

17-124DP/SP – EAST PLAZA

Site Location

West side of Riverside Drive, north of the intersection with SR 161.

Proposal

Waiver Review (WR), Development Plan Review (DPR) and Site Plan Review (SPR).

Zoning

Bridge Street District – Public District

Property Owner

City of Dublin

Applicant/Representative

Christopher Kimbrel, ASLA, LEED AP, MKSK

Applicable Land Use Regulations

Zoning Code Sections 153.057-066

Staff Recommendation

Recommendations of approval with conditions

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Case Manager

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Summary

Review and approval of site improvements including pavilion, seating, water feature, paths and landscaping for the first phase of the Riverside Crossing Park, East Plaza.

Zoning Map

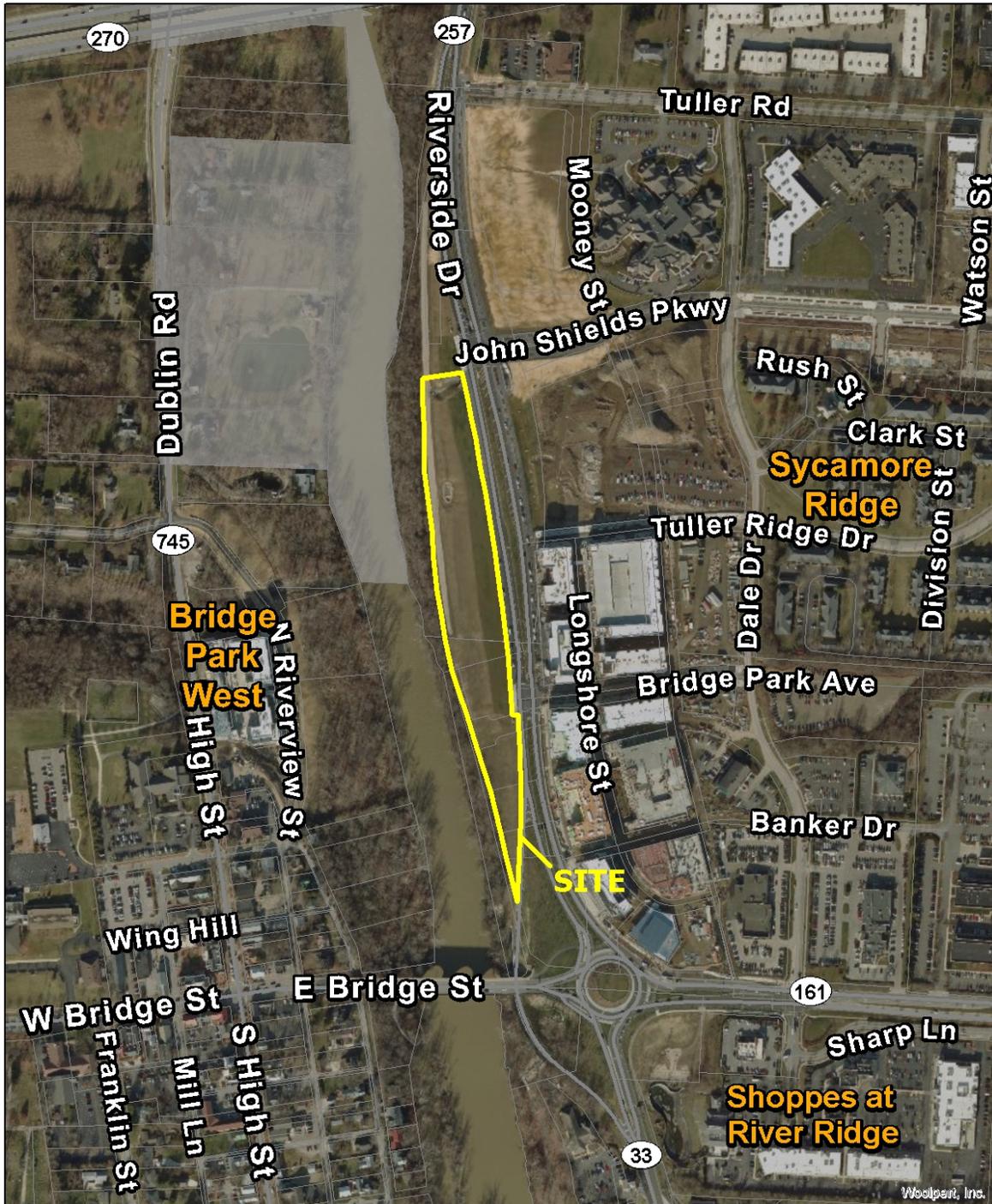


Next Steps

Upon recommendation of approval from Administrative Review Team, the applications will be forwarded to City Council for review and approval.

1. Context Map

The site is located on the west side of Riverside Drive, north of the intersection with SR 161.



 <p>City of Dublin</p>	<p>17-124SPR Site Plan Review Riverside Crossing Park, Phase 1 - East Plaza</p>	<p>0 250 500 Feet</p> 
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2. Overview

A. Background

1) Master Plan Approval

The River Corridor Framework Planning was authorized by City Council in 2013, which led to the development and planning of the public infrastructure and park improvements along the Scioto River within the Bridge Street District. A series of public meetings and input sessions resulted in the creation of a Master Plan for the park along the west and east sides of the river. City Council adopted resolution 32-16 for the Scioto Riverside Park Master Plan on May 23, 2016.

2) Basic Plan Approval

The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Basic Site Plan on November 3, 2016, with formal review and recommendation for approval by the ART on November 23, 2016. City Council approved the Basic Plan Review and designated themselves as the required reviewing body for future applications on December 5, 2016.

3) Site Plan - West Plaza

The Architectural Review Board conducted an informal review of the Site Plan for the western portion of the park on June 28, 2017. The Administrative Review Team held a formal review and made a recommendation of approval to City Council on August 3, 2017 with no conditions. City Council approved the Site Plan for Phase 1 of the development for the City of Dublin Riverside Crossing Park, West Plaza and associated site based on the approved Master Plan on August 28, 2017.

