




Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: January 5, 2017
Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Jennifer M. Rauch, AICP, Planning Manager
Re: Basic Site Plan – Bridge Park West, Building Z2 – (Case#16-088ARB-BPR)

Summary

This is a request for review and approval of a Basic Plan Review for a mixed-use building including commercial and residential units with associated site improvements. The site is located east of North High Street, 180 feet north of the intersection with North Street. City Council is asked to review and make determinations on the Basic Plan applications in accordance with the amendments to the Bridge Street District (BSD) zoning regulations. Under these provisions, all projects involving development agreements require Basic Plan Review by City Council, who will then direct the review of the final Development Plan and Site Plan applications to City Council, the Planning and Zoning Commission, Architectural Review Board, or Administrative Review Team (as appropriate). This proposal for the Basic Plan Review includes seven Conditions and two Waivers.

Background

The Architectural Review Board informally reviewed the proposal on October 26, 2016 and November 16, 2016. The Board provided the following feedback as part of the November 16, 2016 review. The Board reviewed the revised request to construct a mixed-use building, for which the applicant provided two design concepts. The first concept showed revised architecture and building design, but retained the three-story design and a second concept showing a smaller scale building with a 2.5-story design. The Board expressed similar concerns at the last review regarding the proposed three-story building, focusing on the large building mass and poor relationship to the surrounding buildings. The Board supported the 2.5-story design to meet Code and fit within the context of the surrounding development. They stressed the desire for the buildings to appear as separate, smaller scale buildings. The Board stressed the importance of the building location at the landing of the pedestrian bridge, west plaza and the entrance to the Historic District. They encouraged the applicant to pay close attention to the building details and materials as the project moves forward.

The application was formally reviewed and recommended for approval by the ART on December 22, 2016. ART approved an Administrative Departure for Front Property Line Coverage.

Application Overview

This is a request for a new building in the Bridge Park West development, Building Z2 containing 8,158 square feet of restaurant on the first floor and four residential units on the upper floors (one

and two 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.

Basic Plan Review. The purpose of the application for Basic Site Plan Review is to conduct a conceptual analysis of the arrangement of proposed uses, buildings, and open spaces and provide direction on the proposed architectural concepts. The Basic Plan Review applications are not intended to provide a determination on all project details; further details will be determined at the (final) Development Plan Review, and (final) Site Plan Review.

City Council Actions: Bridge Park West, Building Z2

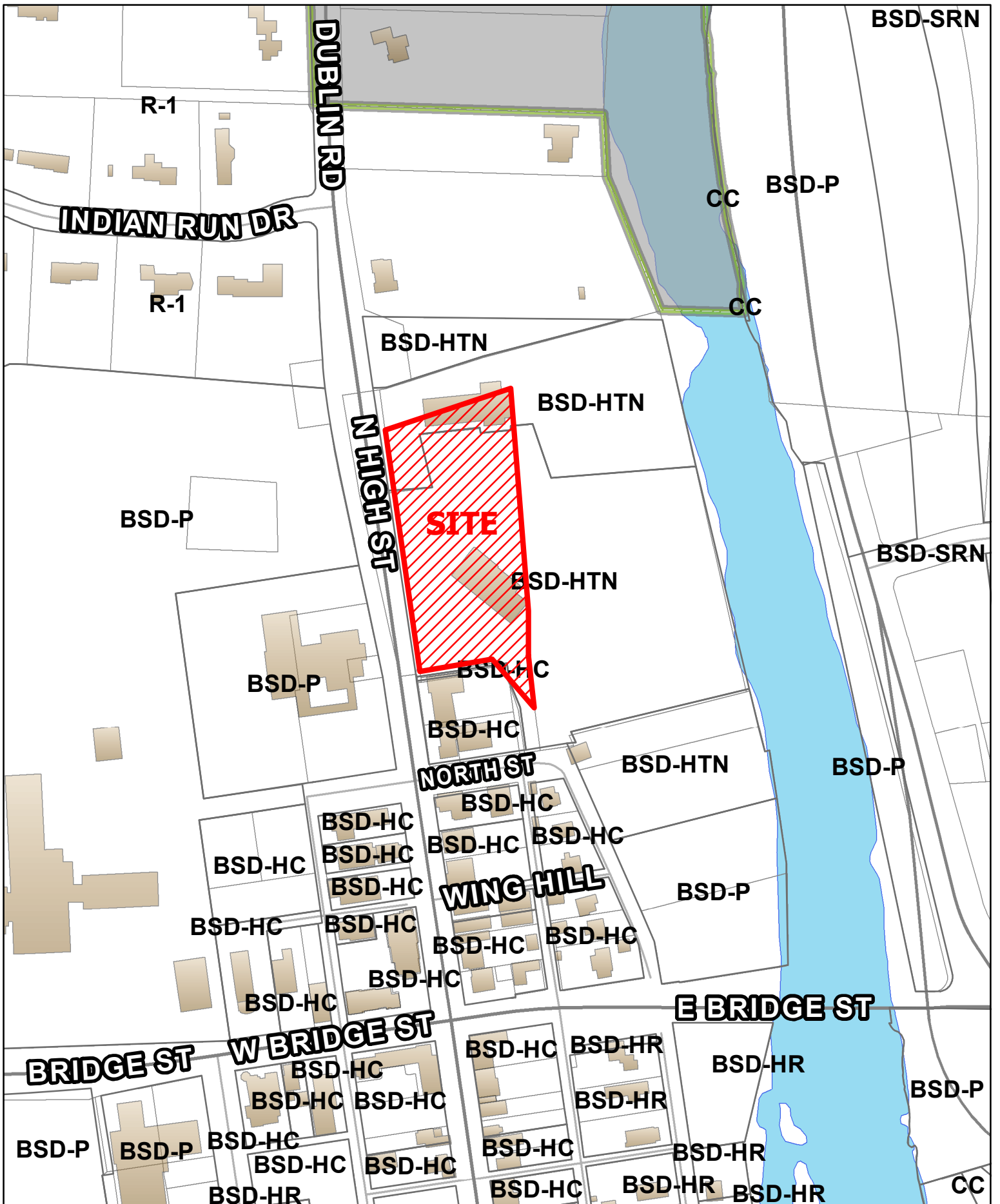
Council is required to take action (approve/approve with conditions/disapprove) on the Basic Site Plan. ART has recommended approval of this application with seven Conditions, and two Waivers. As a third motion, Council must determine the required reviewing body for future applications. Below is a summary of the City Council actions required:

- 1) Basic Plan Review with Conditions
- 2) Waiver
- 3) Required reviewing body determination for future Development Plan Review and Site Plan Review applications (CC, ARB, or ART).

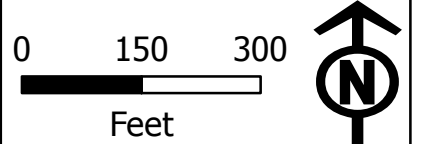
Recommendation

The Administrative Review Team has reviewed the Basic Plan and recommends City Council take the following actions:

- 1) Approve the Basic Site Plan with seven Conditions:
 1. The plans should be revised to reflect consistent terminology and square footages throughout the set.
 2. The applicant continue to work with staff regarding the development plan and plat details, in combination with or prior to the submission of the Site Plan.
 3. The applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan.
 4. The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan.
 5. The applicant update the required parking information and submit a parking plan with the Site Plan.
 6. The open space, gateway and terminal vista details be addressed with the Site Plan.
 7. Final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan.
- 2) Approve the two Waivers:
 1. Number of Building Stories
 2. Front Property Line Coverage
- 3) Determine the required reviewing body determination for future Development Plan Review and Site Plan Review applications (CC, ARB, or ART).



16-033ARB-MPR/WR
 Minor Project Review & Waiver Request
 Bridge Park West
 94-100 N. High Street



APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review
- Development Plan Review
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure

Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: _____
- Rezoning

SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION:

Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

| | |
|---|---|
| Property Address(es): 88 N High Street | |
| Tax ID/Parcel Number(s): 273-000004-00 | Parcel Size(s) in Acres: 2.473 |
| Existing Land Use/Development: Surface Parking Lot | Zoning District: BSD Historic Transition |

- Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION:

Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

| | |
|--|------|
| Name (Individual or Organization): Dublin West A, LLC c/o Crawford Hoying Development Partners | |
| Mailing Address: 555 Metro Place N, Ste 600 Dublin, OH 43017 | |
| Daytime Telephone: 614-332-2065 | Fax: |
| Email or Alternate Contact Information: nyoder@crawfordhoying.com | |

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

| | |
|---------------------------------------|-------------------------|
| Date of Acceptance: | Next Decision Due Date: |
| Final Date of Decision: | Determination: |
| Director's (or Designee's) Signature: | |

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).


| | |
|---|-------------------|
| Name: (Individual or Organization) Teri Umbarger / Moody Nolan | |
| Mailing Address: 300 Spruce Street, Suite 300, Columbus, OH 43215 | |
| Daytime Telephone: 614-461-4664 | Fax: 614-280-8881 |
| Email or Alternate Contact Information: tumbarger@moodynolan.com | |

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

| | |
|---|------|
| Name: (Individual or Organization) same as above | |
| Mailing Address: | |
| Daytime Telephone: | Fax: |
| Email or Alternate Contact Information: | |

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.


I, Nelson Yoder, the **owner**, hereby authorize Teri Umbarger / Moody Nolan to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

| | |
|--|------------------|
| Signature of Current Property Owner:  | Date: 10/4/16 |
|--|------------------|

Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Nelson Yoder, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

| | |
|---|------------------|
| Signature of Owner or Authorized Representative:  | Date: 10/4/16 |
|---|------------------|

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Nelson Yoder, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

| | |
|--|------------------|
| Signature of Current Property Owner or Authorized Representative:  | Date: 10/4/16 |
|--|------------------|

Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 5 day of Oct
 State of Ohio
 County of Franklin

2016  Dawn R. Russell
 Notary Public, State of Ohio
 My Commission Expires 08-25-2018

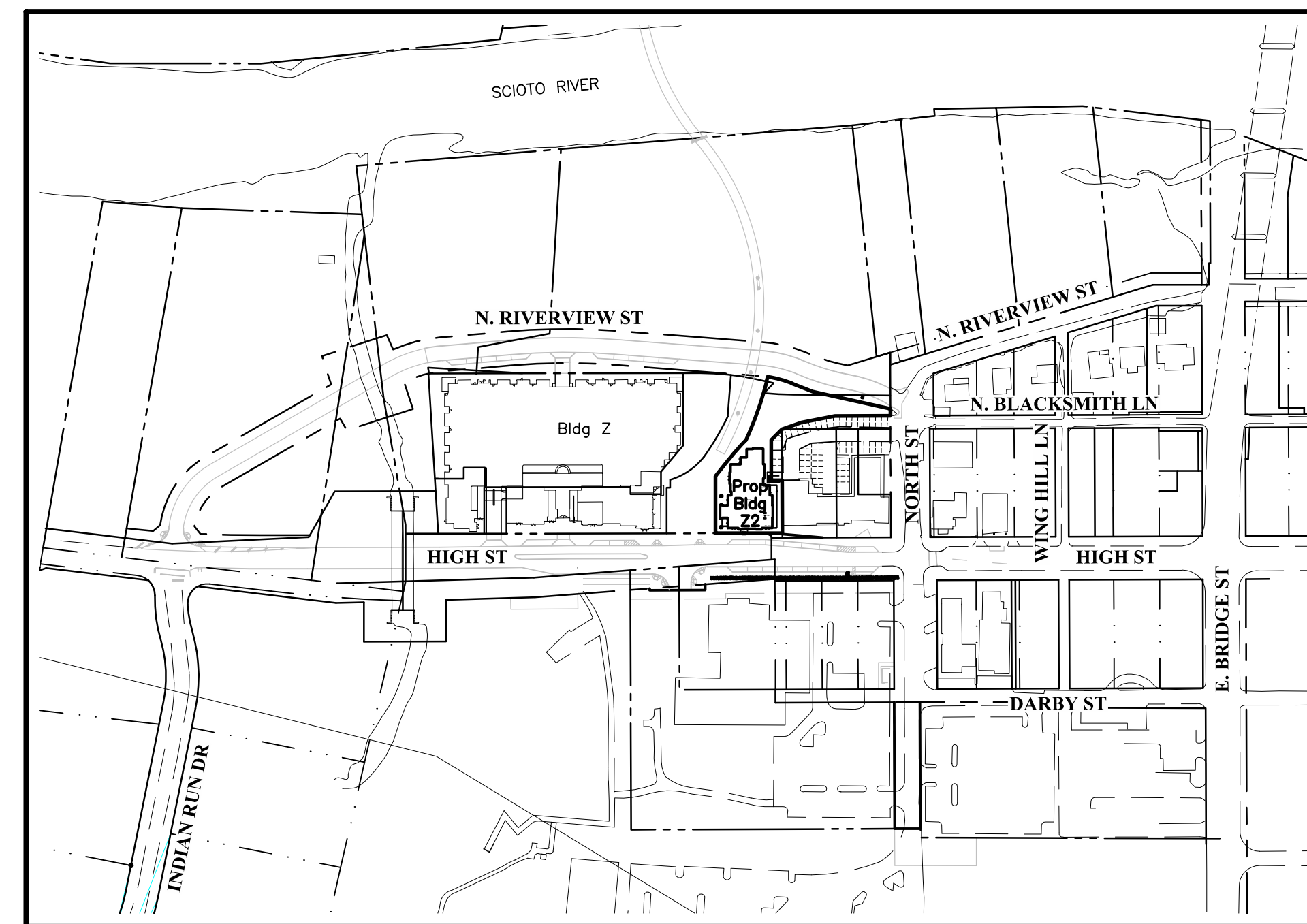
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
 FOR
BRIDGE PARK WEST
BUILDING Z2
 2016



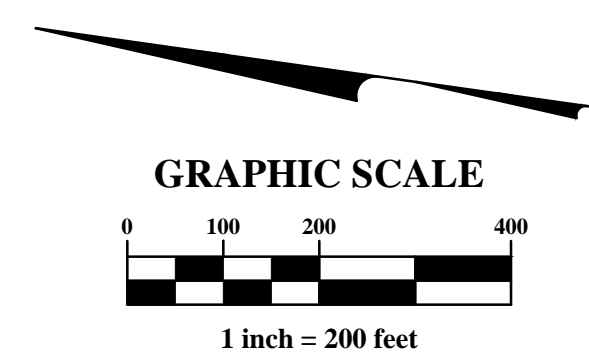
LOCATION MAP
Not to Scale

SHEET INDEX

| | |
|---------------------------------------|------|
| Title Sheet | BSP1 |
| Existing Conditions & Demolition Plan | BSP2 |
| Property Exhibit | BSP3 |
| Overall Site Plan | BSP4 |
| Site Plan | BSP5 |
| Grading & Utility Plan | BSP6 |
| Parking Plan | BSP7 |
| Open Area Plan | BSP8 |



INDEX MAP
Scale: 1" = 200'



