

PLANNING REPORT

Planning & Zoning Commission

Thursday, December 12, 2024

Bridge Park, Block J

24-141CP

<https://dublinohiousa.gov/pzc/24-141/>

Case Summary

Address	4455 Bridge Park Avenue
Proposal	Request for review and recommendation of approval for a Concept Plan for the development of an office building, condominium, and parking garage.
Request	Request for Concept Plan review and recommendation of approval.
Zoning	BSD, Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Recommendation to City Council of Approval with Conditions</u>
Next Steps	Upon receiving a recommendation from the Planning and Zoning Commission, the application will be forwarded to City Council for final determination.
Applicant	Sarah Wilson, EMHT
Case Manager	Zach Hounshell, Planner II zhounshell@dublin.oh.us (614) 410-4652



Community Planning and Development



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Site Location Map

24-141CP - Bridge Park, Block J



- Site Features**
- 1 COTA Park and Ride
 - 2 Vacant Daycare building and parking lot
 - 3 Significant grade change from Dale Drive



1. Background

Site Summary

The combined ±5.37-acre site is zoned BSD, Bridge Street District – Scioto River Neighborhood, located southeast of Dale Drive and Bridge Park Avenue. The site consists of 5 properties containing an existing COTA Park and Ride lot, a vacant daycare facility, parking for Wendy’s property, and the staging area for The Bailey development to the west. The site features significant grade change from the northwest corner to Dave Thomas Boulevard and the southwest corner. An abandoned stream bed is located centrally on the site, with mature vegetation lining the bed.

Block J is the 8th block of Bridge Park East. The previous block, Block F, was approved in 2022 to develop The Bailey residential building.

Process

A Concept Plan is the first formal step of the development process and establishes the general outline of the proposed development’s scope, character, and nature. All new developments within the Bridge Street District are required to receive approval for a Concept Plan before a Preliminary and Final Development Plan. The process is outlined below:

- 1) **Concept Plan (CP)**
- 2) Preliminary Development Plan (PDP)
- 3) Final Development Plan (FDP)

This development will be accompanied by a Development Agreement (DA), a separate process between the applicant and City Council. A DA requires City Council to make the final determination on the Concept Plan, and the Planning and Zoning Commission (PZC) must make a recommendation to City Council.

The applicant has submitted a Lot Split application to the Community Planning and Development Department to acquire the eastern portion of the proposed development site. This area is currently owned by Wendy’s and would be split from their property for the development of this project. This process will run parallel with the development process but will be reviewed only by the Dublin Planning and Engineering staff.

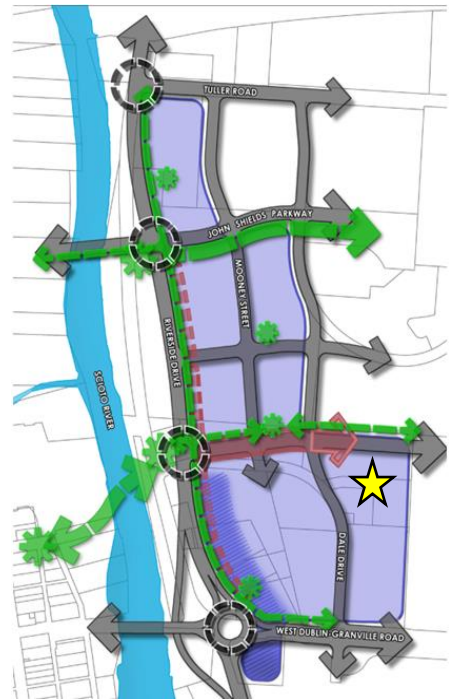
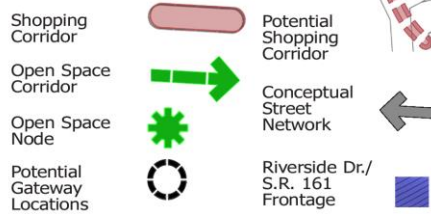
2. Bridge Street District

BSD-SRN, Scioto River Neighborhood

The BSD Code establishes Neighborhood Districts, where special attention to the location and character of buildings, streets, and open spaces is essential to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements, including street connections, open spaces, and gateways.

The BSD-SRN Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses include a residential presence to complement and support a strong mix of uses, with office employment and supporting service and commercial uses. A comfortable, walkable street network strongly connects these diverse but complementary land uses.

The site is located in the neighborhood’s southeast corner, bordered by Bridge Park Avenue to the north, Dale Drive to the west, a private section of Banker Drive to the south, and Dave Thomas Boulevard to the east. Dale Drive and Bridge Park Avenue are both designated as Principal Frontage Streets (PFS), which are intended to ensure certain street types are lined with continuous, pedestrian-oriented block faces of front building facades. Additionally, the neighborhood map shows a potential continuation of the shopping corridor along Bridge Park Avenue. However, the shopping corridor is not required to be extended with this development, as a shopping corridor has already been established along Riverside Drive and Longshore Drive. Only one shopping corridor is required in the neighborhood, and Staff has determined that this portion of Bridge Park Avenue would not be appropriate for an additional shopping corridor.