4) Site Plan – East Plaza

The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Development and Site Plan on January 4, 2018. Members had questions regarding the lighting design for the park given that it will be accessible day and night. Some members encouraged a vegetated roof for the pavilion to provide a more aesthetically pleasing view from the east as well as to address sustainability. Members also discussed different materials for the pavilion in lieu of the proposed wood. Discussion also included accessibility for bicyclist and programming for the park.

B. Site Characteristics

1) Natural Features

There is significant grade change across the site, with the largest change from east to west from Riverside Drive toward the Scioto River.

2) Historic and Cultural Facilities

No historic and cultural facilities are present on the site.

3) Surrounding Land Use and Development Character

- North: BSD-P, Public District (Riverside Crossing Park)
- West: Scioto River

- East: BSD-SRN, Scioto River Neighborhood District (Mixed use development)
- South: SR 161

4) **Road, Pedestrian and Bike Network**

The site is bordered by Riverside Drive along the east which provides a shared use path. The east plaza improvements include pedestrian and bike facilities that connect throughout the proposed park area and to the pedestrian bridge.

3. Proposal

1) **Summary**

The proposal is for the development for the first phase of the Riverside Crossing Park - East Plaza which includes the landing for the pedestrian bridge, plaza, pavilion, seating, water feature, park maintenance building, bridge abutment walls, paths and landscaping.

2) **Process**

The Zoning Code requires review by the Administrative Review Team (ART) with a recommendation forwarded to the City Council for a determination, as the required reviewing body.

3) **Uses**

A majority of the site is zoned Bridge Street District – Public District, which permits institutional use, such as libraries, schools, and parks. A smaller portion of the southern portion of the site contains a number of parcels located in the previous Riverside Drive right-of-way, which will need to be rezoned to BSD-Public District in the future.

