

Memorandum

To: Rati Singh, AIA, Planner
Community Planning and Development
City of Dublin Ohio

From: Mark Ford

Date: September 18, 2025
REVISED September 30, 2025
REVISED October 3, 2025

Re: Bridge North Development – Preliminary Development Plan Review

Per your request I have reviewed the proposed preliminary Bridge North Development package provided via email on September 10, 2025. The submission materials include a Preliminary Development Plan application for a total of five (5) buildings to be located at the corner of Tuller Road and Riverside Drive at the north end of the Bridge Street Development. It is bounded on the south by John Shields Drive. The five buildings include a hotel, parking garage with attached mixed-use structures, two (2) residential buildings and an office building. The site is zoned Bridge Street District – Scioto River Neighborhood.

Below is an outline of the proposed materials with specific information and concerns regarding materials that may be new to or utilized in a more prominent application with the Bridge Street Development.

General Comments

1. Each of the residential buildings and the Garage + Liner building have wall plane detailing and top of building detailing that is similar to many existing buildings in the Bridge Street District. The result of this repetition of building massing and detailing that has in my opinion resulted in too much sameness where each building appears to be designed to comply with the same formula.
2. The ground floor level retail/commercial space elevation design in each building, except for the hotel, appears to be an afterthought to the building design. The relationship between the ground floor level details and materials with the upper floor levels should be a higher priority in the building designs with a focus on the pedestrian, street level experience.

Hotel – Meyers + Associates

1. Description: The proposed hotel is a six-story building with ground level amenity and support spaces and five upper levels of guest rooms. No roof top or upper terrace level spaces are proposed. The primary entrance is on the east, Longshore Drive side of the ground floor; a second entrance is provided on the west ground floor level at Riverside Drive.

2. In general, the building massing with slight building block rotation, fenestration and material detailing displays a high level of design and detail. The upper levels of the building are set back from the street on the east and south. The ground level massing and scale elements comprised of canopies, seating areas and transparent window systems engage the adjacent street and pedestrian walkways on the east, south and west. The north ground floor level is primarily for service functions. The varied upper-level window patterns integrate the guest room air conditioning louvers with a consistent repetitive opening size.
3. The northwest corner of the building at the corner of Riverside Drive and Tuller Road will be the northernmost edge of the Bridge Street District is anticipated to be focus point and gateway to the District. The current building height is 78'-0" above the street level. The massing at this corner does increase slightly from the building volume to the south. The degree of this increase is in my opinion appropriate to the overall building scale and increasing it more would appear to be arbitrary. A broader schematic alternative would be the inclusion of alternative exterior finish materials at this corner mass, guest room balconies or possibly a roof top dining or entertainment space.
4. Proposed Materials
 - a. Brick: Dark Brown to Black Range – Primary Material.
 - b. Brick: Buff Range – Primary Material.
 - c. Glazed Brick: Olive Green – Primary Material.
 - b. Thin Brick: Need Specification if to be provided.
 - d. Metal Panels: Sandstone – Secondary Material.
 - g. Aluminum Windows: Black – Primary Material.
 - h. Aluminum Storefront: Black – Primary Material.
 - i. Prefinished Aluminum Louvers: Black – Secondary Material.
 - h. Wood – No information provided.

Note: specific manufacturers and products are not listed for the metal panels, windows or louvers. This information will be required as part of the final development plan application.

5. The proposed materials are consistent with the existing Bridge Street Development. More importantly, the location of these materials on the building façade (i.e. ground floor level and upper floor levels) is appropriate. Note, in the previous submission the elevation diagrams indicate the upper two floor levels were to have "thin brick" veneer. The applicant should provide the specification on this material (i.e., is it true clay thin-brick or a synthetic material) and the method of installation.

Office – Moody Nolan

1. Description: The proposed office building has five floor levels with a total building area of 89,654 SF. The ground floor level indicates future retail uses. Floor levels 2, 3 and 4 have matching floor plans and each have a small terrace at the southwest corner of the floor plate; floor level 5 is similar, but with a larger southwest corner terrace. The main office entrance is on the east, Longshore Drive side of the building. The roof mounted HVAC equipment is screen with a continuous prefinished metal screen.
2. Exterior finish materials include the following:
 - a. Brick: US Brick, Black Satin of Similar Material – Primary Material.
 - b. Brick: Glen Gery, Light Buff Matt or Similar Color – Primary Material.