SITE DATA

Zoned BSD Transition Historic Neighborhood
 See Sheet BSP8 for Open Space Calculations
 See Parking Calculations provided on Sheet BSP7
 Site Area.....0.49 Acres

BUILDING SUMMARY TABLE

| Building | Building Type | Residential | Restaurant |
|----------|--------------------|-------------|------------|
| Z2 | Historic Mixed Use | 4 Units | 8,158 SF |

FRONT PROPERTY LINE COVERAGE

| | |
|-------------|------|
| Building Z2 | 100% |
|-------------|------|

DEVELOPER/OWNER

Crawford Hoying Development
 555 Metro Place North, Suite 600
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191
 Nelson Yoder

ENGINEER

EMH&T Inc.
 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 Brian Quackenbush

ARCHITECT

Moody Nolan
 300 Spruce Street, Suite 300
 Columbus, Ohio 43215
 Tel: (614) 461-4664
 Tel: (614) 280-8881
 Teri Umbarger
 (Primary Project Contact)

ZONING

Zoned BSD Scioto River
 Neighborhood District

LANDSCAPE ARCHITECT

MKSK
 462 South Ludlow Alley
 Columbus, Ohio 43215
 Tel: (614) 621-2796
 Fax: (614) 621-3604
 John Woods

PROJECT DESCRIPTION

This project is a proposal for development on approximately 0.49 Acres, for a Mixed Use Building located on the east side of High Street, south of Building Z and the Pedestrian Bridge landing, west of N. Riverview Street, and north of an existing mixed use building.

| MARK | DATE | DESCRIPTION |
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CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
BRIDGE PARK WEST
BUILDING Z2
 TITLE SHEET



DATE
December 12, 2016

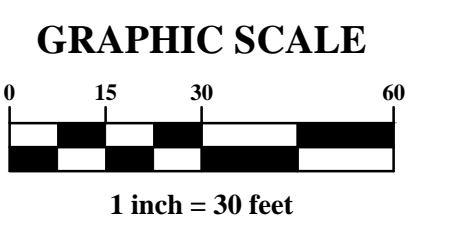
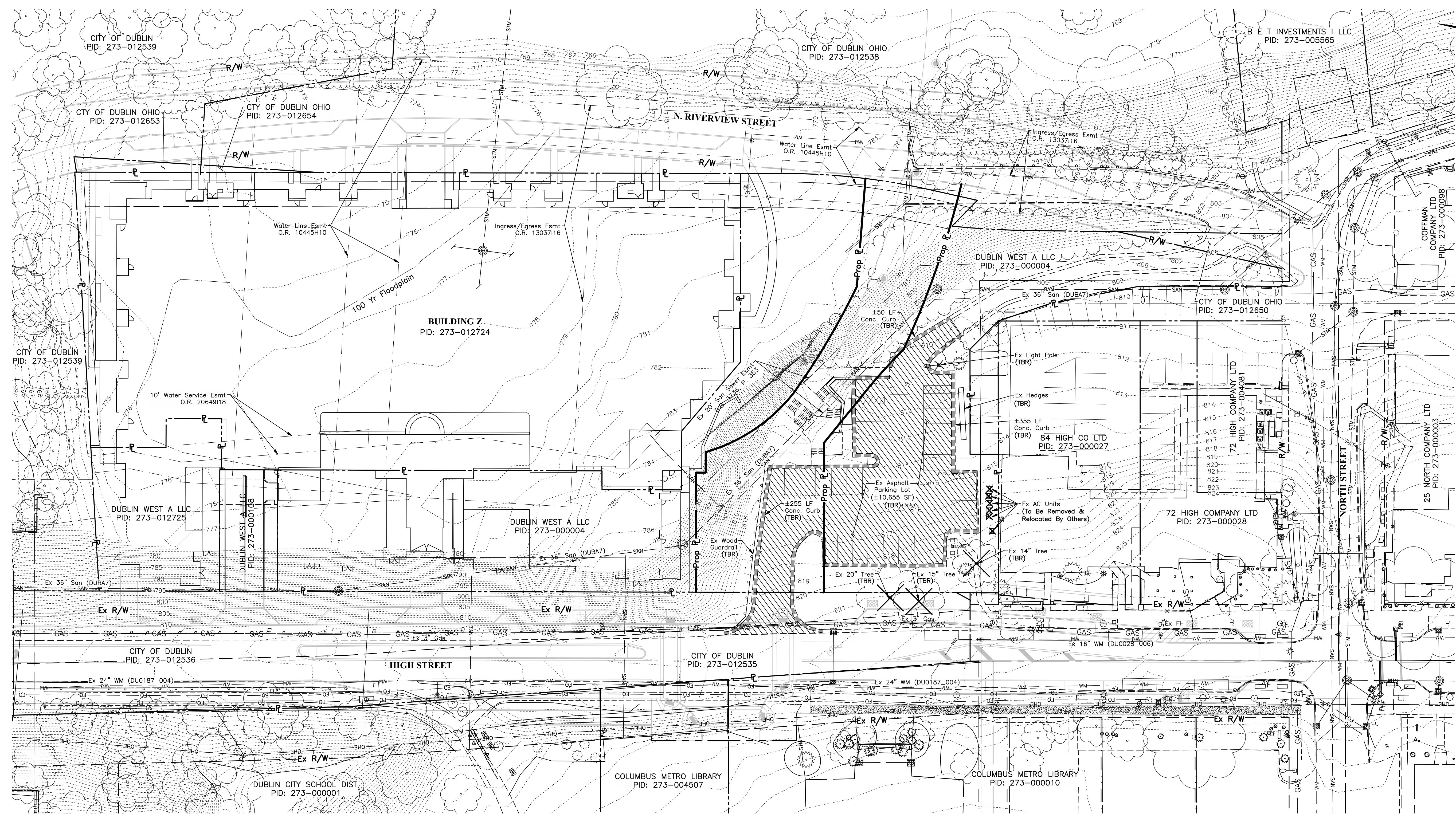
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JOB NO.
2016-0574

SHEET
BSP1

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| | Ex. Tree (To Be Removed) |
| | Ex. Asphalt Pavement (To Be Removed) |
| | Ex. Concrete Curb (To Be Removed) |

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CRAWFORD HOYING
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
BRIDGE PARK WEST
BUILDING Z2
 EXISTING CONDITIONS & DEMOLITION PLAN

EMHT
 Evans, Meecham, Henderson & Tran, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3448
 emht.com

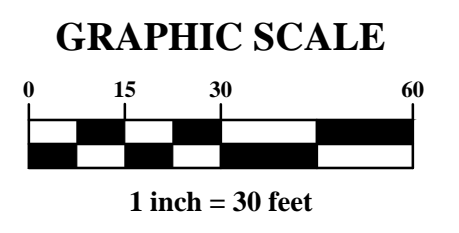
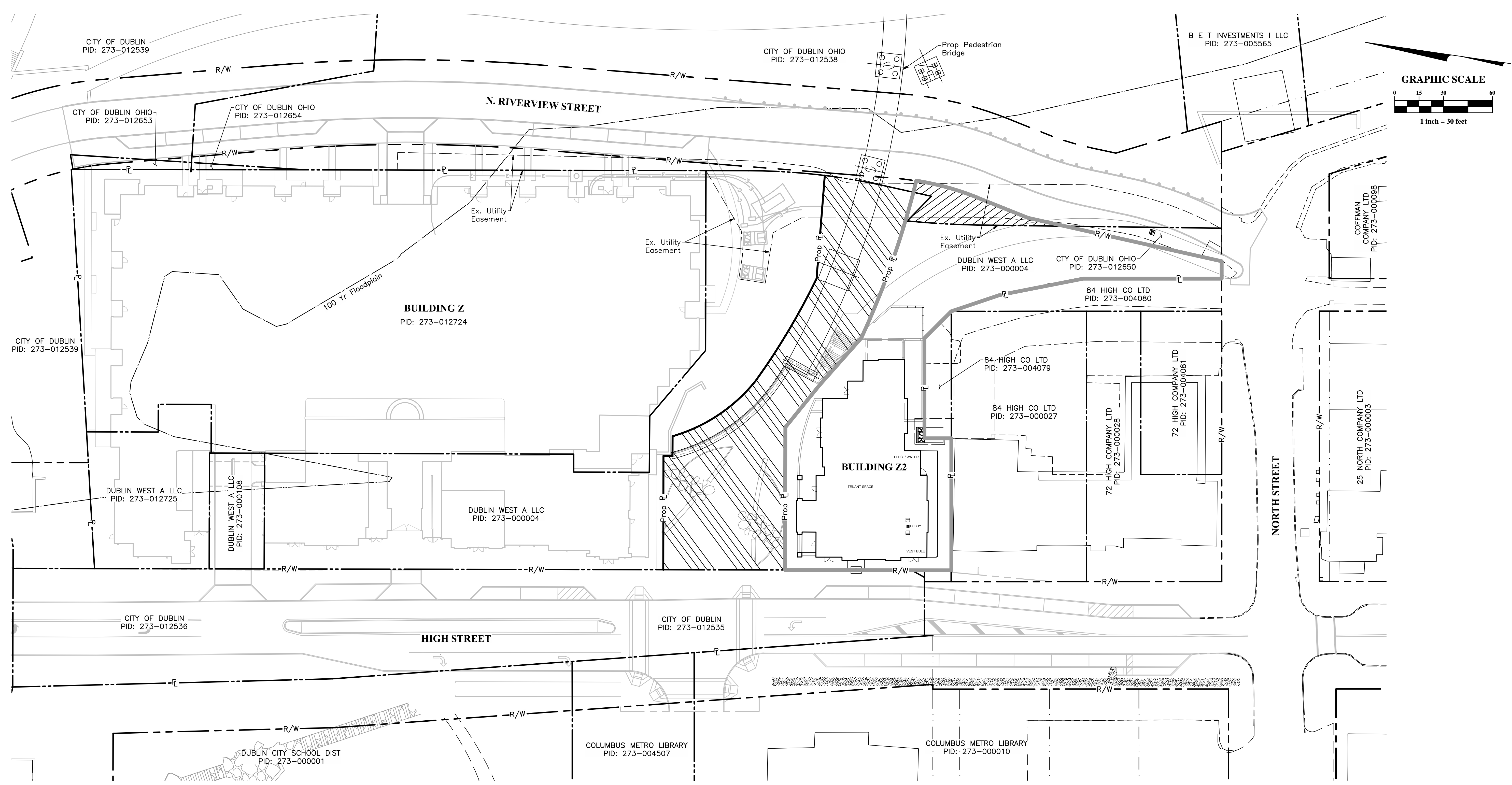
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2016-0574

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BSP2

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CRAWFORD HOYING
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
BRIDGE PARK WEST
BUILDING Z2
 PROPERTY EXHIBIT

EMHT
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 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3448
 emht.com

DATE
 December 12, 2016

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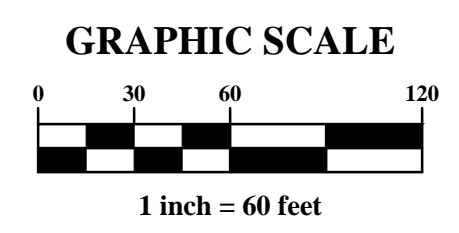
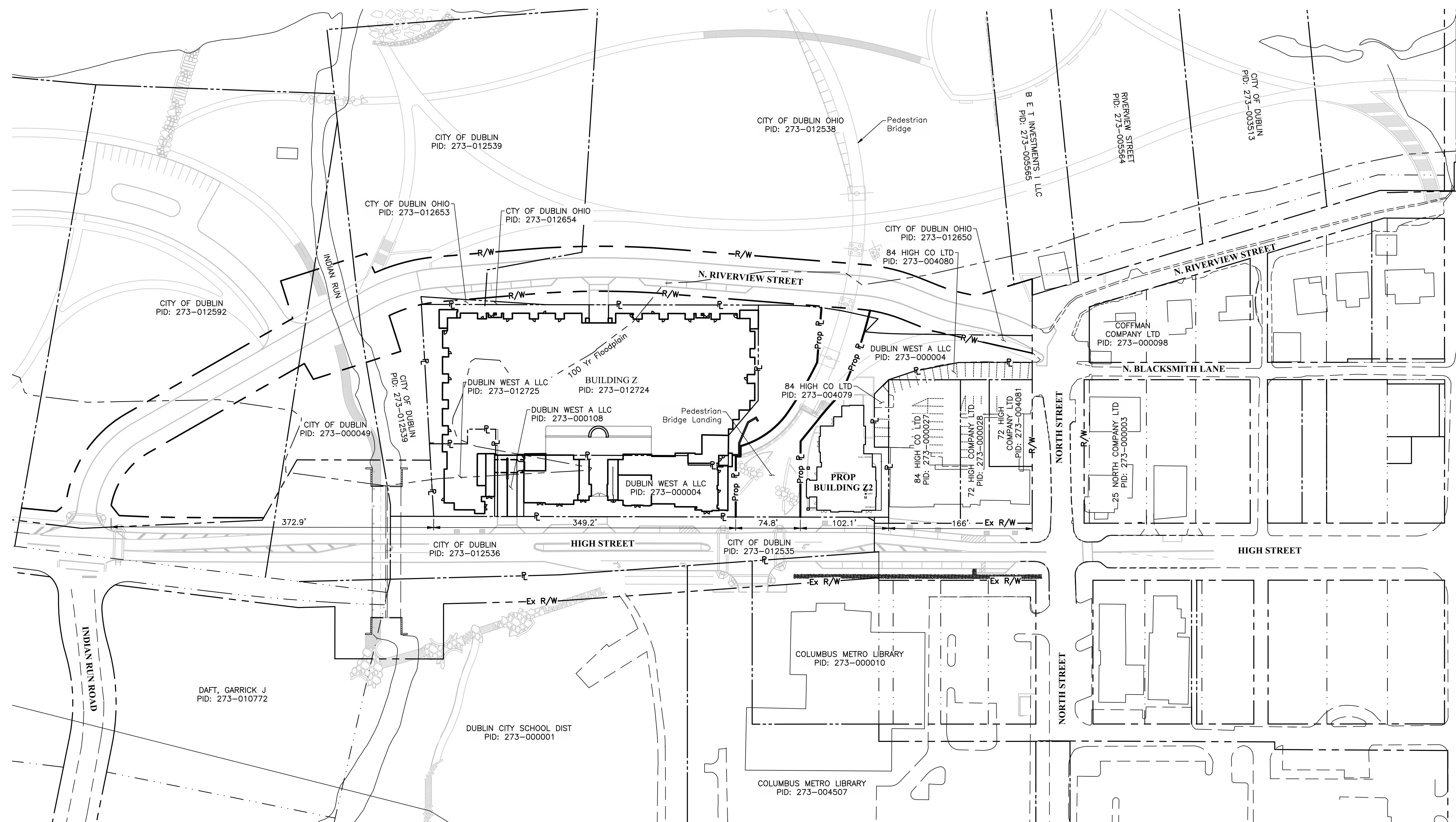
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 2016-0574

