



PLANNING REPORT

Administrative Review Team

Wednesday, November 23, 2016

Case Summary

Agenda Item	1
Title	Scioto Riverside Park
Case Number	16-094BPR
Proposal	The first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan.
Request	Review and approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.
Site Location	Both sides of the Scioto River east of North Riverview Street and west of Riverside Drive.
Applicant	Dana McDaniel, City Manager; represented by Matt Earman, Director of Parks and Recreation
Case Manager	Jennifer M. Rauch, AICP, Planning Manager (614) 410-4690 jrauch@dublin.oh.us
Recommendation	Recommendation of approval to City Council with the following conditions: <i>Conditions</i> <ol style="list-style-type: none">1) The applicant submit a parking plan with site plan application.2) The location of the proposed pavilion be shifted south to allow for increased views of pedestrian bridge.3) The applicant will continue to provide additional material and design details with the Site Plan.4) Final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan Review.

Facts	
Site Area	3.5 acres ±
Zoning	BSD-HTN, Historic Transition Neighborhood District (west) and BSD-P, Public District (east)
Surrounding Zoning And Uses	<p><u>West Side</u> North, East and South: BSD-HTN, Historic Transition Neighborhood District West: BSD-P, Public District</p> <p><u>East Side</u> North and South: BSD-P, Public District West: Scioto River East: BSD-SRN, Scioto River Neighborhood District</p>
Case Background	<p>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.</p> <p>The application was introduced to ART on October 27, 2016, and concerns were raised regarding the operations of a potential ice skating rink, and the usability of the western plaza given the proposed seating and landscaping. Some ART members were concerned regarding the grades provided on the east side of the park and recommended lighting be discussed with the consultant for both plaza areas.</p> <p>The Planning and Zoning Commission and Architectural Review Board conducted an informal review on November 3, 2016 and provided feedback regarding the proposal. Overall the Board and Commission members were supportive of the proposed park, design details, incorporation of sustainability principles, and park amenities. They emphasized the need to provide activities and program that draw patrons to the park and allow for interaction with the river, visually and physically, and the need to allow for this to change over time. They identified the importance of the design details such as lighting, path locations, seating areas, wayfinding and signs, and materials. The members want to ensure the great views are provided into the park and while in the park. They were supportive of the design and program of the proposed pavilion and discussed the movement of the structure to ensure the views of the iconic pedestrian bridge are not obscured. The members recognized the importance of how the park engages both sides of the river and the sense of place that is creates with the proposal.</p>

Facts	
Public Engagement	2016 March - Public Meeting 2015 April - HOA Annual Meeting 2013 October – Public Meeting 2013 September – City Council Work Session 2013 May through August – Community Interviews 2013 January & March – City Council & Planning Commission Joint Work Sessions
Review Process	The following outlines the review and approval procedures and the general sequence of each required application. <ol style="list-style-type: none"> 1. Basic Plan Application: Reviewed by the ART with recommendation forwarded to City Council for determination. 2. Site Plan Application: Informal review by the Architectural Review Board and Planning and Zoning Commission. Formal review by the ART with a recommendation forwarded to the designated required review body for determination. 3. Building Permits through Building Standards.

Details	Basic Plan Review
Proposal	This is a request for the first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan. Phase 1 contains improvements on the east and west sides of the river including the public plazas and landings on each side of the pedestrian bridge, pedestrian paths, seating, general pavilion location and design (east), bridge abutment walls, park maintenance storage area (east) and landscaping.
Use	The Bridge Street District – Historic Transition Neighborhood (west) and Public District (east) permit park uses. As proposed the development meets Code.
Layout	<p>West</p> <p>The proposed Phase 1 park improvements for the west side of the river include the plaza as a landing for the pedestrian bridge. The west plaza landing aligns with future Rock Cress Parkway and provides access from the pedestrian bridge into the Historic District. The proposed landing indicates two large areas within the plaza for seating with landscape material at ground level. A stair case is shown at the southeastern corner of the west plaza and provides access down to the paths and trails along the future N. Riverview Street extension and future phases of the park on the west side.</p> <p>East</p> <p>The proposed Phase 1 park improvements for the east side of river include a plaza landing, upper and lower terraces, the location and design of the future pavilion/restroom building, a large green, seating, landscape material, and an</p>