- c. Aluminum Storefront, Doors and Windows: Tubelite Storefront – Primary Material.
 - d. Metal Wall Panels, Centria Formawall Chromium Gray or Similar Product – Secondary Material.
 - e. Metal Roof Screen: Envisor Screen or Similar Product.
3. Centria Formawall is insulated metal panel with interlocking panel joints. The panel joists are gasketed with finished edges. More information regarding this material is available at <https://centria.com/product-series/insulated-metal-panels/architectural/formawall-dimension-series/>.

Benefits/features of this product are:

- a. Fire resistant.
- b. Concealed fastener and joining system.
- c. Improved sound dampening.
- d. Dimensionally stable.
- e. Resistant to fungi, water, insects and vermin.
- f. Sustainable material.
- g. The color is through the full depth of the material (not surface applied).
- h. Per the manufacturer's literature, there is a 20-year warranty durability and weather resistance.

Concerns with the material:

- a. The applicant should specify which of the gage material they will specify for this project.
 - b. The applicant should specify with of the panel finish (i.e. flat, embossed or straited) they intend to specify for this project.
 - c. The panel joints will create reveals at the perimeter of each panel (see panel installation details provided in the manufacturer's literature). These joints/reveals will be 5/8-inch wide and will create a discernable pattern on the wall surface. This can be a beneficial design element, but care will need to be taken to ensure that the pattern is consistent on all facades and particularly at wall openings and corners.
4. The "Office – List of Waivers" (page 16) Item D5 indicates that fiber cement panels are to be used; however, this material is not indicated on the building elevations. The applicant should clarify this statement.
5. The ground floor storefront system illustrations indicate a prefinished louver at the top of each storefront section. What is the proposed size and spacing of the louver blades?
6. Page 9 illustrates ground floor storefront canopy options. What are the proposed materials of these canopies?
7. This proposed office building in partnership with the office building to the south side of John Shields Parkway is jointly to serve as a gateway to the Bridge Street District. The massing of the building to south has a significant offset to create a large exterior space at the street level as well as the upper building levels. The southwest corner of the proposed north office building does not match the scale of the "gateway" building to the south. Revisions to the building mass offset of the exterior wall planes as well as the terrace details on the ground floor level and upper floor levels should be explored. As illustrated in the Gateway View rendering (page 15) the predominant edge of the building is the multiple terrace floor plates and the building

parapet. Although a negative space is created by these terraces, the scale and detailing do not create a gateway feature at this corner of the building.

8. As illustrated in the Office – Southwest Corner from Riverside rendering (page 16) the relationship of the second-floor terrace to the ground floor brick pier at the corner of the building is unresolved. Is there an alternative material and/detail that can be considered for this pier?
9. The east elevation is not as interesting as the west elevation, particularly at the building entrance. The raised parapet at the building bay with the entrance appears to be arbitrary.

Parking Garage Building – Archall

1. Description: The proposed parking garage building has six (6) levels of structural parking with a west entrance/exit at Level 1 on Longshore Street and an east entrance/exit on Mooney Street. A total number of parking spaces of 618 spaces is noted on civil engineering drawings. The west side of the garage is composed of a five-story mixed-use “Residential Liner” with commercial uses on the ground floor level along Longshore Street and four levels of residential uses above. Two bridge connectors are indicated at Level 4: one to Residential Building A to the south and one to Residential Building B to the west.
2. The orientation of the residential component of this building with the residential to the west is a change from the other garage buildings located to the south on Longshore Street. The other garages to the south have the garage component along the Longshore Street frontage with the residential component facing Moody Street. The proposed orientation may be to activate the street level along Longshore Street, but the ground floor retail spaces along Longshore Street lack detail, provide little or no pedestrian scale elements and appear to be an after thought to the building design.
3. Massing: There is little differentiation of the ground floor retail uses and the residential facades above. As illustrated in the Residential Liner + Garage – Longshore View (page 20) there are wall uninterrupted wall planes that extend from finish grade vertically approximately 78 feet. This does not provide the required street level pedestrian scale elements. One could consider creating a single-story mass that extends to the 0’ RBX line similar to the hotel building across the street to reduce this uninterrupted tall building façade.
4. Portions of the angled façade of the West Residential Liner Building are outside of the 0’ to 15’ RBZ along Longshore Street (See Civil Sheet C004). This could be addressed with creating a more pedestrian scale retail floor level, exterior canopy system or combination of both.
5. The northwest corner of the ground floor level appears to be a missed opportunity to create a more activated pedestrian experience at this end of the street. As illustrated in the Residential Liner + Garage – Tuller Northwest View (page 19) there is a single parking space at this corner. Removal of this parking space would create more space for a sidewalk patio area to support the ground floor retail.
6. Exterior finish materials include the following:
 - a. Brick: Glen Gery, Iberia Black or Similar Color – Primary Material
 - b. Brick: US Brick, Chestnut Velour or Similar Color – Primary Material.
 - c. Aluminum Storefront, Doors and Windows: Tubelite Storefront – Primary Material.