SHEET
BSP3

LEGEND

- Land to be transferred to the City of Dublin from Crawford Hoying (0.31 Acres)
- Land to be transferred to Crawford Hoying from the City of Dublin (0.03 Acres)
- Project Limits

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| STREET FAMILIES | |
|---------------------|---------------------------|
| N. High Street | Corridor Connector Street |
| North Street | Neighborhood Streets |
| N. Riverview Street | Neighborhood Streets |

| MARK | DATE | DESCRIPTION |
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CRAWFORD HOYING
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
BRIDGE PARK WEST
BUILDING Z2
 OVERALL SITE PLAN

EMHT
 Evans, Meecham, Henderson & Tran, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3448
 emht.com

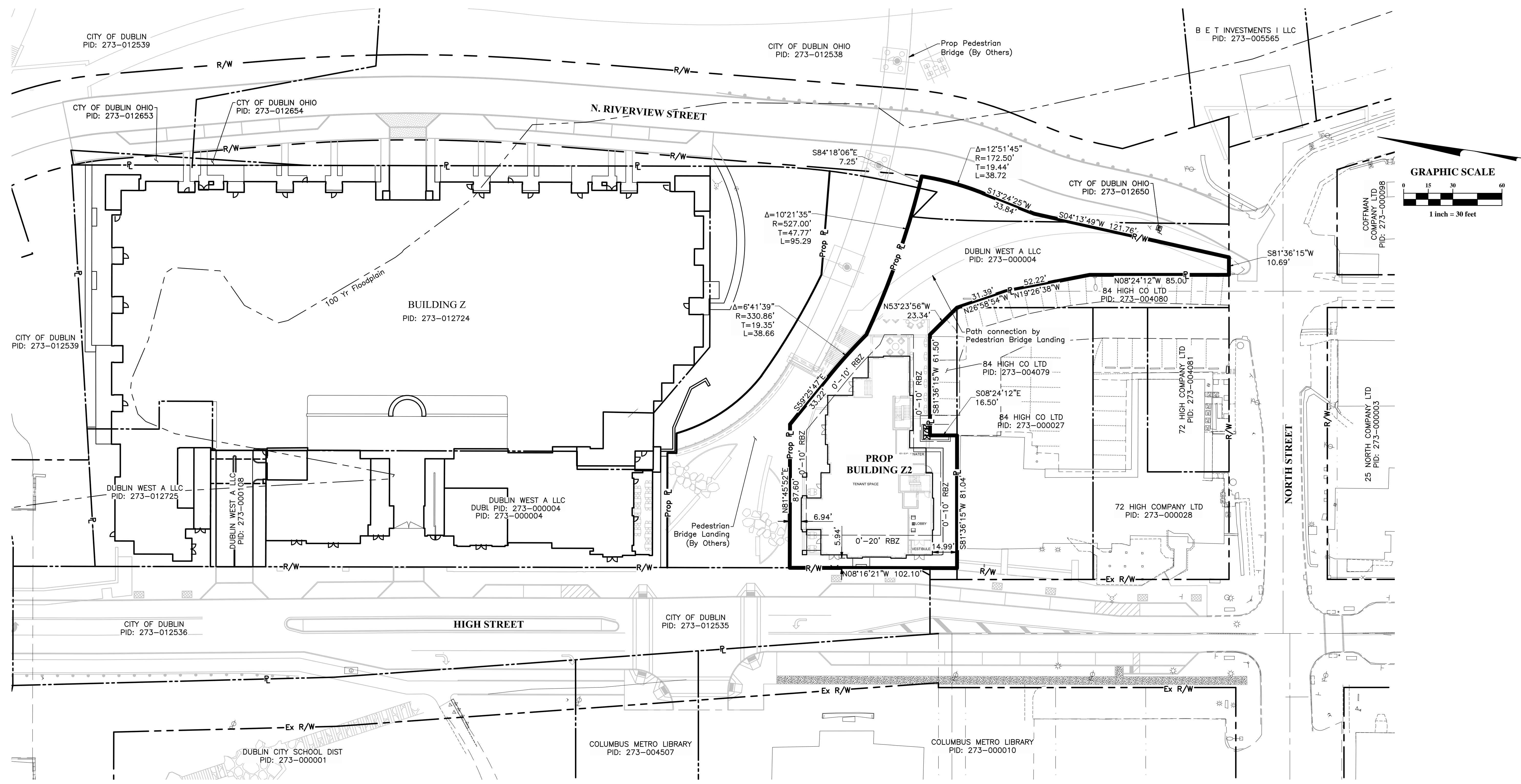
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JOB NO.
 2016-0574

SHEET
BSP4

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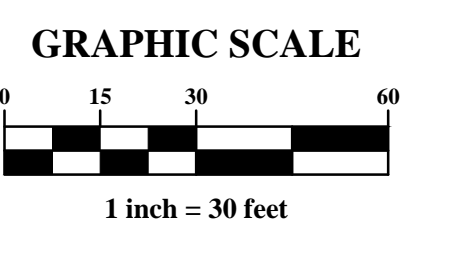
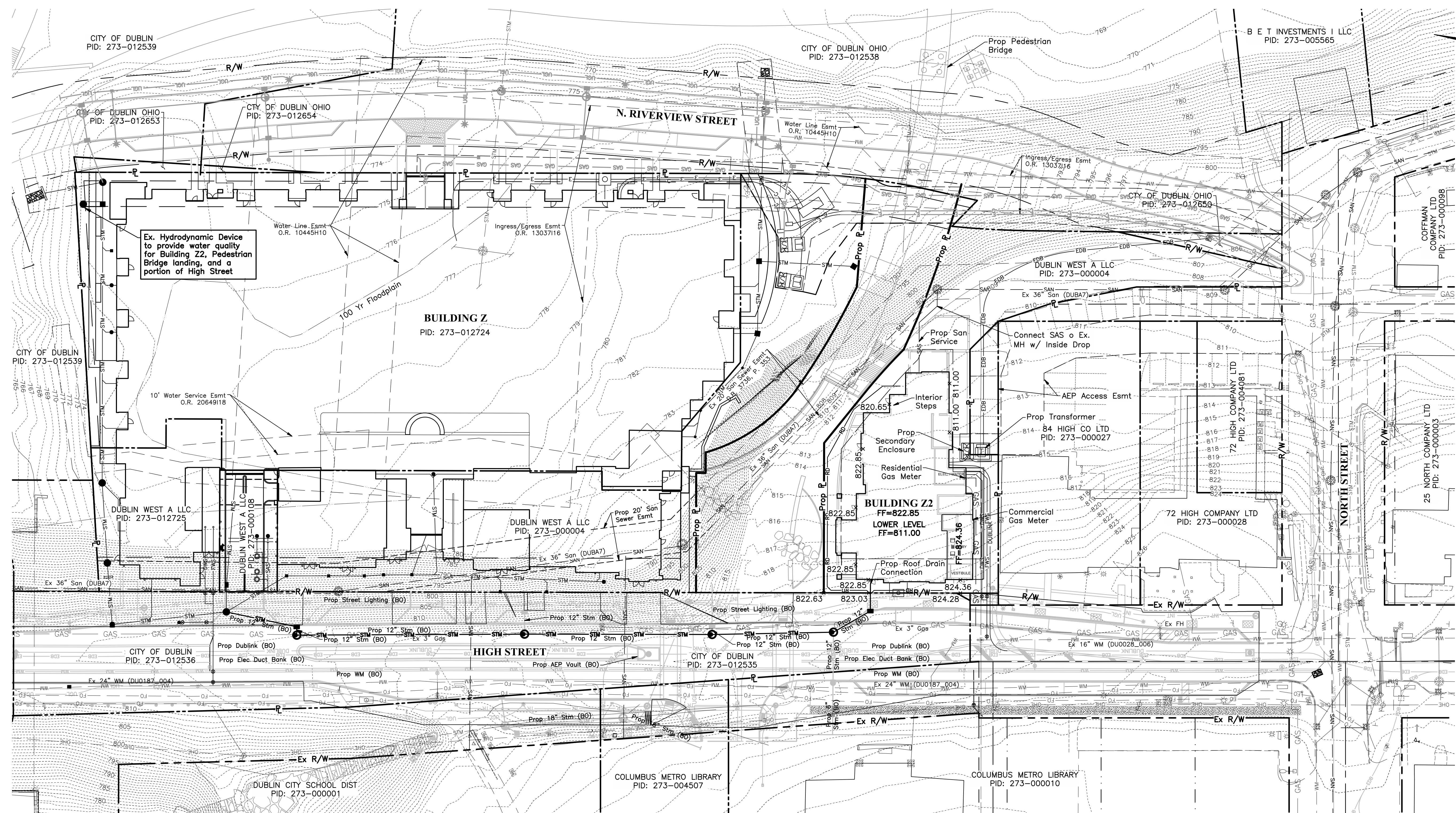
CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
BRIDGE PARK WEST
BUILDING Z2
 SITE PLAN

EMHT
 Evans, Meecham, Henderson & Horn, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3448
 emht.com

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|---------|-------------------|
| DATE | December 12, 2016 |
| SCALE | 1" = 30' |
| JOB NO. | 2016-0574 |
| SHEET | BSP5 |

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STORMWATER NARRATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OEPA NPDES Permit. In order to meet the OEPA requirements, the project will utilize the additional water quality volume in the existing hydrodynamic device installed with Building Z. The roof drains will connect to the High Street storm sewer system, and this portion of High Street and the Pedestrian Bridge Landing will also utilize the existing hydrodynamic device. The water quality volumes have been determined using the OEPA redevelopment standards.

Building Z2 = 196 cf
 Total Z2 Impervious Area = 0.29 Acres

Existing Water Quality flow to device = 1.26 cfs
 Total Capacity of Aquaswirl AS-4 = 3.2 CFS
 Additional Capacity = 1.94 cfs (2.0 Acres of Impervious Area)

LEGEND

| | | | |
|-------------------|-------------------------------|-------------------------------|---|
| — STM — STM — STM | Existing Storm Sewer | — STM — STM — STM | Proposed Storm Sewer (By Others) |
| — SAN — SAN — SAN | Existing Sanitary Sewer | — WM — WM — WM | Proposed Water Main (By Others) |
| — WM — WM — WM | Existing Watermain | — DUBLINK — DUBLINK — DUBLINK | Proposed Dublick (By Others) |
| — GAS — GAS — GAS | Existing Gas Main | — EDB — EDB — EDB | Proposed AEP Duct Bank (By Others) |
| — OHE — OHE — OHE | Existing Overhead Electric | — UGL — UGL — UGL | Proposed Underground Lighting (By Others) |
| — E — E — E | Existing Underground Electric | — TR — TR — TR | Proposed Traffic Conduit (By Others) |
| — C — C — C | Existing Communication | — RD — RD — RD | Proposed Roof Drain |
| | | — SAS — SAS — SAS | Proposed Sanitary Sewer Service |
| | | — DWS — DWS — DWS | Proposed Domestic Water Service |
| | | — FWS — FWS — FWS | Proposed Fire Water Service |
| | | — EDB — EDB — EDB | Proposed Electric Duct Bank |
| | | — GAS — GAS — GAS | Proposed Gas |

REVISIONS

| MARK | DATE | DESCRIPTION |
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CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
**BRIDGE PARK WEST
 BUILDING Z2**
 GRADING & UTILITY PLAN

EMHT
 Evans, McEwen, Henderson & Trice, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3468
 emht.com

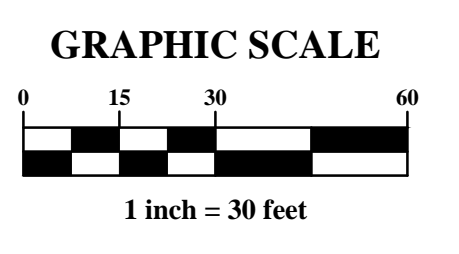
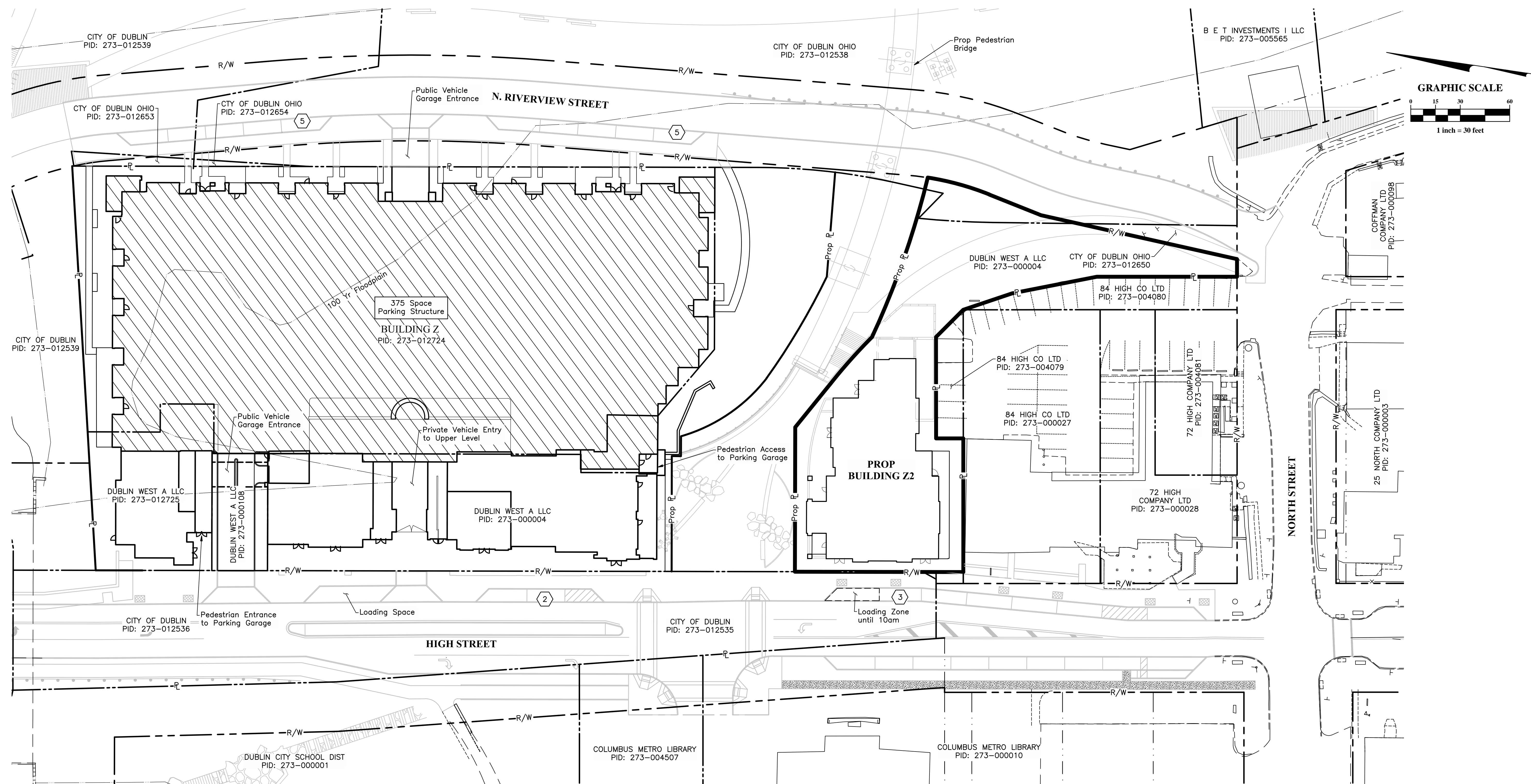
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JOB NO.
 2016-0574