3. Project

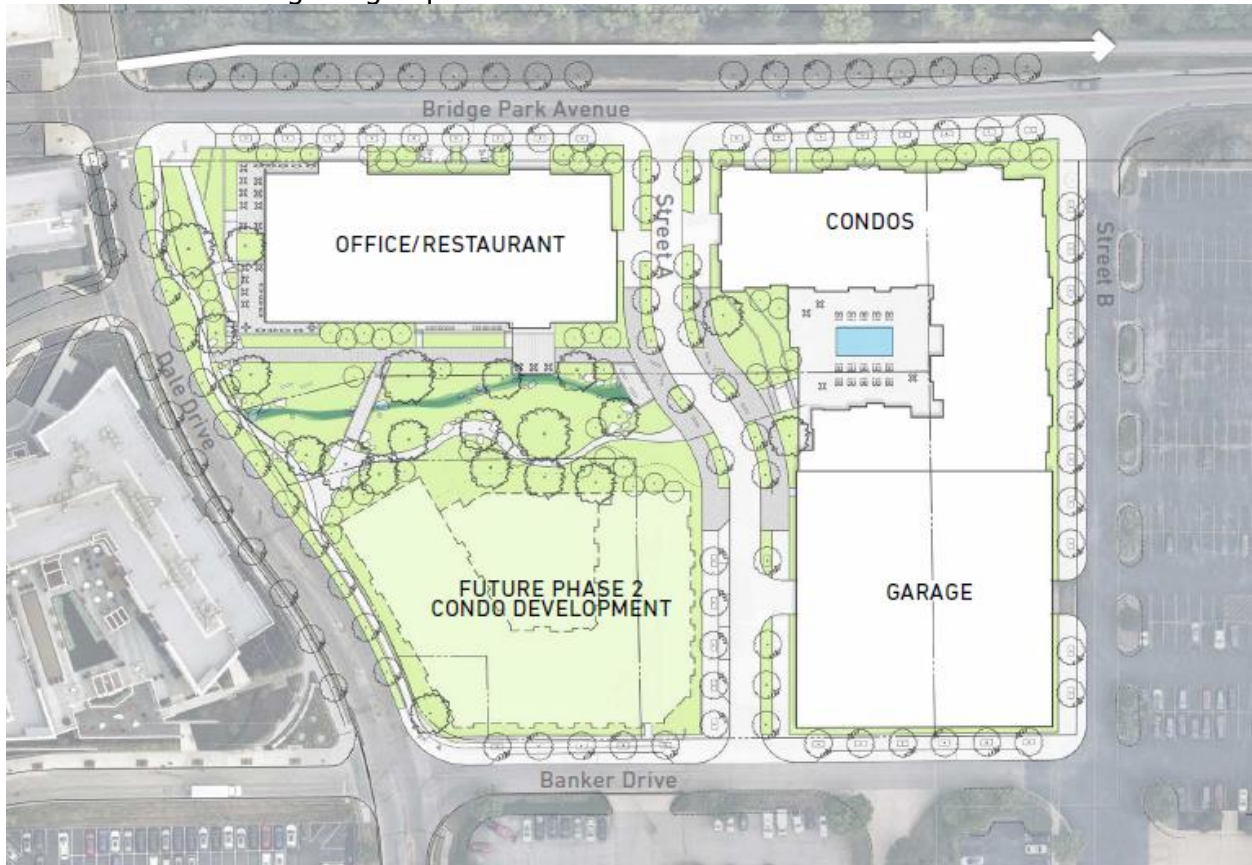
The proposal comprises four buildings: an office/restaurant, two condominium structures, and a parking garage. Phase 1 includes all development except the site’s southwest corner condominium building, which would be part of Phase 2. The footprint of Phase 2 is provided for reference but is not proposed with this application as this portion of the development is still being negotiated. The proposal establishes the general outline for the development, with additional analysis of code requirements and details of materials to be provided with the subsequent applications.

Site Layout

Three buildings are currently proposed with Phase 1 of the development. The office building is proposed in the northwest corner of the site at the intersection of Bridge Park Avenue and Dale Drive; the condominium building in the northeast corner of the site at the intersection of Bridge Park Avenue and Street B (Dave Thomas Boulevard); and a garage building in the southeast corner of the site at the intersection of Banker Drive and Street B. Street A is a proposed new north-south private service street that would split the property in half. Public open space is proposed in the western half of the development, connecting Dale Drive and Street A. Additional open space is provided across Street A between the condo building and the private street.