- d. Aluminum Extrusions: Custom Tubelite Aluminum Extrusion or Similar Product - Secondary Material.
 - e. Fiber Cement Wall Panels: Equitone Natura Pro Fiber Cement or Similar Product Secondary Material.
 - f. Metal Mesh Panels: FLExFacades Tensile Architectural Mesh, TeleGray/Copper/Anthracite or Similar Product - Secondary Material.
 - g. Ceramic Wall Tile: Millennium Tile, Bronze Mill Flush Reveal Panel - Secondary Material.
 - h. Corten Steel – Secondary Material.
7. Corten steel, also known as “weathering steel” is a low-alloy steel that forms a rust-like protective layer on its surface. This material does not require painting. There is a risk that this material will stain adjacent surfaces.
8. Fiber Cement Panels: Equitone Natural Pro Fiber Cement Panels are produced by Etex in Germany. These panels are highly compressed, air cured, cellulose fiber reinforced cement panel. The “Pro” series is highly abuse resistant and intended for areas of high traffic or potential impact and soiling. The thickness of the panel is either 8mm or 12 mm. Standard panel sizes are 4’ x 8’ and 4’ x 10 feet. The panel surface is a smooth matte finish with visible random fibers. The panels are installed as a rain screen veneer and required a weather barrier on the substrate to which they are affixed. Additionally, the panel system requires an air gap between the panels and substrate with ventilated trim members to allow air to enter into the system. The panels can be installed with a concealed or exposed fastening system. Typically, in both attachment methods there is an 8mm to 12 mm gap between the edges. With the concealed attachment system, this gap is backed by a recessed ventilated edge strip. More information regarding this material and example installations may be found at www.equitone.com. Benefits/features of this product are:
- i. Fire resistant.
 - j. Improved sound dampening.
 - k. Reduced solar heat gain.
 - l. Dimensionally stable.
 - m. Resistant to fungi, water, insects and vermin.
 - n. Sustainable material.
 - o. The color is through the full depth of the material (not surface applied).
 - p. Per the manufacturer’s literature, there is a 20-year warranty durability and weather resistance.
- Concerns with this material are:
- a. The gap between the panels will be integral to the overall wall pattern and design. These joints are highly visible. Planning for the panel joint layout around wall openings and edges will be critical to the success of the application.
 - b. The 20-year warranty is not very specific in what is covered (i.e. material replacement and/or installation costs).
 - c. I have specific concerns regarding the application of the fiber cement wall panels and the large percentage of wall area in which this material is indicated on the upper floor levels of the residential structure. These panels provide no detail or architectural interest at the top of the building. The use of this material is similar to other residential projects in Columbus and does not meet the higher quality material standards of the Bridge Street District; particularly in the amount of wall surface area that is proposed.

9. The garage west elevation is very modular and repetitive and lacks visual interest. There is no variation in the top of wall and limited variation in the vertical wall plane. Similarly, the north and south garage elevations are primarily horizontal openings into the garage structure. To provide some visual variation, a significant amount of architectural mesh infill panels with varying gradients of openings and finishes are indicated within the framed wall structure. This perforated material is employed to meet the building code free air requirements for an open parking structure. A similar design application is the recent OSU Medical garage on Canon Drive.

Metal Mesh Panels: FLeXFacades Tensile Architectural Mesh is manufactured by Structurflex and are specifically produced and promoted as a lightweight durable screening material for open parking structures. More information and illustrations of creating installations of this material may be found at www.flexfacades.com.