SHEET
BSP6

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| Residential Required Parking | | | |
|------------------------------|----------|----------|----------|
| Building | 2 BR | 1 BR | Total |
| Z2 | 2 | 2 | 4 |
| Total Units | 2 | 2 | 4 |
| Min. Required Parking/Unit | 1.5 | 1 | |
| Max Allowable Parking/Unit | 2 | 2 | |
| Min. Parking Required | 3 | 2 | 5 |
| Max Parking Allowed | 4 | 4 | 8 |
| Bicycle Parking Required | | | 2 |

| Commercial Required Parking | | |
|--------------------------------|--------------|--------------|
| Building | Restaurant | Total |
| Z2 | 8,158 | 8,158 |
| Total SF | 8,158 | 8,158 |
| Min. Required Parking/1,000 SF | 10 | |
| Max Allowable | 125% | |
| Min. Parking Required | 82 | 82 |
| Max Parking Allowed | 103 | 103 |
| Bicycle Parking Required | | 9 |

| Parking Provided | | | |
|---|-----------|-------------------|------------|
| | On Street | Parking Structure | Total |
| Z | 12 | 375 | 387 |
| Z2 | 3 | 0 | 3 |
| Total Parking Provided (Z+Z2) | 15 | 375 | 390 |
| Minimum Parking Required for Bldg Z | 12 | 0 | 12 |
| Remaining Parking Provided for Z2 | 0 | 0 | 0 |
| Minimum Parking Required for Bldg Z2 | 3 | 0 | 3 |
| Max Parking Allowed | 15 | 111 | 126 |
| Bicycle Parking Required | 11 | 0 | 11 |
| Bicycle Parking Provided | 13 | 0 | 13 |
| Loading Spaces Required | 1 | 0 | 1 |
| Loading Spaces Provided | 1 | 0 | 1 |

| MARK | DATE | DESCRIPTION |
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| | | |

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
PARKING PLAN

EMHT
Ernst, Meechert, Henselton & Inoué, Inc.
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.6900 Fax: 614.775.3468
emht.com

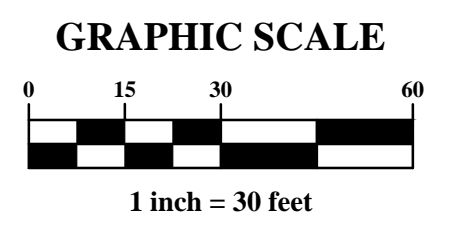
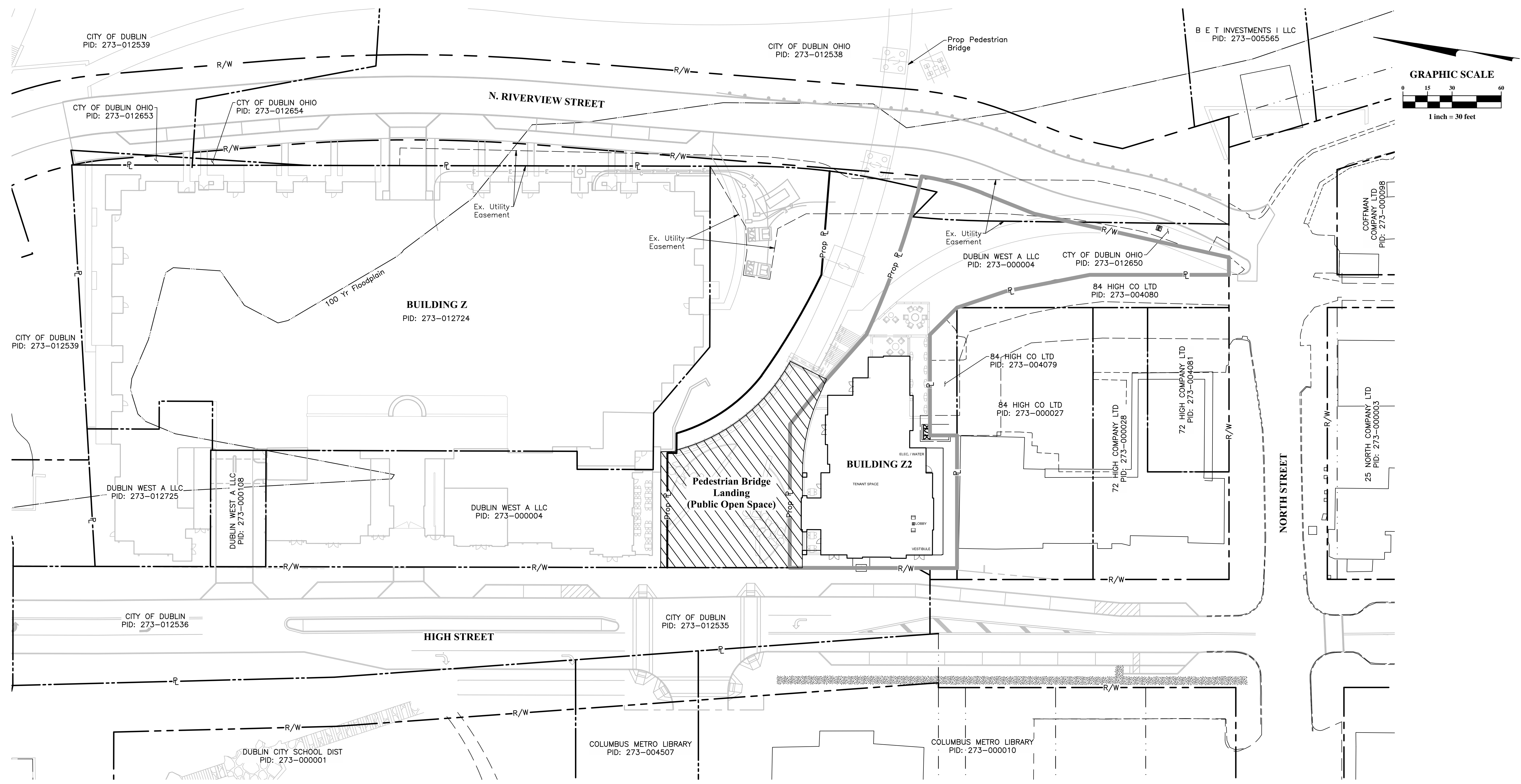
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December 12, 2016

SCALE
1" = 30'

JOB NO.
2016-0574

SHEET
BSP7

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SITE DATA

| | |
|--------------------------------|---|
| Residential Required Area | 4 Units x 200 sf/unit = 800 SF = 0.02 Acres |
| Commercial Required Area | 8,158 sf/50 sf = 163 SF = 0.004 Acres |
| Total Required Open Space Area | <u>±0.024 Acres</u> |
| Total Provided Open Space Area | <u>±0.19 Acres</u> |

| MARK | DATE | DESCRIPTION |
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CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
BRIDGE PARK WEST
BUILDING Z2
 OPEN AREA PLAN

EMHT
 Evans, Meecham, Henderson & Tran, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3448
 emht.com

DATE
 December 12, 2016

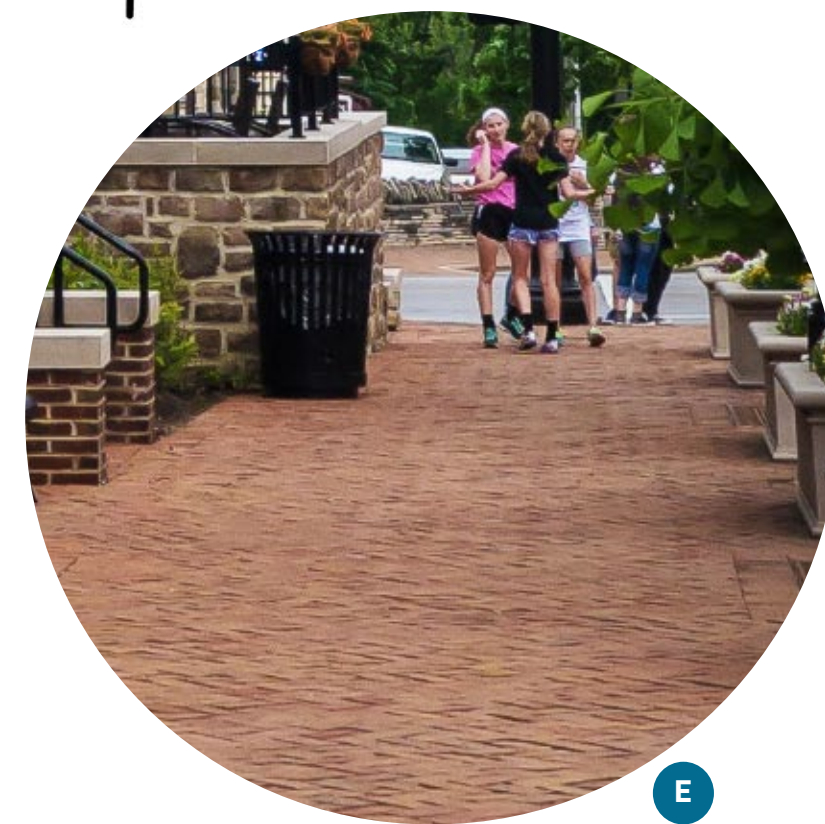
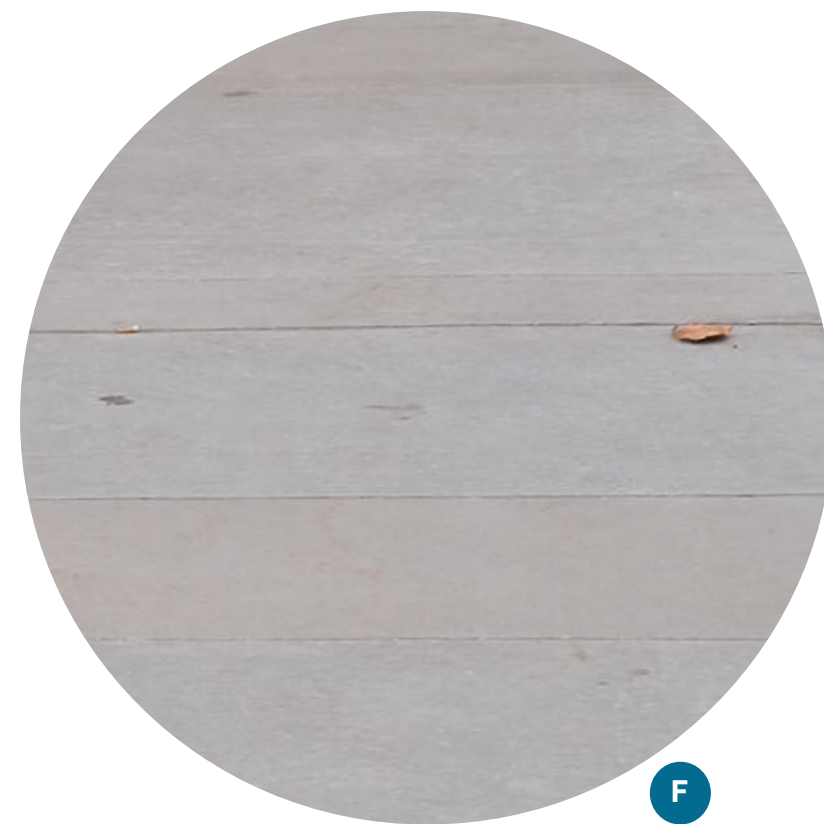
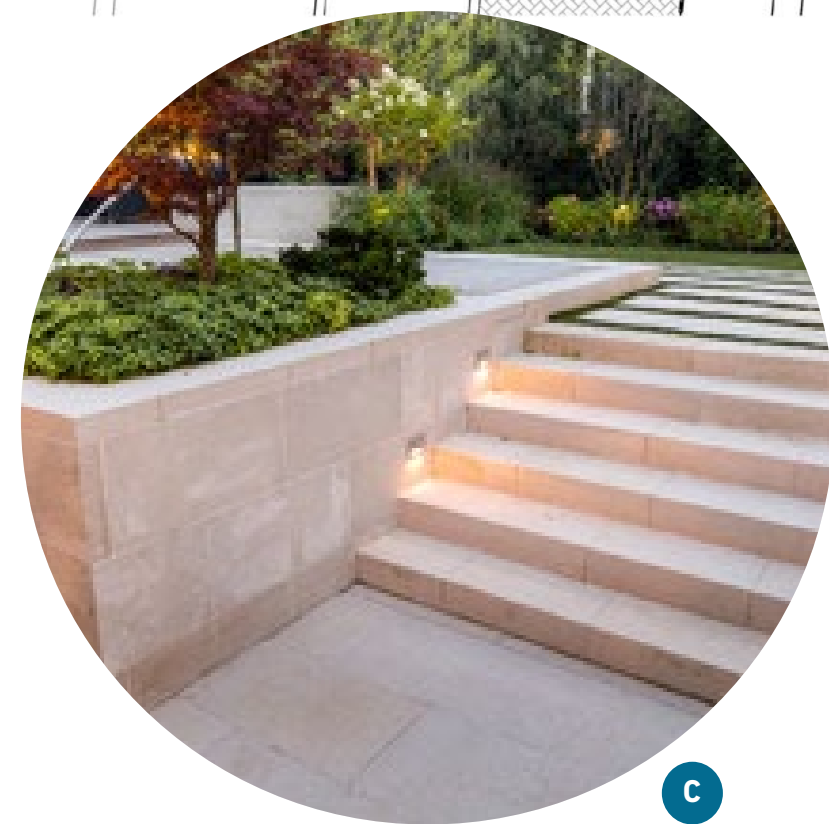
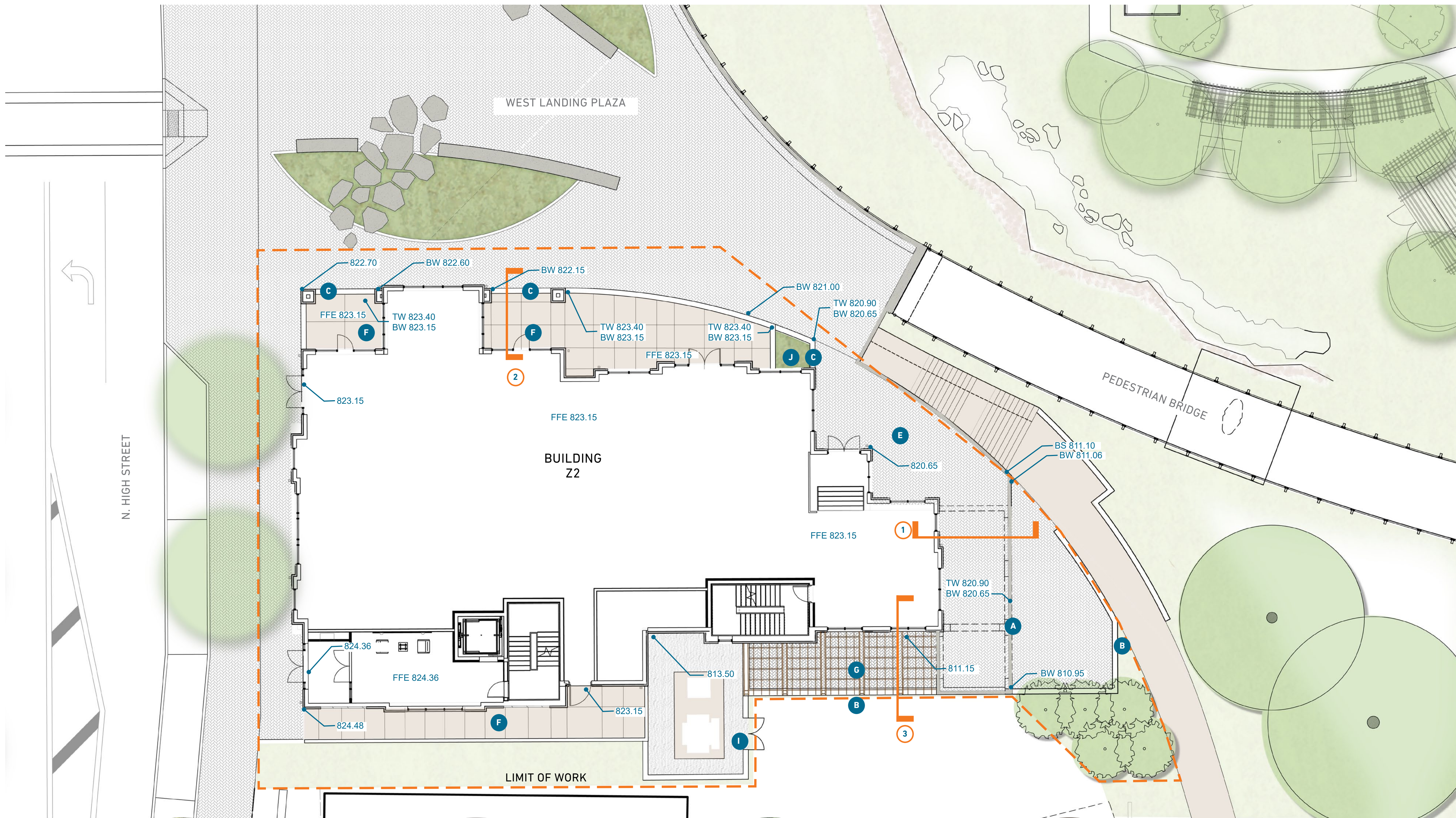
SCALE
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JOB NO.
 2016-0574