Details	Basic Plan Review
	<p>underground maintenance facility. The east plaza landing aligns with Bridge Park Avenue and provides access from the pedestrian bridge to the park and private development east of Riverside Drive.</p> <p>The proposed entrance to the east plaza landing is shown at the end of Bridge Park Avenue with a proposed pavilion located in the southern part of the plaza space, referred to as the upper terrace. The location and orientation of the pavilion is sited to ensure visibility to the iconic pedestrian bridge. Moveable seating is provided on the western side of the pavilion. 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.</p> <p>The proposed lower terrace contains fixed seating and landscape elements located north of the pavilion. An option for the inclusion of an ice skating rink within the northern portion of the lower terrace has been included for discussion. 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.</p>
Program Elements	<p>The overall program design of the park is intended to complement the surrounding development. It is not intended to hold large community events, but small scale opportunities for patrons and visitors. A series of amenities are provided on each side of the park to allow for a variety of activities and interests for patrons.</p>
Pavilion	<p>The proposed pavilion is located in the southern part of the east plaza space, in the upper terrace. The location and orientation of the pavilion is sited to ensure visibility to the iconic pedestrian bridge. Given the comments and discussion by ARB and PZC, staff recommends the pavilion be shifted further to the south to open the view of the pedestrian bridge, while maintaining a comfortable size for the east plaza.</p> <p>The proposed design incorporates a rectangular structure 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 will contain a fire place feature within the center. 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.</p>
Maintenance Storage Area	<p>The proposed 4,300SF 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 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.</p>
Seating	<p>A variety of seating options are provided between the east and west sides, including fixed and movable seating. The significant grade change on the east side provides several opportunities to incorporate seating into the slope.</p>

Details	Basic Plan Review
	Proposed materials include granite and brick pavers, and granite and architectural concrete seating elements throughout both sides of the park.
Water Feature	The proposed plans include a small water feature within the upper terrace of the east side plaza with the intent of providing a visual amenity for park patrons.
Ice Skating Rink	Initial design concepts include an option for an ice skating rink within the upper terrace of the east landing, which are included in the packet. Significant investigation have been conducted to understand the cost and program implications for the inclusion of the skating rink, which has resulted in the recommendation from staff to not actively pursue this program element but provide for the opportunity in future.
Access and Parking	Vehicular access and parking are provided from the areas surrounding the proposed park on the east and west sides. Pedestrian access is provided at the intersections of future Rock Cress and N. High Street (west), and Riverside Drive and Bridge Park Avenue and John Shields Parkway (east). A series of paths are provided throughout the park on both sides. A parking plan will be required with the site plan review to address parking requirements and bike parking.
Landscape Details and Lighting	Preliminary details have been generally indicated on the plans, but will be fully addressed with the site plan application.
Utilities & Stormwater Management	The existing utilities are available and will service the proposed park development. Detailed stormwater management will to be addressed as part of the site plan application.

Analysis	Basic Plan Review
Process	The designated reviewing body is required to review the Basic Site Plan based on the following review criteria.
Basic Site Plan Review	
Similar to Basic Plan	Not Applicable.
Consistency with Development Plan	Not Applicable.
Meets Sections 153.059 and 153.062-153.65	<i>Criterion met with conditions.</i> A parking plan will be required with the site plan review.
Safe and Efficient Circulation	<i>Criterion met.</i> The proposed plans incorporate a series of paths and connections into and throughout the proposed park.
Coordination and Integration of Buildings and Structures	<i>Criterion met with condition.</i> Based on the comments provided by PZC and ARB, staff recommends the proposed pavilion be shifted to the south to provide an increased view of the pedestrian bridge. Final details for the maintenance area and the pavilion will be provided with the site plan review.
Consistency with Policy Documents	<i>Criterion met.</i> The proposed park design is consistent with the objectives outlined in the Vision Plan and the Community Plan, and the approved Park

Analysis		Basic Plan Review
	Master Plan.	
Desirable Open Space	<p><i>Criteria met.</i> The overall program design of the park is intended to complement the surrounding development, and provides a variety of amenities for park patrons. Final details regarding landscaping, lighting, utilities and stormwater will be provided with the Site Plan Review.</p>	
Provision of Public Services		
Stormwater Management		
Phasing	<p><i>Criterion met.</i> The proposal is the first phase in a series of phases for the overall development of the park.</p>	

Recommendation		Basic Plan Review
Recommendation	Recommendation of approval to City Council of the Basic Site Plan with the following conditions:	
Conditions	<ol style="list-style-type: none"> 1) The applicant submit a parking plan with site plan application. 2) The location of the proposed pavilion be shifted south to allow for increased views of pedestrian bridge. 3) The applicant will continue to provide additional material and design details with the Site Plan. 4) Final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan Review. 	
Required Reviewing Body	City Council is required to designate a required reviewing body for future applications including Development Plan Review, Site Plan Review, and Master Sign Plan (if applicable).	