Buildings within the Bridge Street District are typically required to occupy the corner of a property at the intersection of public streets. However, due to the significant grade change at the Bridge Park Avenue and Dale Drive intersection, the office building is set back ±35 feet from Dale Drive. Permitted open space types are allowed to occupy the corner of the lot instead

of the building. A Waiver could be required with a Preliminary Development Plan for this deviation from building siting requirements.



Street Network

The development is expected to have frontage on five streets: Dale Drive (Public/Principal Frontage Street), Bridge Park Avenue (Public/Principal Frontage Street), Banker Drive (currently Private/to-be Public), Street A (to-be Private), and Street B (to-be Public). Dale Drive and Bridge Park Avenue are currently not built to Bridge Street streetscape standards but will be updated with the development of this site. Banker Drive is presently a private street owned by Cadillac to the south. The proposal currently shows the portion of the Banker Drive streetscape on the proposed site to be updated to meet the streetscape standards. However, additional discussions between the city and the applicant are necessary to determine the future of the street with the development of this site. Street B (Dave Thomas Boulevard) is also a private access drive expected to provide public access to the proposed garage on the site's east side. Additional discussions between the city, the applicant, and Wendy's are necessary to determine how the street should be approached to accommodate the new development and the needs of Wendy's operations to the east.

Open Space

The primary public open space is centrally located between the office building and the Phase 2 condominium building. The intention for the design of this public open space is a greener and more natural environment, including a proposed revitalization of an existing stream bed to assist in the site's stormwater management strategy. It would be supplemented by

benches, decking/boardwalk and additional greenspace with pedestrian facilities throughout the center of the development that would drive pedestrian activity throughout the site. The applicant has not identified the open space type at this time but will be required to provide an analysis of the open space requirements with the Preliminary Development Plan.

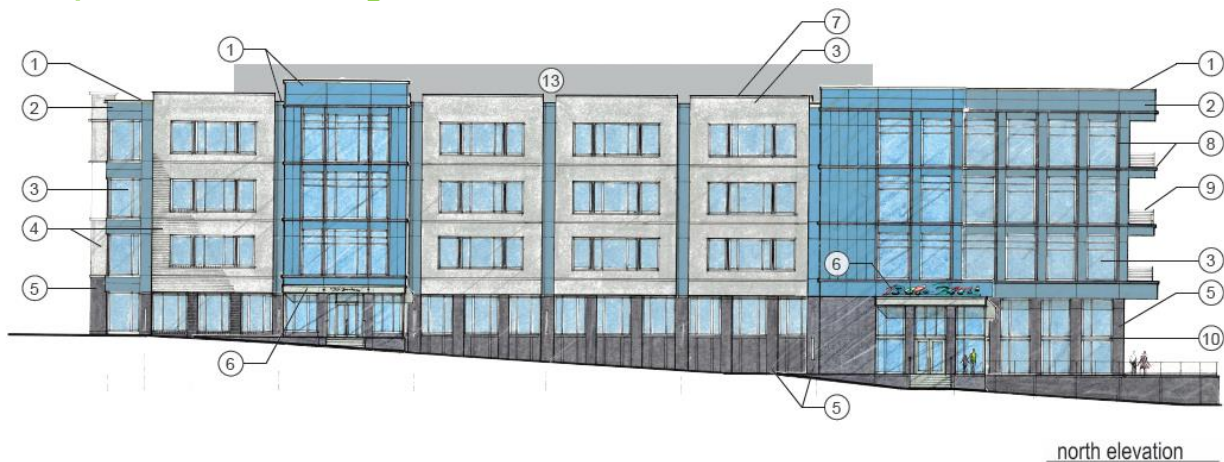
Open Space requirements within the Bridge Street District are dictated by the uses in the development. 1-square-foot of open space is required for every 50 square feet of commercial development, and 200 square feet of open space for each dwelling unit. For a mixed-use scenario, the requirements for open spaces are individually calculated. Based on the conceptual square footage of the development, ±1.10 acres of open space are required. This acreage includes the anticipated phase 2 development of the condominium building. The applicant has not indicated the proposed open space for the development. Should the open space be less than the required acreage, the Commission would need to consider whether a waiver would be supported based on the design and quality of the open space.

Parking

Parking is determined by the square footage of a specific use or the number of residential units in a development. Based on the estimated number of condo units and the size of both office and residential uses, the development is required to provide at least ±662 parking spaces (including Phase 2). This number is expected to change based on the distribution of 2-bedroom and 3-bedroom units between the condo buildings.

The proposed parking garage contains 534 parking spaces. Additional on-street parking is anticipated along the development's public and private streets. The applicant will need to provide a parking analysis to determine whether the parking needs can be met or whether a parking plan will be required.