SHEET
BSP8

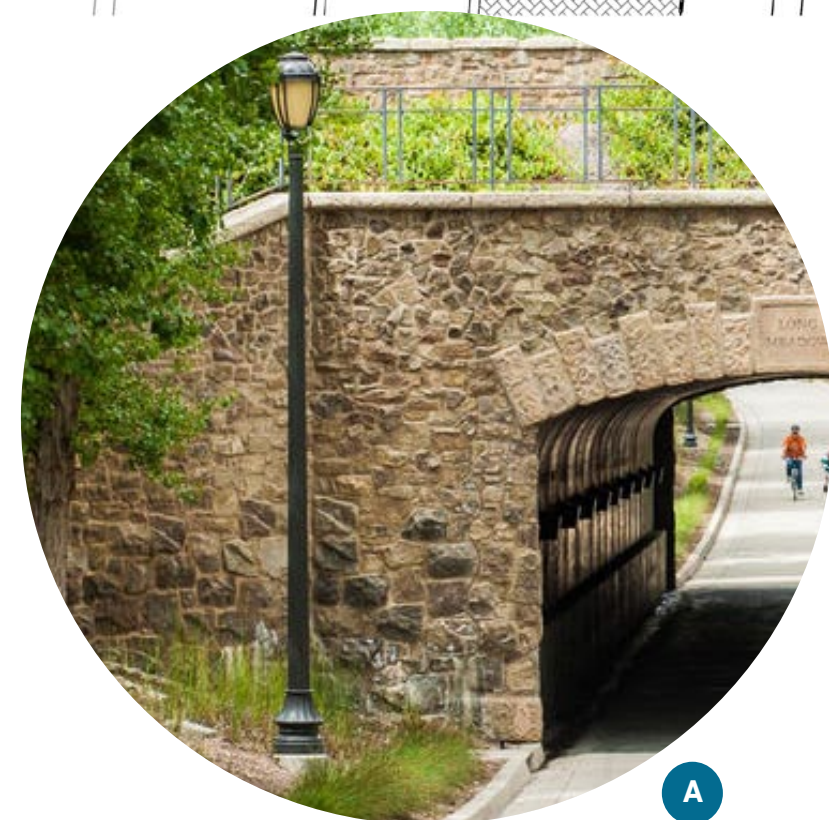
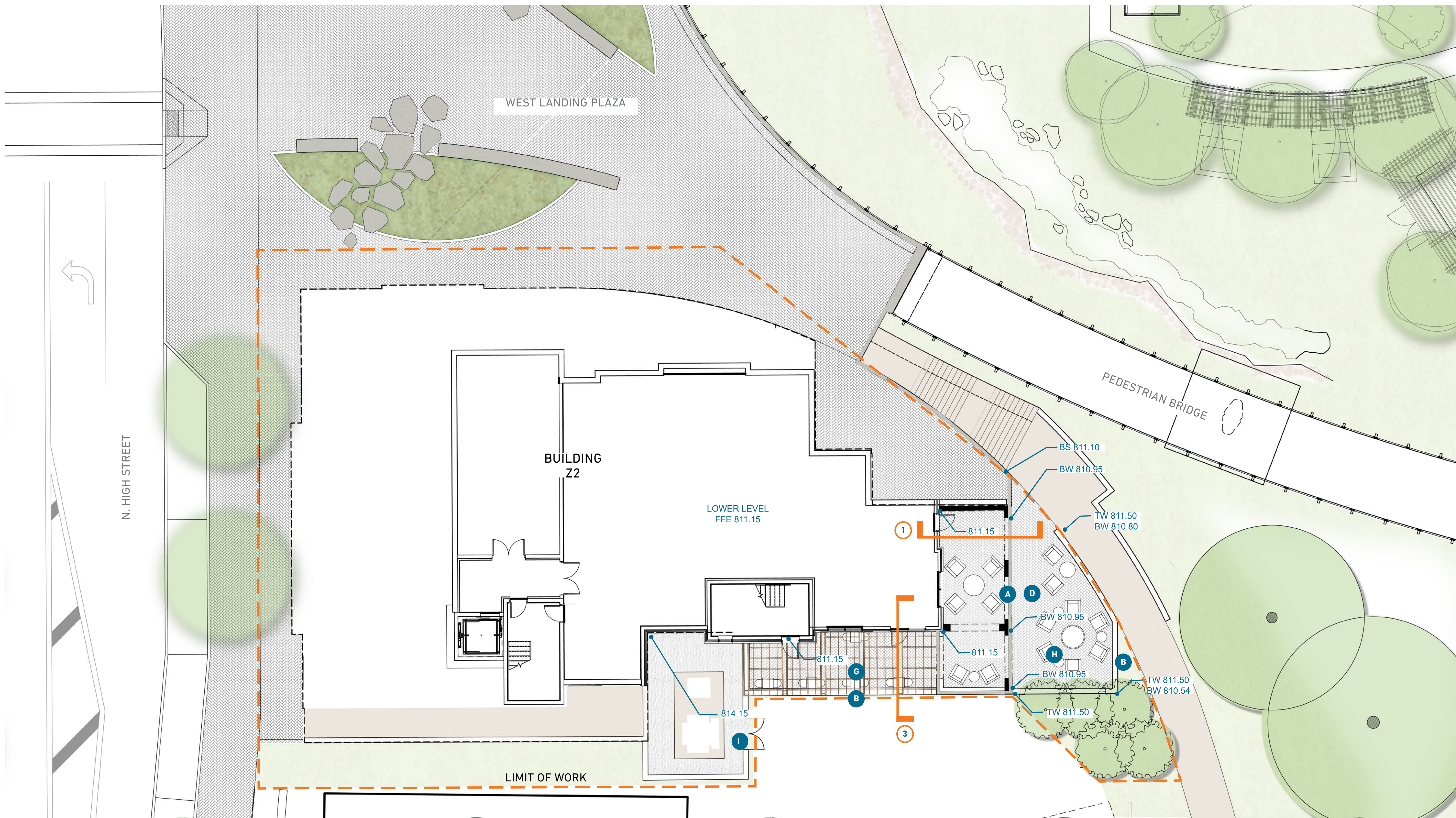
MATERIALS LEGEND

- A Rubble Stone Grotto Wall**
 - Stone veneer and character to coordinate with adjacent West Landing retaining walls
- B Rubble Stone Patio Wall**
 - Stone veneer and character to coordinate with adjacent West Landing retaining walls
- C Arriscraft Stone Veneer Wall**
 - Color and texture to match architecture
 - Precast Cap
- D Unit Paver Terrace**
 - Antiqued unit pavers
- E Brick Paver Walk**
 - Pavers to match West Landing Plaza Brick
- F Architectural Concrete Paving**
 - Architectural Concrete
 - Light Exposed Aggregate (Buff Wash) Finish
- G Wood Trellis**
 - Wood trellis with lighting and vines
- H Tables, Chairs, Fire Pit**
- I Utility Enclosure**
- J Ornamental Plantings**



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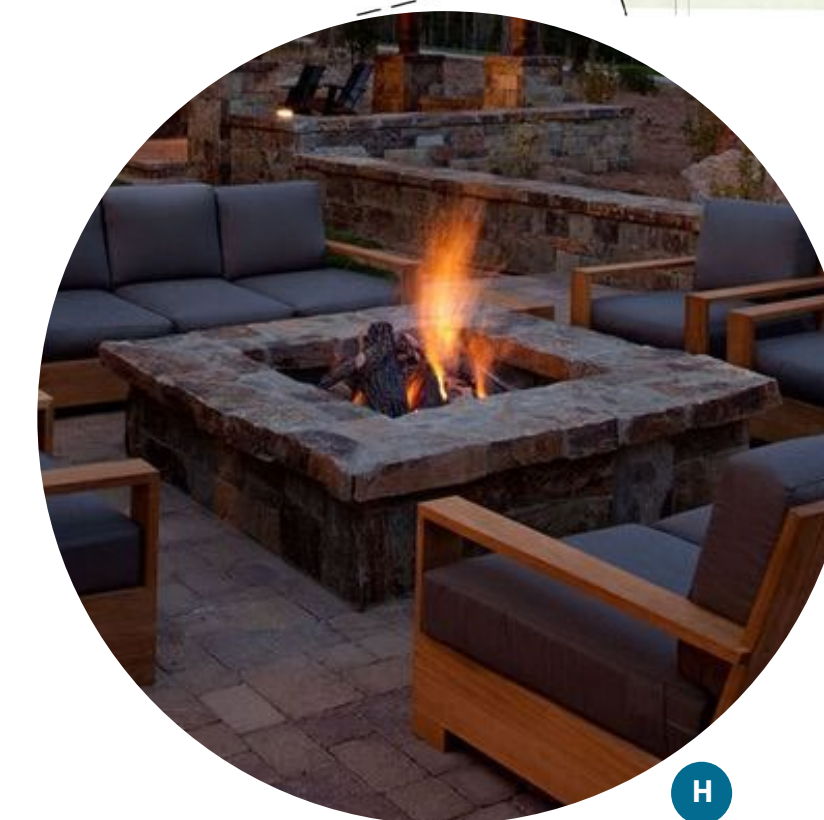
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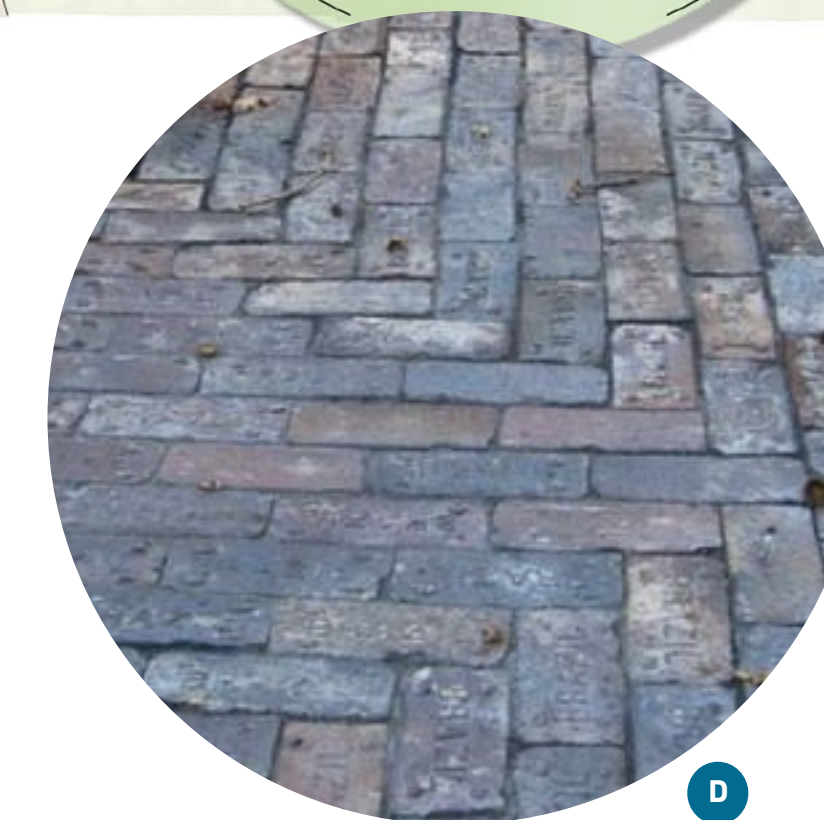
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G



