



# PLANNING REPORT

## Planning and Zoning Commission Architectural Review Board

Thursday, January 4, 2018 | 6:30 pm

### 17-124DP/SP – EAST PLAZA

#### Reviewing Board

City Council

#### Site Location

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

#### Proposal

Development and Site Plan Review

#### 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

A. Informal Review

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#### Case Manager

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#### Summary

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

#### Zoning Map

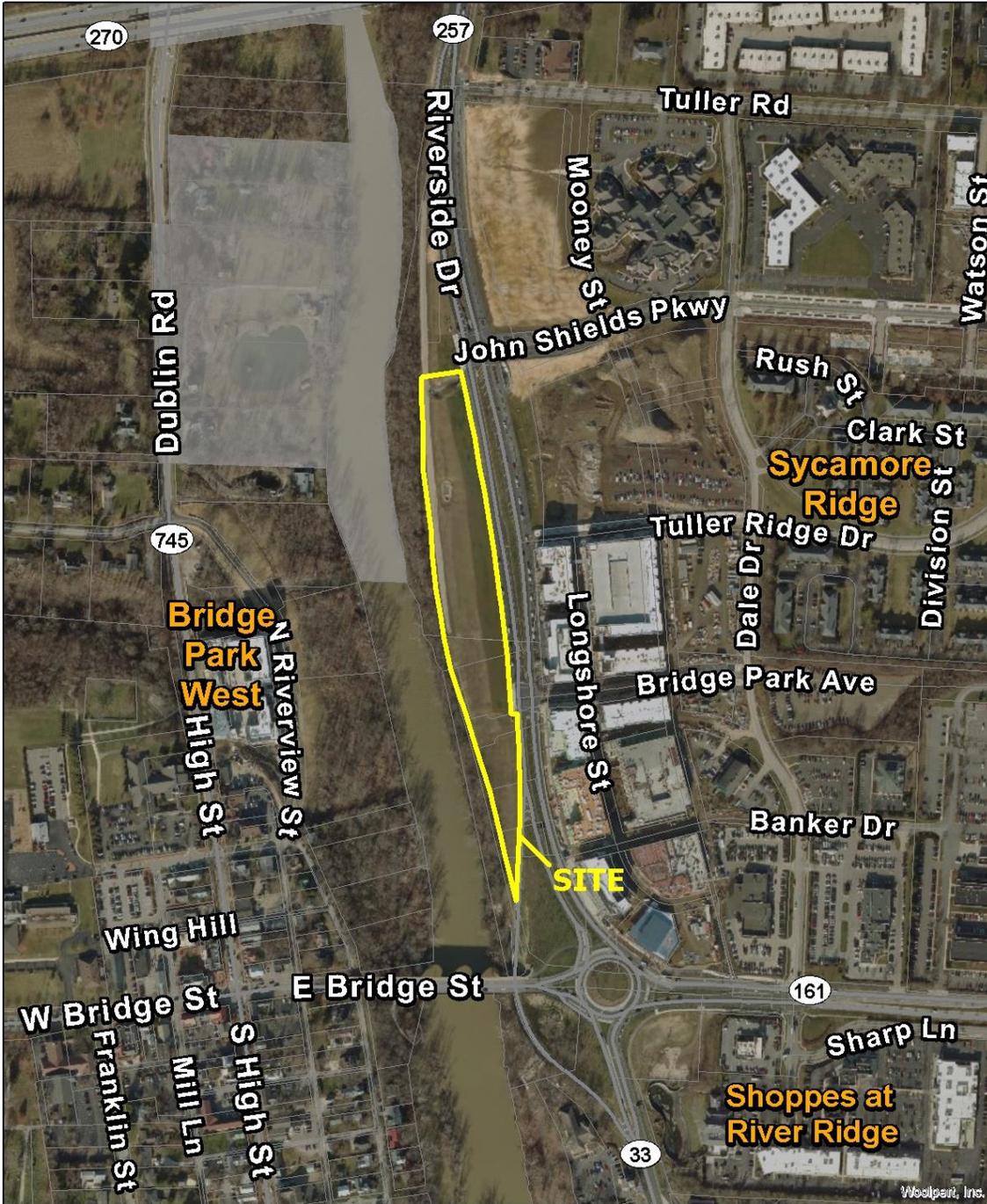


#### Next Steps

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

### 1) Background

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.