4) **Layout and Design**

The proposed Phase 1 park improvements for the east side of the river include a plaza landing, upper and lower terraces, a pavilion building with restrooms, a large green, seating, water features, landscape materials, and an underground maintenance facility. The east plaza landing aligns with Bridge Park Avenue and provides access from the pedestrian bridge to the park and to private development east of Riverside Drive.

The entrance to the east plaza landing is shown at the end of Bridge Park Avenue with a proposed pavilion and covered seating are located in the southern part of the plaza space, referred to as the upper terrace. A maintenance facility is located at the base of the pedestrian bridge and integrated into the slope on the back side of the upper terrace.

The proposed lower terrace contains fixed seating with a water feature and landscape elements located north of the pavilion. A series of terraced seating is integrated into the grade, as users move toward the river. The proposal includes a large green lawn area to the north and a series of pedestrian paths connecting the park amenities.

5) Pavilion

The pavilion is located in the southern part of the east plaza space, in the upper terrace. The location and orientation of the pavilion ensures visibility to the iconic pedestrian bridge. Given the comments and discussion by ARB and PZC at the Basic Plan Review, the pavilion was shifted farther to the south to open the view of the pedestrian bridge, while maintaining a comfortable size for the east plaza.

The proposed design incorporates a rectangular building with a flat roof, gently flared that extends over the western portion of the upper terrace. The overhang is intended to provide cover and shade for the seating and gathering space underneath. The area contains a limestone veneer fire place feature within the center.

Access to the restroom facilities is provided on the north elevation and a small prep kitchen area is located at the west end of the pavilion building. The design and scale of the pavilion is intended to complement and not interfere with the design and scale of the pedestrian bridge. The materials include wood siding on all sides of the building with clear and fritted glass along the north and south elevations.

During the Informal Review, ARB and PZC provided feedback regarding the proposed materials and design of the pavilion and the drawings include an option for a green roof and an option for stone on the exterior of the building for ART's consideration. Planning recommends the incorporation of the green roof to improve the aesthetics, as the roof will be visible from the adjacent streets and buildings; and also for the incorporation of a sustainable design. Planning recommends the use of the wood siding for the pavilion, which is in keeping with the original design, as it is a lighter material among the large expanses of hardscape.

6) Seating and Water Feature

A variety of seating options are provided on the east plaza, including fixed and movable seating. The significant grade change on the east side provides several opportunities to incorporate seating into the slope. The proposal includes granite and architectural concrete seating elements within the upper and lower terraces of the park. A water feature is proposed within the upper terrace integrated into the seating area and intended to provide an amenity for park patrons.

7) Maintenance Storage Area

The proposed 4,300-square-foot maintenance facility is located at the base of the pedestrian bridge and is integrated into the slope on the rear side of the upper terrace. The area will house maintenance equipment, work benches and shop space, and mechanical systems and equipment. Access to the area is provided from the southern path system.

8) Parking

Vehicular access and parking are provided from the areas surrounding the proposed park. The Bridge Street District Code permits parking plan approval to address required parking for park uses. The proposed plaza does not provide designated off-street parking spaces, as it is intended to be utilized by patrons and those crossing between the east and west sides of the river via the pedestrian bridge. The existing public parking garages will provide adequate public parking, as well as the adjacent

on-street spaces. Pedestrian access is provided at the intersections of Riverside Drive and Bridge Park Avenue and John Shields Parkway.

9) Signs

Individual pin mounted letters are proposed along the eastern elevation, but no dimensions are provided. The proposed sign will need to meet the Code requirements of ½-square-foot per linear feet of building, up to 50 square feet.

10) Landscaping

Detailed planting plans have been provided for the East Plaza and surrounding area. Additional plans including a tree inventory and tree removal plan are needed to address City Council concerns regarding how existing plantings and tree removal will be handled for the site. These plans will be required to be submitted prior to City Council review.