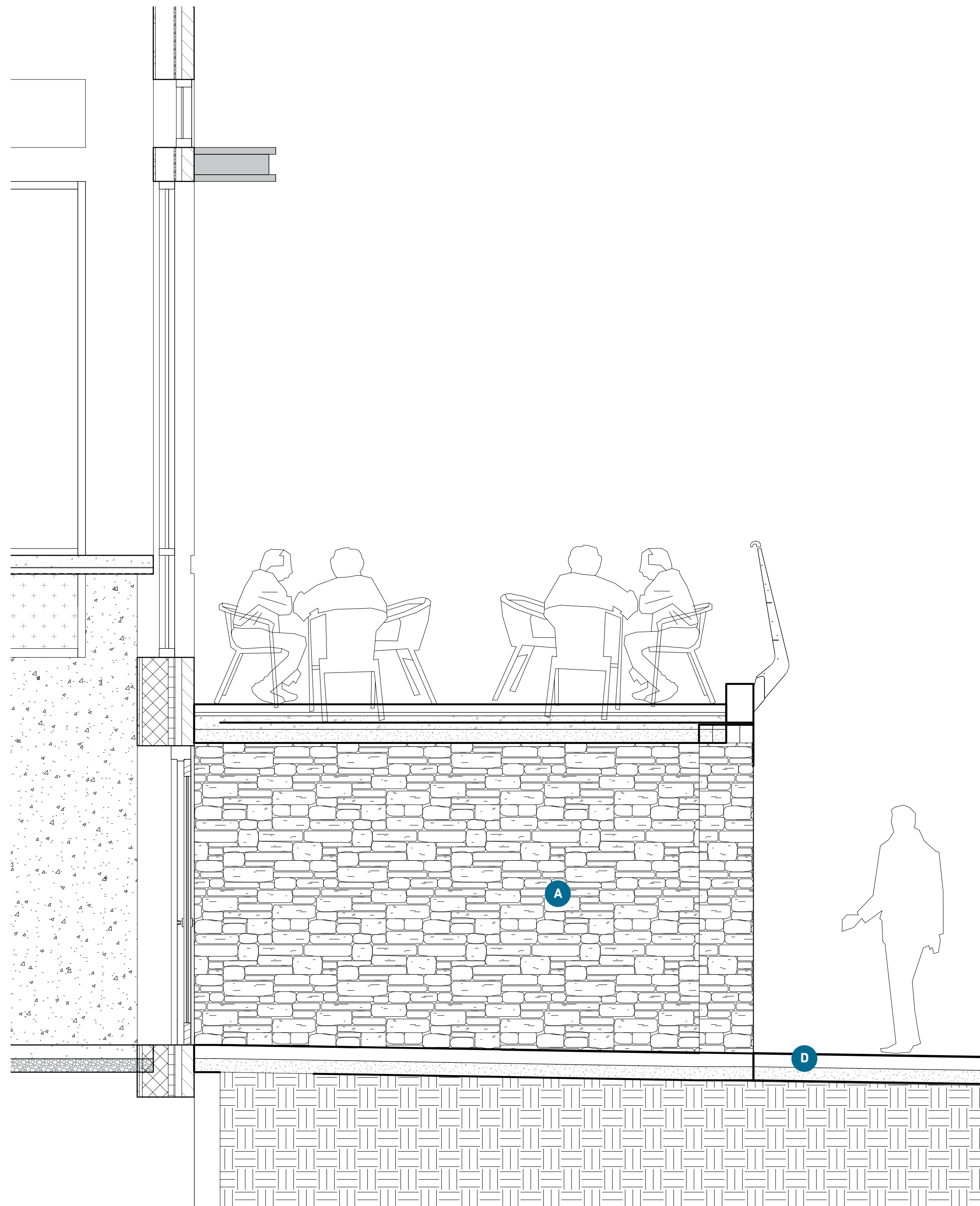
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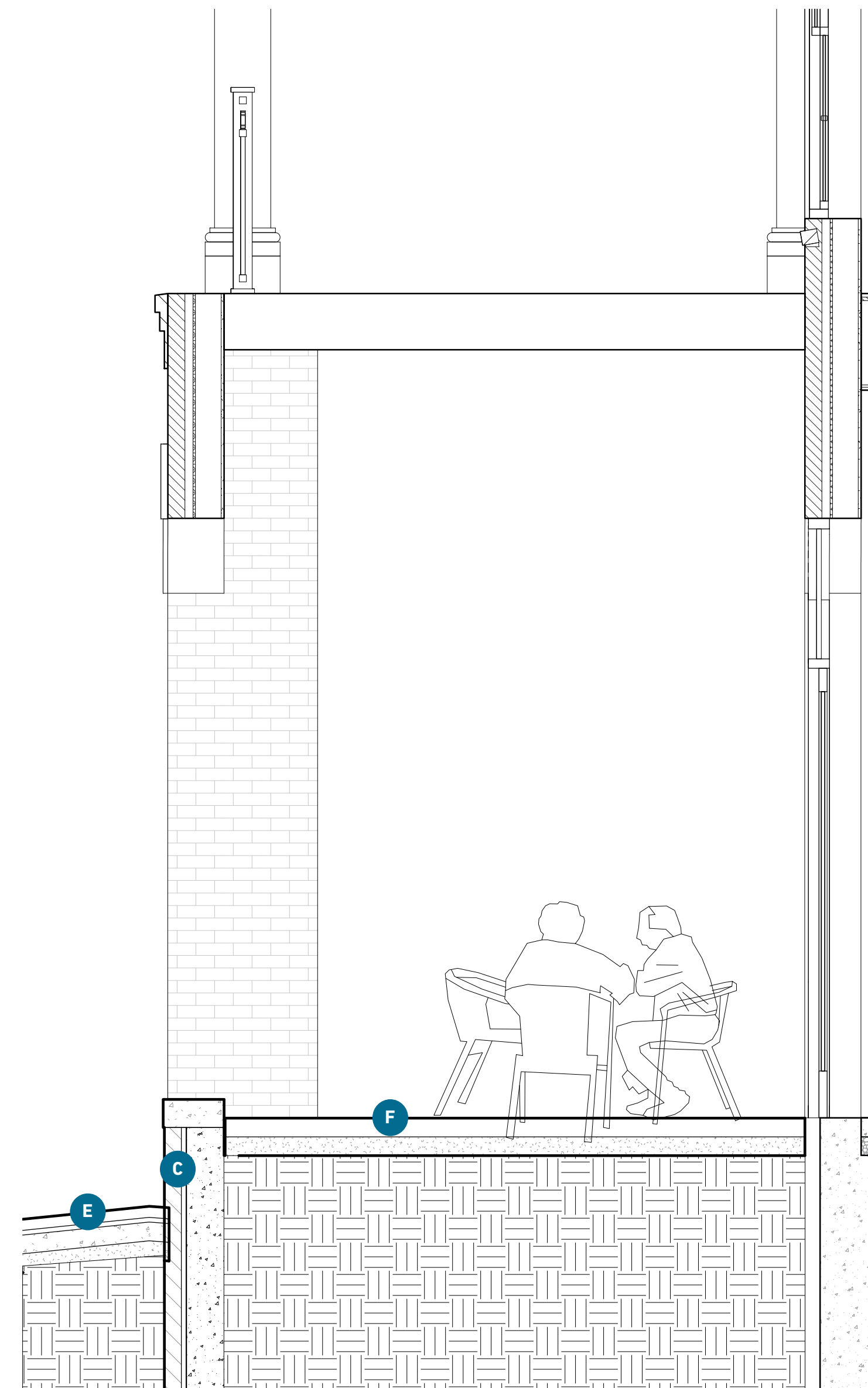
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MATERIALS LEGEND

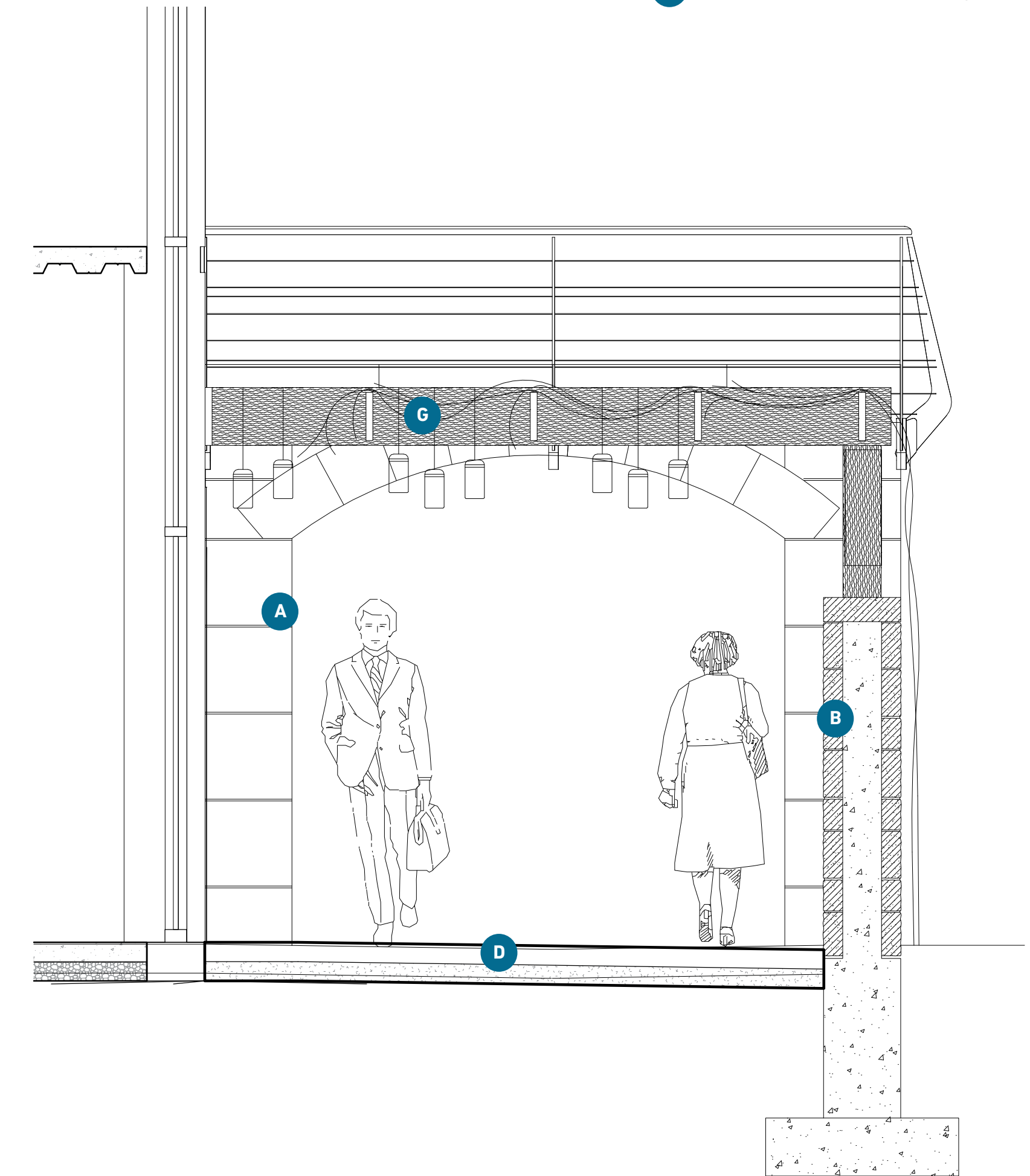
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① SECTION AT EAST TERRACE
1/2" = 1'-0"



② SECTION AT NORTH TERRACE
1/2" = 1'-0"



③ SECTION AT SOUTH SPEAKEASY TERRACE
1/2" = 1'-0"

BUILDING VARIETY STATEMENT

The “Z2” building is bound by the future pedestrian arrival plaza to the north and east, North High Street to the west, and Oscars Restaurant to the south. This new building is intended to address the development intent and vision for the BSD Historic Transition Neighborhood District, as well as to be an addition to the existing urban fabric that places value on human scale and excellent design.

The Z2 building has a combination of retail and bar uses at the lower level, retail and restaurant at the first (street level), and one upper story of residential above, reinforcing the mix of uses in the BSD Historic Core. The building has a unique character that is truly transitional, with traditional forms that are meant to reflect and take cues from the historical context, and fenestration that is more contemporary in nature, and looks like a modern update to an ‘existing historical building.’

The building uses a random course stone at the base; a painted, heavily textured brick; timber-framed windows and openings; and traditional gable roof forms. Portions of the upper story are treated with a fiber-cement siding and trim. The unique design elements of this building are also a nod toward the more contemporary Bridge Park development across the river, and they help to define it as a transitional element.

The building has ample balconies at the residential level, offering great views to the surrounding area. The overall massing of the building is broken down into a lower base and a top, creating a clear horizontal break between the ground story and the upper level, broken at intervals. Shed dormers and gables are used to further break down the massing of the building.



BRIDGE PARK
DUBLIN, OH

BASIC SITE PLAN BUILDING Z2 - MIXED USE

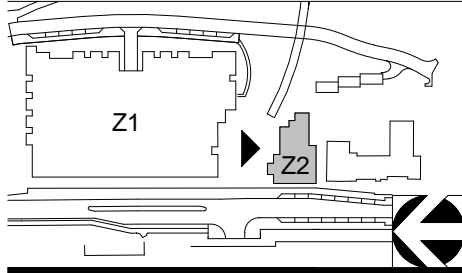
88 NORTH HIGH STREET
DUBLIN, OHIO 43017

| USE | AREA |
|--------------|------------------|
| RETAIL | 8,158 SF |
| STORAGE | 732 SF |
| PATIO | 914 SF |
| RESIDENTIAL | 6,551 SF |
| BALCONIES | 467 SF |
| TOTAL | 24,754 SF |

