal for informal review and feedback for Block D of Bridge Park (Basic Development/Site Plan to be reviewed by City Council). 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 Type 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 Type 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. No Inspirational Images have been provided for the Parking Structure portion of Building D4/D5.

- 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 .88-acre of publicly accessible open space is required with this Development Plan. A total of .96-acre of open space are proposed as follows:

- A .20-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 .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 carved out of the nearby Riverside Crossing Park. No design details have been included for the specific area of the park included with this application.

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.

D. 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.

1) Consistency with Context

Is the overall proposed block arrangement appropriate with the surrounding context?

The proposed block pattern is generally consistent with previous development blocks approved within Bridge Park East. Existing streets have been extended to the maximum extent practicable as required by Code, and the resulting block sizes are generally consistent with those previously approved. The lot coverage for the Block/Lot 14 and Block/Lot 15 exceeds code and will require an Administrative Departure/Waiver.

The vacant parcel on the north side of John Shields Parkway is the final significant remaining piece of Riverside Drive frontage before transitioning out of the Bridge Street District. The development potential of this parcel should be considered in relation to that proposed with Block D, the future John Shields Parkway Bridge across the Scioto River, and the objective of creating a gateway at this location as described in the Scioto River Neighborhood Standards.

2) Architecture

Is the proposed architectural mass, form, and conceptual character of each building appropriate?

Architectural Mass/Height. The two-dimensional architectural pattern (figure-ground) of Block D is highly consistent with Blocks B and C. The proposed story heights mirror the heights approved with Block B—6-story buildings fronting Riverside Drive, with 5-story buildings to the east. Block C building heights are all 5-stories in height. Of the remaining buildings fronting Riverside Drive, A3 is eight stories and A2 is one story in height (by Waivers). A Waiver will be necessary for Building D1 to permit 6 stories, where 5 is the maximum for this building type.

Architectural Character. The Inspirational Images provided reflect a conceptual architectural character for each building that is similar in materials and execution to those already constructed in Bridge Park East. The character of Building D2 is highly

reflective of Building A3 at the opposite end of Bridge Park East, providing 'bookends' to the overall development.

3) Open Space

Is the proposed open space for public dedication appropriately located, sized and designed?

Interior Public Open Space. The pattern and size of proposed public open space on the interior of Block D is similar to that provided in previously approved blocks. The function of each of these interior open spaces is closely connected to the adjacent land uses and should be designed and programmed to effectively serve the adjacent area as uses change over time. Private 'Outdoor Dining' space is proposed adjacent to the buildings, with informal seating areas, and a 'Bocce/Cornhole' court proposed toward the interior of this space.

Greenway. The John Shields Greenway is a key east/west open space corridor, ultimately linking from Sawmill Road to Riverside Crossing Park to the Indian Run to Coffman Park and beyond. A gateway is present along this greenway at John Shields and Riverside Drive as illustrated in the Neighborhood Standards as a point of identification and sense of arrival. Greenways are required to be a minimum width of 30 feet, and have an average width of 60 feet. As presently approved and/or established from Tuller Flats Block J at the east end to Bridge Park East Block H at the west end, the minimum width is 28 feet and the average width is ± 53.3 feet. With the proposed greenway segments included, the average width is ± 53.8 feet.

Additional Open Space Acreage. The open space acreage within Riverside Crossing Park proposed to be counted toward the Block D requirement is subject to additional research of the provisions of the economic development agreement.

E. 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. That the applicant revise the proposed wall sign to be a single color to meet the requirements of the Corporate Office Signs provision.

- 1) Is the overall proposed block arrangement appropriate with the surrounding context?
- 2) Is the proposed architectural mass, form, and conceptual character of each building appropriate?
- 3) Is the proposed open space for public dedication appropriately located, sized and designed?
- 4) Other considerations by the Commission.