

# Planning Report

Wednesday, October 26, 2016

## Bridge Park West – Building Z2

### Case Summary

Agenda Item	1
Case Number	16-088ARB-BPR-INF
Proposal	A mixed-use building including commercial and residential units with associated site improvements.
Request	Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.
Site Location	East of N. High Street, 180 feet north of the intersection with North Street.
Applicant	Crawford Hoying; represented by Teri Umbarger, Moody Nolan.
Case Managers	Jennifer M. Rauch, Planning Manager   (614) 410-4690   <a href="mailto:jjrauch@dublin.oh.us">jjrauch@dublin.oh.us</a>
Planning Recommendation	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details.

#### Discussion Questions

- 1) Does ARB support the scale and height of the building given the surrounding development?
- 2) Does the ARB support the proposed architectural style and building materials?
- 3) Does the proposal provide an appropriate transition between the two design aesthetics shown on the elevations?
- 4) Other considerations by the Board.

Facts	
Site Area	0.49 acres ±
Zoning	BSD-HTN, Historic Transition Neighborhood District
Surrounding Zoning	North and East: BSD-HTN, Historic Transition Neighborhood District South: BSD-HC, Historic Core District West: BSD-P, Public District
Site Features	<ul style="list-style-type: none"> <li>• Significant grade change from east to west of approximately 35 feet.</li> <li>• Future pedestrian bridge landing and plaza located on the northern edge.</li> <li>• Bridge Park West, Building Z currently under construction on the north side of the future plaza.</li> </ul>
Case Background	<p><b>Building Z</b></p> <p>The ARB reviewed and approved the (final) Site Plans for the buildings associated with Building Z on April 15, 2015. The project proposal included approximately 40 residential units, 14,570 feet of office, 13,279 square feet of commercial (retail, restaurant), and an 387-space parking garage.</p>
Review Process	<p>Code requires Basic Plan approval by City Council for applications involving a development agreement. The applicant has submitted this Basic Plan for review by City Council on October 10, 2016. The applicant is requesting informal review and feedback from the Board prior to Council’s review of the Basic Plan.</p> <p>The following outlines the review and approval procedures and the general sequence of each required application following the Informal Review:</p> <ol style="list-style-type: none"> <li>1. Basic Plan Review: Reviewed by ART with recommendations forwarded to City Council for determinations within 28 days.</li> <li>2. Preliminary Plat/Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council.</li> <li>3. Development Plan/Site Plan Application: Reviewed by the ART with a recommendation forwarded to the final determining body as designated by City Council for a determination within 42 days.</li> <li>4. Building Permits through Building Standards.</li> </ol>

Details and Analysis		Informal
General	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details. The following analysis provides details and discussion points with regard to the proposal.	
Proposal	This is a request for review and informal, non-binding feedback for a new	

<b>Details and Analysis</b>	<b>Informal</b>
	<p>building in the Bridge Park West development containing 8,286-square-foot of restaurant on the first floor and 8 residential units on the upper floors (1 and 2 bedrooms). The proposed site has frontage along the plaza, N. High Street and N. Riverview Street. Parking is provided within the garage of Building Z.</p>
<p>Use</p>	<p>The Bridge Street District – Historic Transition Neighborhood permits a mix of uses including multiple family, office, retail, and structured parking. As proposed the development meets Code.</p>
<p>Layout</p>	<p>The proposed site layout includes one building located along the plaza and N. High Street with a patio located to the rear of the building overlooking the future pedestrian bridge and the Scioto River. The building is designed to address the significant grade change across the site. The lower level of the building is largely underground at N. High Street, but a portion of the level is accessible from the rear along N. Riverview Street.</p> <p>At the N. High Street elevation there are two sets of doors that access the restaurant tenant space and the lobby entrance for the residential units. The south elevation has secondary access to the restaurant space with pedestrian access along the south property line. Mechanicals are shown along the southern elevation.</p>
<p>Scale and Height</p>	<p>The site is located in a critical location and acts as an integral transition between the new construction of Building Z and the Historic Core buildings within the Historic District to the south. The proposed building is located at the west landing of the pedestrian bridge and along the future public plaza.</p> <p>Code permits the building height at a maximum of 2.5 stories within the Historic Transition Neighborhood, when adjacent to Historic Core properties. The proposed building is three stories along the front at N. High Street and four stories to the rear.</p>
<p>Architecture and Materials</p>	<p>For Historic Mixed Use Buildings, Code permits stone, brick, and wood side as primary building materials. Permitted secondary materials include glass, reinforced gypsum, wood siding, fiber cement siding, metal, and architectural metal panels and cladding. Excluding fenestrations, the primary material must account for 80% of the façade unless otherwise approved by the required reviewing body. Additionally, the Code requires vertical and horizontal façade articulations and 15-40% façade transparency.</p> <p>The proposal for portion of the building along N. High Street and portions of the side elevations wrapping to the north and south depicts brick and fiber cement panels and battens as primary materials. The remainder of the building on the north and south elevations, and the eastern elevation show the use of aluminum composite panels, Arriscraft limestone, and glass. Metal guardrail is shown on the balconies.</p> <p>The proposed design is similar to the design of Building Z in that the N. High Street portion of the building focuses on a traditional and then transitions to</p>

<b>Details and Analysis</b>		<b>Informal</b>
	a more contemporary to the rear similar.	
Circulation and Parking	The approved plans for Building Z indicated the provision of 360 structured parking spaces inside the parking garage and 12 on-street spaces. The number of parking spaces required for the uses in Building Z total a minimum of 249, which include the 141 for the commercial uses and 105 private parking spaces for the residential units. The parking intended for use by the residents and patrons of the proposed Building Z2 will use the Building Z garage. The required number of parking spaces for the proposal totals 89 spaces.	
Open Space	<p>The Historic Transition Neighborhood requires open space be provided in conjunction with development; 200 square feet per residential unit is required and 1-square-foot per 50 square feet of commercial space is required within 660 feet of the main entrances. The required reviewing body may determine if an existing open space meets the requirements for the provision of open space for a development.</p> <p>The proposal includes .19-acre where .044-acre is required by Code. The details will be more clearly defined as the project moves forward including streetscape element phasing, landscaping, lighting, service structures, and ADA accessibility.</p>	
Roads, Utilities & Stormwater Management	No additional public streets are proposed as part of the development of Building Z2. The existing utilities are available and would service the proposed expansion. Stormwater management will to be addressed as the proposal moves forward.	

<b>Recommendation</b>		<b>Informal</b>
Summary	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details.	
Discussion Questions	<ol style="list-style-type: none"> <li>1) Does ARB support the scale and height of the building given the surrounding development?</li> <li>2) Does the ARB support the proposed architectural style and building materials?</li> <li>3) Does the proposal provide an appropriate transition between the two design aesthetics shown on the elevations?</li> <li>4) Other considerations by the Board.</li> </ol>	