REFER TO PARKING CALCULATION SHEET FOR REQUIRED NUMBER OF PARKING SPACES FOR BLOCK Z

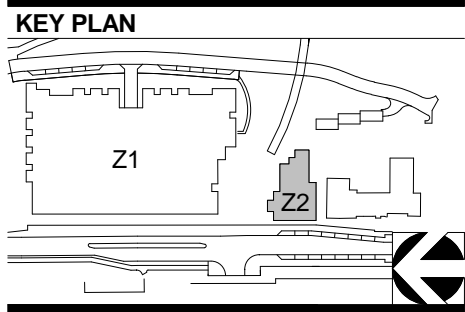
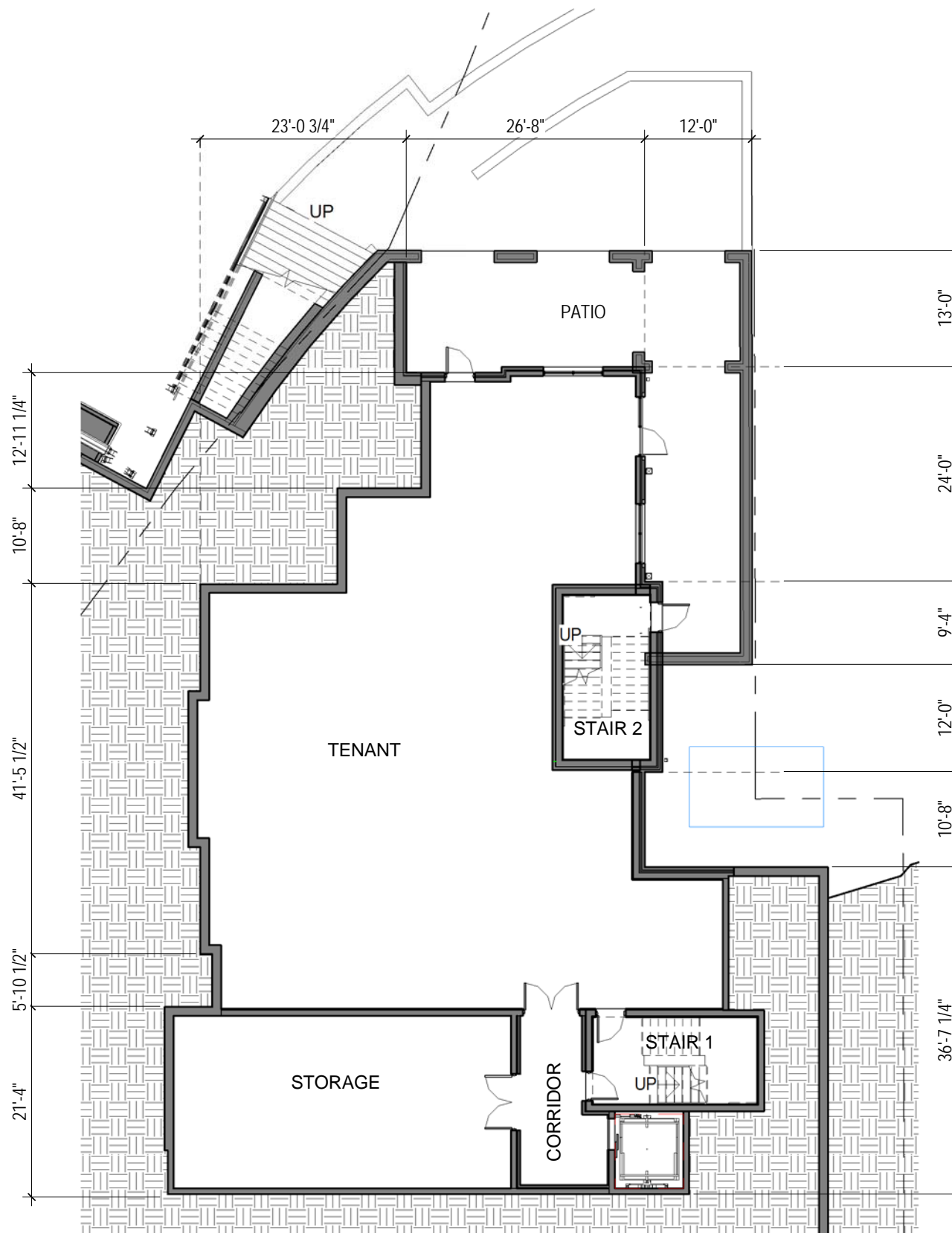


KEY PLAN



HISTORIC MIXED USE BUILDING TYPE

12-12-2016



1 **00 - LOWER FLOOR PLAN - Z2**
1/16" = 1'-0"

HISTORIC MIXED USE BUILDING TYPE

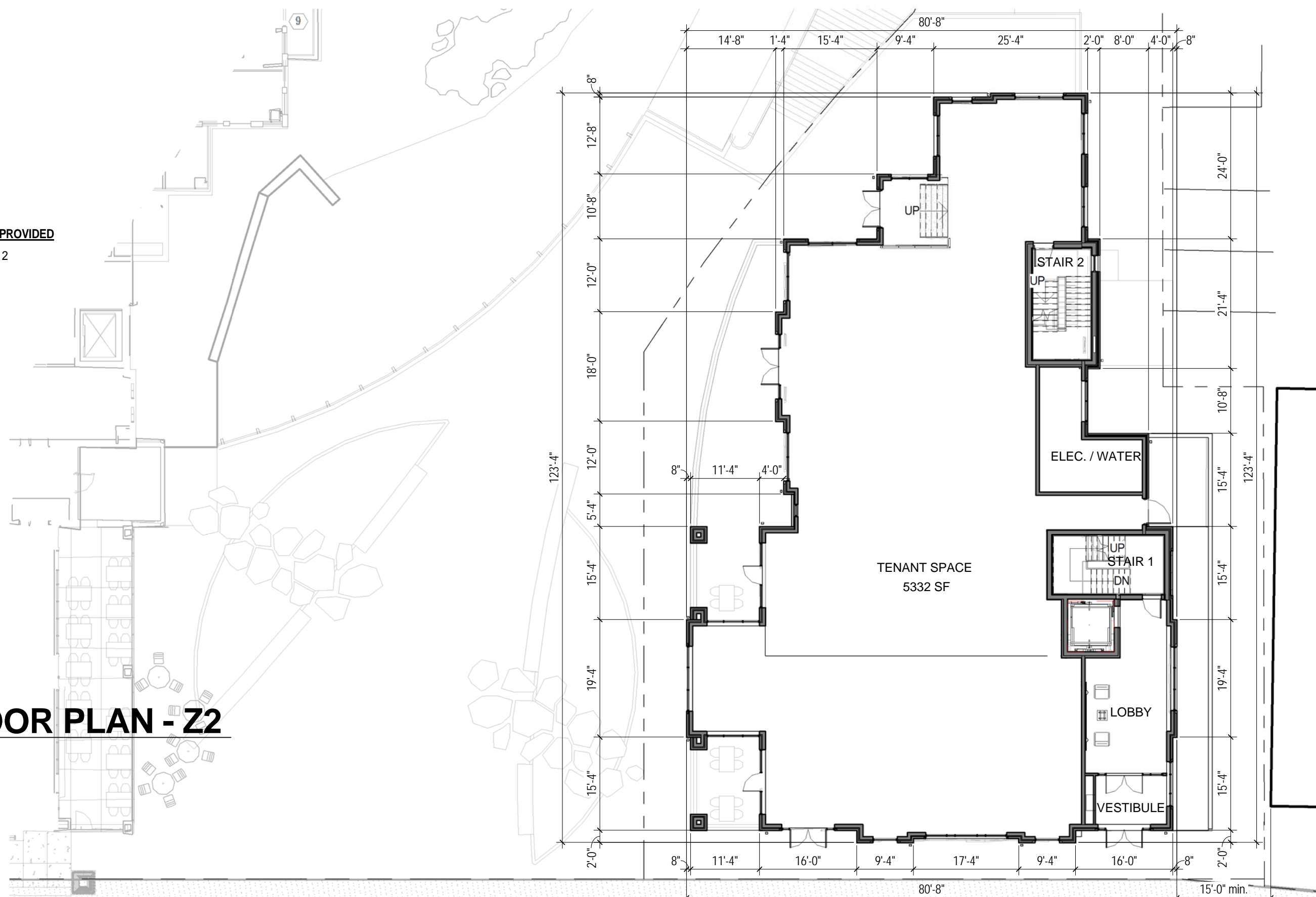
12-12-2016



BRIDGE PARK
DUBLIN, OH

STREET FACADE ENTRANCES REQUIRED
1 PER 75' OF FACADE WALL (MIN.)

| STREET | FACADE LENGTH | #REQ'D | PROVIDED |
|-------------------|---------------|--------|----------|
| NORTH HIGH STREET | 80' | 2 | 2 |

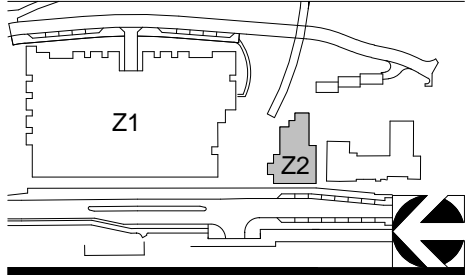


1

01 FIRST FLOOR PLAN - Z2

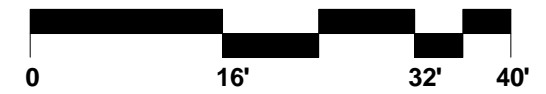
1/16" = 1'-0"

KEY PLAN



NORTH HIGH STREET

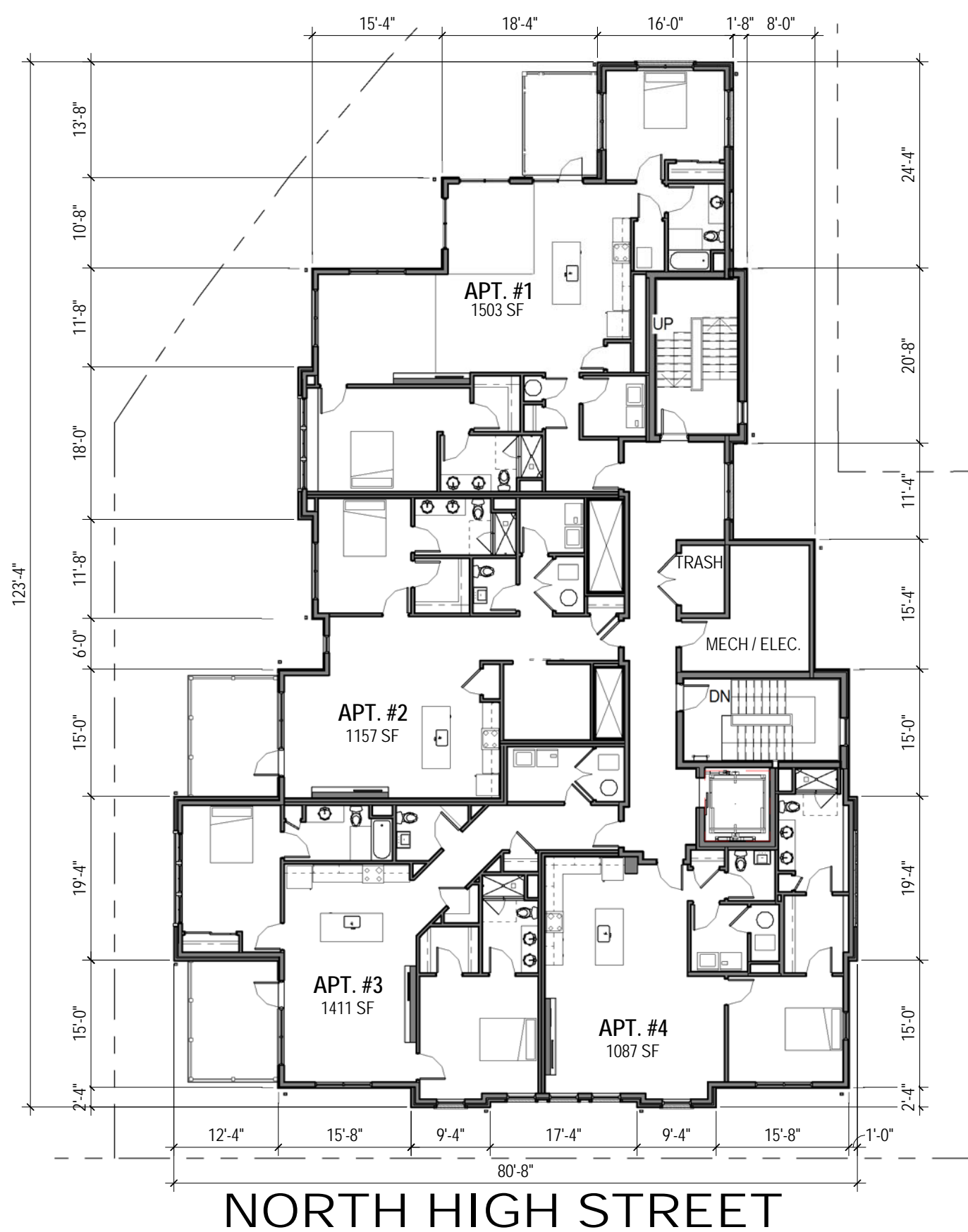
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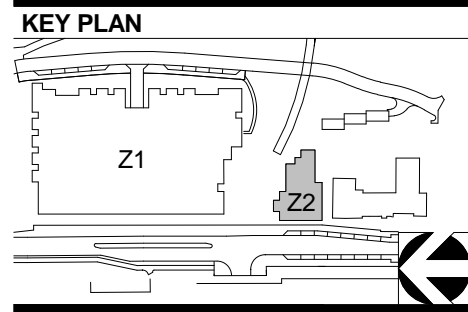
12-12-2016



BRIDGE PARK
DUBLIN, OH



NORTH HIGH STREET



KEY PLAN

Z1

Z2

1

SECOND FLOOR PLAN - Z2

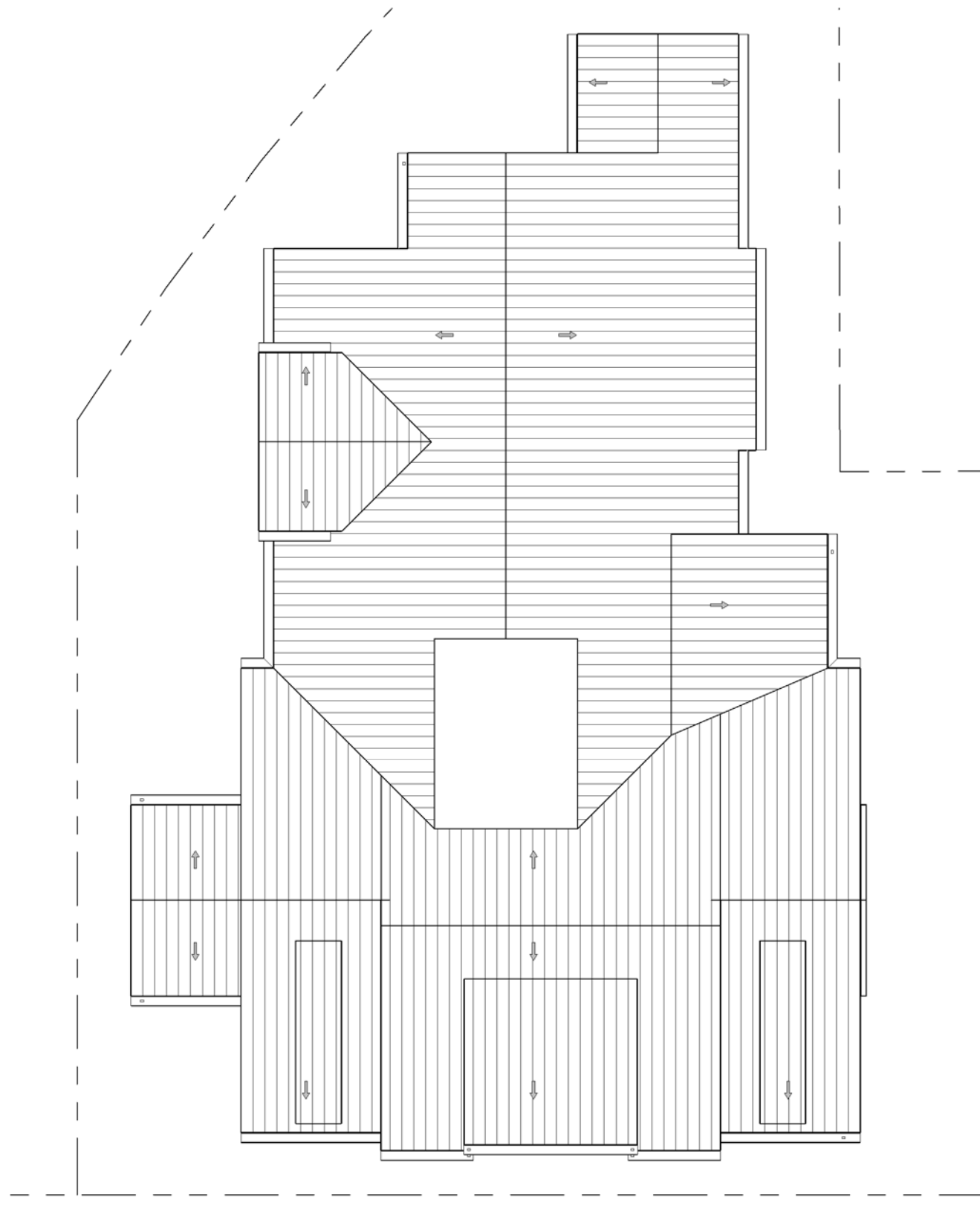
1/16" = 1'-0"