Office/Restaurant Building



The office building is proposed to be a Loft building type. This building is four stories in height and just over 100,000 square feet in size. Approximately 10,000 square feet of the building is expected to include restaurant space in the western half of the first floor. The restaurant space will feature taller ceilings due to the lower grading of the west half of the building. The building will have frontage on two principal frontage streets, with outdoor patio seating areas adjacent to the intersection of Dale Drive and Bridge Park Avenue for the restaurant user. The upper

stories of the building will also feature balconies for office tenants. The building is proposed to be constructed of brick, cast stone, and storefront systems, with blue metal panels as a complementary material.

Condo Building

The condominium building is proposed to be an Apartment building type. This building is five stories tall and will include ±89 residential units at approximately 145,000 square feet. The building will have frontage on one principal frontage street (Bridge Park Avenue), which will serve as the primary street frontage. An amenity deck with a swimming pool is proposed at the center of the building, which will open up to Street A and the public open space. The south side of the building connects to the garage, allowing residents to have direct access. Renderings of the building have not yet been provided, but the applicant is requesting feedback on a potential building material called NewBrick. This brick-clay veneer is anticipated to be used on upper stories only. A material board of the brick will be provided at the meeting. A waiver would be required to use this material at the Preliminary Development Plan stage.

Apartment building types are permitted with a maximum height of 4.5 stories in the Bridge Street District. As requested, a waiver would be needed to allow the building to exceed this height. The Commission should consider whether this future waiver request would be appropriate to allow a habitable 5th story. The applicant may pursue a different building type that allows five stories but has different transparency, siting, and façade requirements.

Garage Building



The garage building is proposed to be a Parking Structure building type, which is compatible as an accessory to the Apartment building type. The garage is five stories in height with 534 parking spaces across 200,000 square feet. The garage is proposed to be clad in brick, cast stone, and storefront systems with a perforated aluminum scrim on the south elevation that will incorporate artwork in the future.

The garage is expected to have rooftop parking, which requires the addition of an enclosed stairway and elevator in the northwest corner of the garage. This enclosed space will be six stories in height, which would require a waiver. Parking structures are permitted to include parking on the roof, consistent with other parking garages in Bridge Park.

Parking structures that are completely lined by space available for occupancy along a public or private street frontage and parking structures located on the interior of blocks with other building types situated between the parking structure and the street are considered permitted uses. However, all other parking structures are considered conditional uses. The applicant must submit a Conditional Use application for the standalone garage with the Preliminary Development Plan.

4. Plan Review

Concept Plan Review	
Criteria	Review
1. Consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.	Criteria Met. The Concept Plan is generally consistent with the applicable plans and policies.
2. The Concept Plan conforms to the applicable requirements of the BSD Code.	Criteria Met. At this stage, the development generally aligns with the intent of the BSD Code’s requirements. Subsequent applications will provide a more thorough review and analysis of the zoning requirements.
3. Conforms to Lots and Blocks, Street Types, and Site Development Standards.	Criteria Met: The addition of Street A and Street B will create a new block consistent with the BSD Street Network Map. Further development and analysis of the existing and future streets will be required with subsequent applications to determine the layout and design of each streetscape.
4. The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.	Criteria Met with Conditions. The proposed land uses largely meet the Scioto River Neighborhood District requirements. The applicant must submit a Conditional Use application to permit the proposed standalone garage.
5. The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the	Criteria Met. The development is generally scaled appropriately with the character of Bridge Park. The current proposal could require waivers to the height of the apartment building type and the garage. Subsequent applications will require additional analysis to review the additional height requests.

Concept Plan Review

Criteria

Review

Building Types in the Code.

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| 6. The conceptual design of open spaces provides meaningful gathering spaces to benefit the development and community. | Criteria Met. The proposal features a distinctly natural open space that is different from the existing open spaces in Bridge Park. This can create additional meaningful open space in the district for the community's benefit. Further analysis is required to determine the size and type of the open space and how it complies with the code's requirements. |
| 7. The Concept Plan allows for the connection and expansion of public or private infrastructure. | Criteria Met with Conditions. The proposal extends two streets (Streets A and B) and updates the streetscapes of three existing streets. The applicant should continue to work with Staff on converting Banker Drive and Street B (Dave Thomas Boulevard) to public streets. |
| 8. The development concept conforms with the Neighborhood Standards, as applicable. | Criteria Met. The proposal largely conforms to the Scioto River Neighborhood development standards. |

5. Recommendation

Planning Recommendation: Recommendation to City Council of Approval of the Concept Plan with conditions:

- 1) The applicant continues to work with Staff on the conversion of Banker Drive and Street B (Dave Thomas Boulevard) to public streets and,
- 2) The applicant submits a Conditional Use Permit with the submission of the Preliminary Development Plan.