Benefits/features of this product are:

- a. Fire resistant.
- b. Fabricated in a range of openness for ventilation and opacity that can create a variety of colors, textures and patterns.
- c. The material can be printed with corporate branding, custom art, photography or illustrations.
- d. 50% the cost of fixed metal mesh screens.
- e. Sustainability: 100% recyclable.
- f. Reduces heat gain on adjacent surfaces and spaces.

Concerns with this material are:

- a. Project specific anchorage and frame detailing.
- b. Manufacturer literature states only a 10-year warranty and a 20-to-30-year life expectancy.

10. Millennium Tile is noted on the North, South and West Elevation Transparency Studies; however, on elevation sheets (pages 8 and 11) this same area is noted to be metal panel. Please confirm which material is proposed at this location. The material is manufactured by Millenium Forms and is a finished modular metal panel system comprised of stainless steel panels. Additional information regarding this product may be found at <https://millenniumforms.com/>.

Benefits/features of this product are:

- a. Highly corrosive resistant stainless steel with a coating of Zinc, Aluminum and Magnesium. Fire resistant.
- b. Variety of patterns and colors are available.
- c. The colored finish is produced by an electrochemical process to color the stainless steel without the use of dyes or pigments and creates natural variants in the colors and tones. The finish is not affected by UV rays.
- d. Sustainability: The panel material is composed of 75-85% post-consumer and post-industrial recycled materials and is 100% recyclable.

Concerns with this material are:

- a. Care will need to be taken in the panel spacing and detailing particularly at building corners and wall openings.

11. As noted on the building elevation transparency drawings, the use of the primary building material (i.e. brick) is significantly less than the 80% required by code. The west building façade

is composed of only 48% primary materials and 52% of secondary materials (i.e. metal and fiber cement panels and millennium tile). Similarly, the north façade has 52% primary materials, the south façade has 65%. The east façade has 58% primary materials but based on the building code open air requirements of an open garage, this would be anticipated. The amount of primary materials should be increased on west, north and south facades.

Residential Building A – Archall

1. Description: The proposed residential building has six (6) floor levels. Five floor levels are above grade on the east Mooney Street elevation and six floor levels area above grade on the west Longshore Street elevation. The ground floor level on both the east and west elevations is noted to be future retail. There is a large, elevated courtyard with a swimming pool deck is located above the west retail spaces. An elevated pedestrian bridge is proposed connecting the north elevation to the proposed parking structure to the north. The primary residential entrance is located on the east ground floor level.
2. Massing: The primary building massing is a “U” shaped volume sitting on a single story based. The open side of the of “U” is positioned along Longshore Street. While the single-story retail building base does continue the street level experience along Longshore Street, the large void or gap of 178 feet in the upper wall plane interrupts the continuity of the Longshore Street building massing (see Residential “A” Longshore Corner page 18).
3. Exterior finish materials include the following:
 - a. Brick: Glen Gery, Autumn Harvest or Similar Color – Primary Material.
 - b. Manufactured/Cast Stone: Arriscraft Cast Stone, Renaissance Suede or Similar Color - Primary Material – Primary Material.
 - c. Corrugated Metal Wall Panels: PacClad, Corrugated Metal-Highline B1 Graphite or Similar Product – Secondary Material.
 - d. Metal Wall Panels: Longboard Wood Look, Table Walnut or Similar Color – Secondary Material.
 - e. Fiber Cement Wall Panels: Equitone Natura Pro Fiber Cement or Similar Product – Secondary Material.
4. Arriscraft Cast Stone: Manufactured architectural concrete units that feature a variety of colors, textures, profiles and sizes.

Concerns with the use of cast stone at the ground floor level:

 - a. This material is susceptible to moisture and chemical (i.e. de-icing salts) damage at grade.
5. The use of Fiber Cement Board Panels appears to be limited to the balcony recesses on the north, south and east building elevations; however, a large majority of the upper levels on the west elevation indicate the use Fiber Cement Board Panels as the majority exterior wall material. Additional primary materials should be included in the west building elevations.
6. PacClad Metal Panels: These are prefinished metal panels that are manufactured in a variety of rib spacing and depths. The product indicated is 1 3/8” deep with varying rib widths. More information regarding this material may be found at <https://www.pac-clad.com/products/metal-wall-panels/precision-series/highline-wall-panel-systems/highline-b1/>.