4. Site Plan

The site plan shows the geography of this phase of the development of the east plaza, including the bridge landing, pedestrian paths, shelter, landscaping and water features.



5. Criteria Analysis

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

1) 153.065 – Fencing, Walls and Screening (E)(1)(a-b) – Wall Height

Retaining wall heights shall not exceed 4 feet in height when located to the front or 6 feet in height when located to the side or rear.

Request: Portions of the retaining walls exceed the six-foot height limitation.

Criteria Met. The portions of the retaining wall heights exceed the requirement to account for the significant grade change occurring on the site. The heights have been reduced to the extent possible and are located to the side or rear of the site to minimize the visual impact and incorporate high quality materials.

B. Development Plan Review Analysis [§153.066(E)(3)]

- 1) **Street Network and Block Framework.**
Criterion met with condition. The street network and block layout were approved with the Bridge Park West development applications. A smaller portion of the southern portion of the site contains a number of parcels located in the previous Riverside Drive right-of-way, which will need to be replatted and rezoned to BSD-Public District.
- 2) **Street Types Consistent with Walkable Urbanism.**
N/A
- 3) **Open Spaces and Building Types meet Siting Requirements.**
Criterion met. The plaza is located appropriately and meets Code.
- 4) **Infrastructure, Transportation and Environmental Requirements**
Criterion met with condition. Additional plans including a tree inventory and tree removal plan are needed to address City Council concerns regarding how existing plantings and tree removal will be handled for the site. These plans will be required to be submitted prior to City Council review.
- 5) **Creation of a Signature Place**
Criterion met. The proposed plaza is design to create a unique space along the river and provide a transitions between the new development along the east side of Riverside Drive and the Historic District.

C. Site Plan Review Analysis [§153.066(F)(3)]

- 1) **Similar to Basic Plan.**
Criterion met. The site design approved with the Basic Plan is substantially similar to the design proposed with the Site Plan.
- 2) **Consistent with Development Plan.**
Criterion met. The site design is consistent with the development plan and coordinates with surrounding development.
- 3) **Meets Sections 153.059 and 153.062-153.065.**
Criterion met with parking plan and condition. The proposal meets Code with approval of a parking plan. No dimension are provided for the wall sign proposed along the eastern elevation. The proposed sign will be required to meet Code.
- 4) **Safe and Efficient Circulation**
Criterion met. The site has been designed to allow for safe pedestrian circulation within the plaza, and access to and from the pedestrian bridge.
- 5) **Relationship of Buildings**
Criterion met. The proposed layout of the plaza provides for coordination and integration of the site within the surrounding area, while providing a transitional space between the river and the adjacent development.

- 6) **Open Space**
Criterion met. The plaza provides publically accessible open space and meets Code.
- 7) **Adequate Services**
Criterion met. This proposal connects to existing public utilities.
- 8) **Stormwater Management**
Criterion met. The proposal meets stormwater management.
- 9) **Phasing**
Criterion met. The proposal is for the first phase of park construction.
- 10) **Consistency with BSD Principals**
Criterion met. The proposed plaza provides public gathering and pedestrian circulation opportunities that meet the intent of the Bridge Street District Area plan and the approved Master Plan for the Riverside Crossing Park.

6. Recommendations

Waiver Review

The proposed Waiver Review meets all applicable review criteria. **Approval** is recommended to City Council for the waiver for Fences, Walls and Screening.

Development Plan Review & Site Plan Review with Parking Plan

The proposed Development Plan and Site Plan Review are consistent with all applicable review criteria. **Approval** is recommended to City Council with the following conditions:

- 1) A plat and a rezoning application will be submitted and processed through the appropriate approval process.
- 2) A tree inventory and tree removal plan be submitted prior to City Council review.
- 3) The wall sign proposed along the eastern elevation will be required to meet Code.