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.

The Architectural Review Board conducted an informal review of the Site Plan for the western portion of the park on June 28, 2017. Members and staff discussed the intent of the West Plaza and the goal to provide open views to the pedestrian bridge and the river, as well as ensuring the plaza provides adequate access and flow between the Historic District and the pedestrian/bike bridge. The members discussed the seating design and layout, and how to provide for interaction while allowing for bike and pedestrian access to the bridge. Discussion also focused on the final planting design and how to incorporate more vertical planting elements while not interfering with views. Overall the Board supported the proposal and found the improvements were in keeping with the Basic Site Plan approval.

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.

### 2) 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 eastern which includes 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.

**C. Proposal**

**1) Summary**

The proposal is for the development for the first phase of the Riverside Crossing Park, East 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. Informal feedback is requested from the Planning and Zoning Commission and Architectural Review Board prior to the recommendation made by ART.

**3) Uses**

The Bridge Street District – Public District permits institutional use, such as libraries, schools, and parks.

**4) Layout and Design**

The proposed Phase 1 park improvements for the east side of 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 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 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 covering 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 of 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.

**6) Seating and Water Feature**

A variety of seating options are provided between 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. The proposed plans include a water feature within the upper terrace that is integrated into the seating area and is intended to provide an amenity for park patrons.

**7) Maintenance Storage Area**

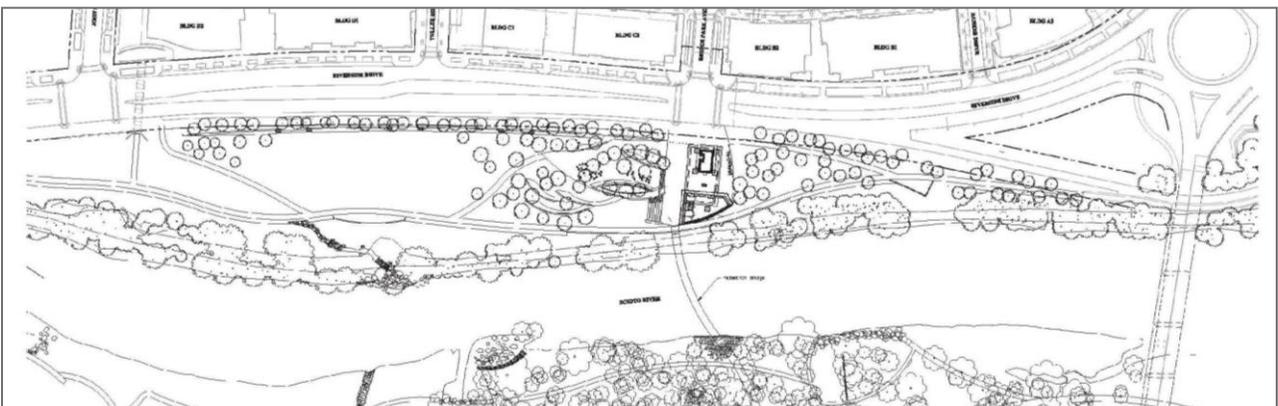
The proposed 4,300-square-foot maintenance facility is located at the base of the pedestrian bridge and is integrated into the slope on the rear side of the upper terrace. The area will house maintenance equipment, work benches and shop space, and mechanical systems and equipment. Access to the area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

**8) Parking**

Vehicular access and parking are provided from the areas surrounding the proposed park. Pedestrian access is provided at the intersections of Riverside Drive and Bridge Park Avenue and John Shields Parkway. A series of paths are provided throughout the park on both sides. An approved parking plan is included with the Site Plan.

**3. 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.



## 4. Recommendation

Planning recommends the Commission and the Board consider this proposal with respect to the surrounding context, architectural mass/form and conceptual character, as well as activity location/size/design. The following questions are provided to guide the informal discussion and feedback:

- 1) Does the design and layout of the plaza provide safe and efficient circulation?
- 2) Does the pavilion design complement and integrate with the surrounding building and context?
- 3) Does the proposed design and layout provide appropriate seating, amenities and design elements? What other elements should be provided?
- 4) Other considerations by the Commission or the Board.