Benefits/features of this product are:

- a. The material is manufactured in up to 22-foot-long sections, which will minimize/eliminate the number of panel joints in the field of the wall.
- b. The finish has a 25-year warranty.

Concerns with this material are:

- a. This material is subject to oil canning.
- b. The proposed metal wall panels are ribbed and are illustrated with the ribs in both horizontal and vertical orientation. Is the same material, finish and rib size proposed for both conditions?
- c. These panels typically have wide end caps at the outside corners, perimeter of openings and material transitions.

7. Longboard Wood Look Panels: These are aluminum panels with a smooth finish and factory painted to apply a wood-like finish. More information about this material may be found at www.Longboardproducts.com.

Benefits/features of this product are:

- a. 15-20-year warranty options are available.
- b. Aluminum is a sustainable and recyclable material.
- c. Fire resistant.
- d. Concealed fasteners and prefinished trim and corner members.
- e. Variety of panel profiles and panel widths.

Concerns with this material are:

- a. The use of the wood-like metal panels as the floor-to-floor spandrel panels is an atypical use of what traditionally would not be a wood material.

8. Please clarify the residential unit window pattern. There are no mullions illustrated in the lower window sections; is this lower section vision glass or a spandrel unit?
9. In general, the building elevations are very symmetrical and static. The wall planes have little to no variation in depth or details, particularly in the brick portions of the wall.

Residential Building B - Archall

1. Description: The proposed residential building has six (6) floor levels. The primary residential entry is located on the Longshore Drive at the northeast corner of the building. There is a proposed bridge connection to the adjacent parking garage to the east at the third-floor level, also at the northeast corner of the building. The ground floor level on both the east and west elevations is noted to be future retail. There is west elevated terrace with stairs to the pedestrian sidewalk along Riverside Drive.
2. Massing; The building has three distinct components in plan creating a "U" shaped mass that is centered on the public space to the west.
3. Exterior finish materials include the following:
 - a. Brick: Glen Gery, Canyon Blend or Similar Color – Primary Material.
 - b. Brick: Glen Gery, Light Buff Matt or Similar Color – Primary Material.
 - c. Manufactured/Cast Stone: Arriscraft Cast Stone, Renaissance Suede or Similar Color - Primary Material.

- d. Ceramic Wall Tile: Millennium Tile, Cupped Tile, Bronze Gold Mill Finish.
 - e. Metal Wall Panels: Centria, Formawall, Dark Bronze – Secondary Material.
 - f. Fiber Cement Wall Panels: Equitone Natura Pro Fiber Cement or Similar Product – Secondary Material.
- 4. The use of cast stone at the ground floor level is a concern. This material is susceptible to moisture and chemical (i.e. de-icing salts) damage at grade.
 - 5. There are large wall areas on the East, South and North elevations that are noted to be Fiber Cement Wall Panels. Unlike the West elevation, these materials are not located in recessed balcony areas, but rather on the main wall plane (i.e. elevator shaft enclosure). Alternate primary materials should be considered at these locations.
 - 6. Millennium tile is indicated at the upper two floor levels on the East, West and South building elevations. It is not indicated on the north elevation. This is a porcelain tile with a textured face. The detailing of this material, particularly at wall openings will need to be carefully reviewed.
 - 7. East Building Elevation: The entrance to the residential lobby is not articulated. Additionally, the elevator core is located on the north end of the east façade and is currently illustrated with a large flat wall area (Fiber Cement Wall Boards) with small, punched window openings. Coordination of the building plan and the exterior building elevation is required in this area. A more defined entrance should be provided for the primary building entrance.
 - 8. As illustrated in the Residential “B” - Riverside Elevation rendering (pages 18 and 19) there building corner wall planes are uninterrupted from the finish grade the full height of the building. This is a stark contrast to the single-story massing of the hotel ground floor level to the north. There are no pedestrian scale elements provided.
 - 9. As illustrated in the Residential “B” - Riverside Elevation rendering (pages 18 and 19) there is no detail at the top of the building walls. This is consistent with other Bridge Street Building but just seems to simply repeat an existing pattern book. The plane changes in the recessed window wall systems do add visual interest and detail; additional detail at the top of wall would be recommended.

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