HISTORIC MIXED USE BUILDING TYPE

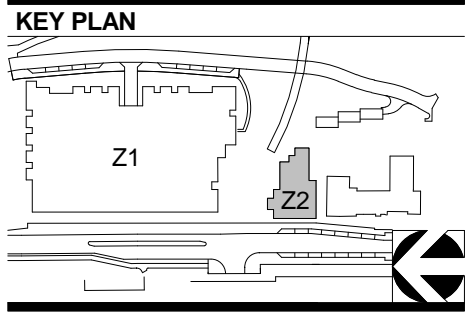
12-12-2016



BRIDGE PARK
DUBLIN, OH



NORTH HIGH STREET



1

04 ROOF PLAN - Z2

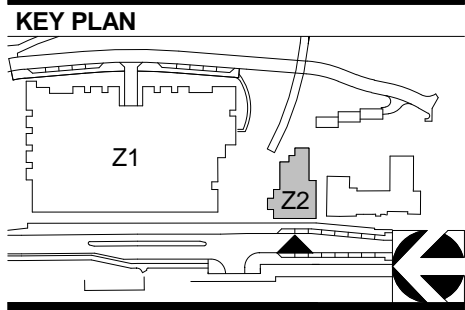
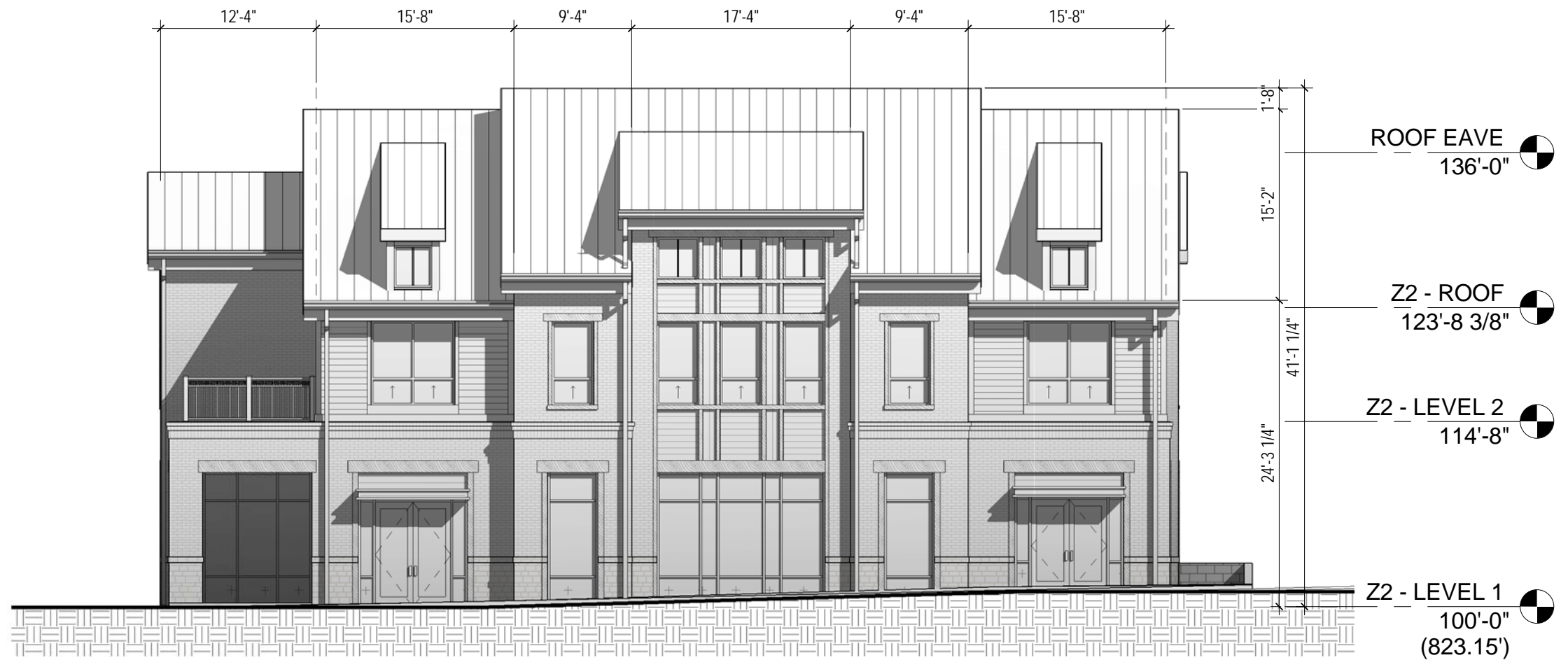
1/16" = 1'-0"

HISTORIC MIXED USE BUILDING TYPE

12-12-2016



BRIDGE PARK
DUBLIN, OH

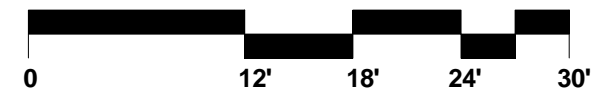


1

WEST ELEVATION - Z2

3/32" = 1'-0"

HISTORIC MIXED USE BUILDING TYPE



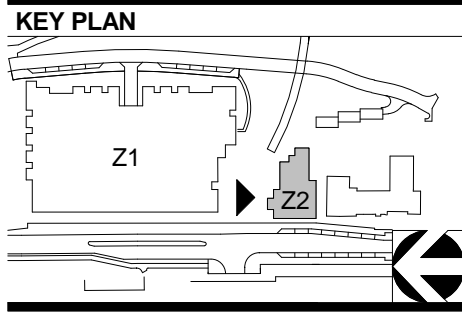
12-12-2016

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

A301-Z2
WEST
ELEVATION



BRIDGE PARK
DUBLIN, OH

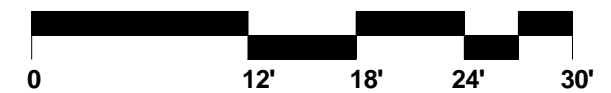


1

NORTH ELEVATION - Z2

3/32" = 1'-0"

HISTORIC MIXED USE BUILDING TYPE



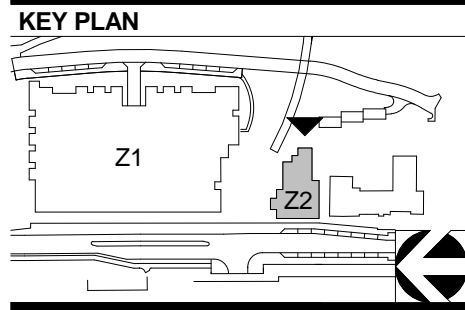
12-12-2016

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

A302-Z2
NORTH
ELEVATION

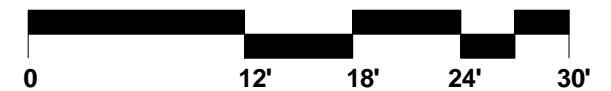


BRIDGE PARK
DUBLIN, OH



1 EAST ELEVATION - Z2
3/32" = 1'-0"

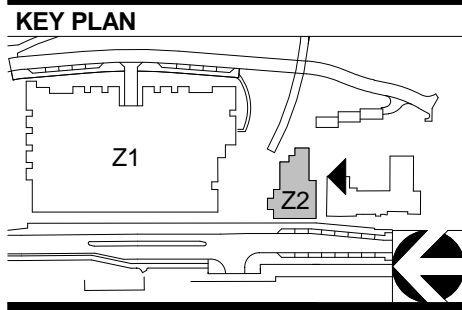
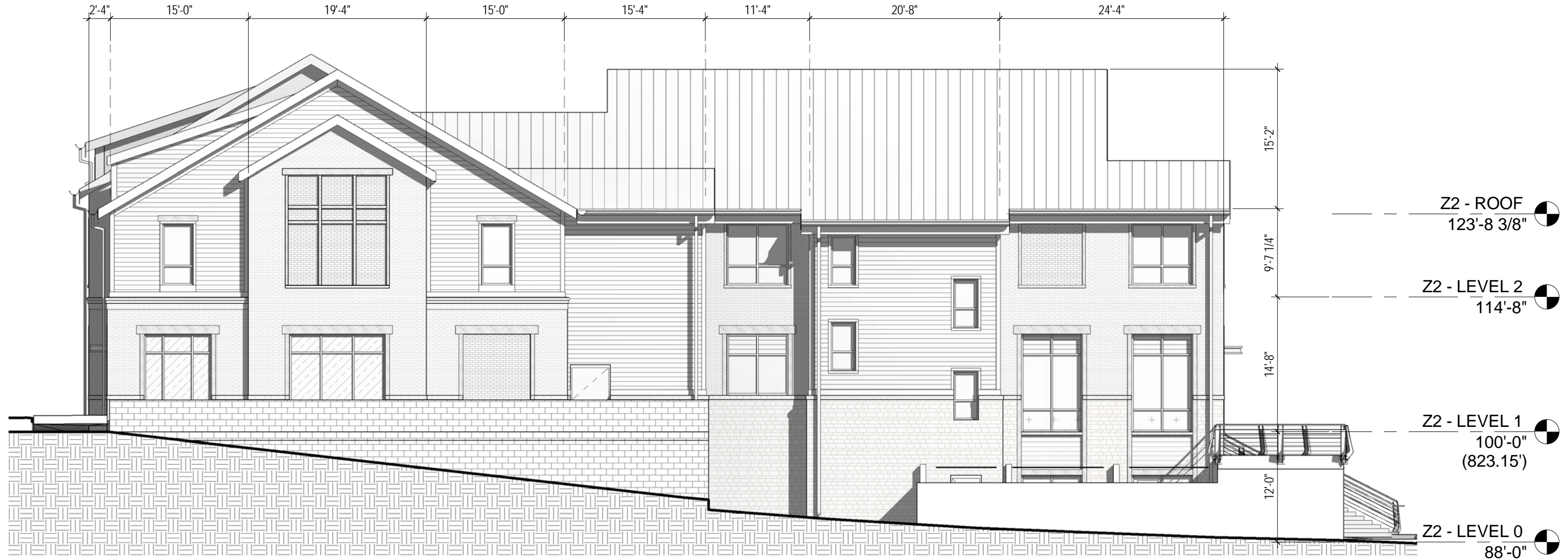
HISTORIC MIXED USE BUILDING TYPE



12-12-2016



BRIDGE PARK
DUBLIN, OH

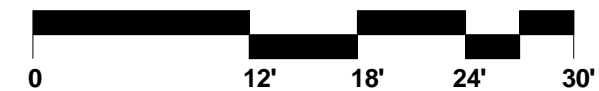


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SOUTH ELEVATION - Z2

3/32" = 1'-0"

HISTORIC MIXED USE BUILDING TYPE



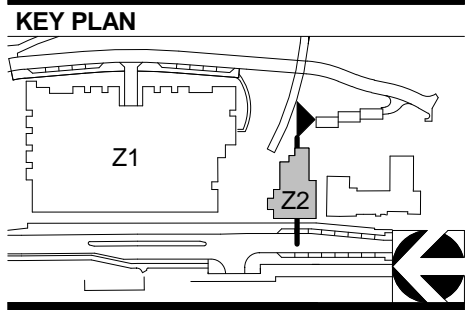
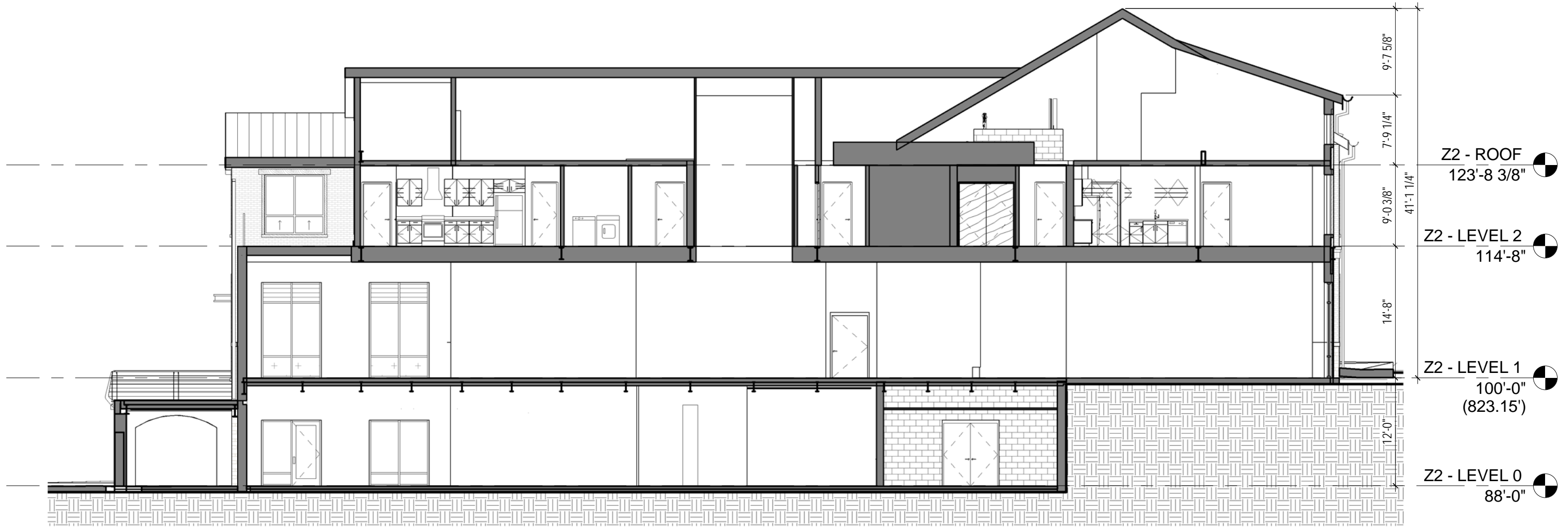
12-12-2016

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

A304-Z2
SOUTH
ELEVATION



BRIDGE PARK
DUBLIN, OH

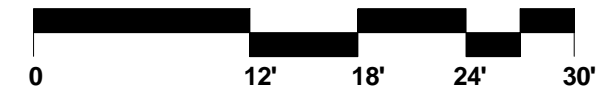


1

EW SECTION - Z2

3/32" = 1'-0"

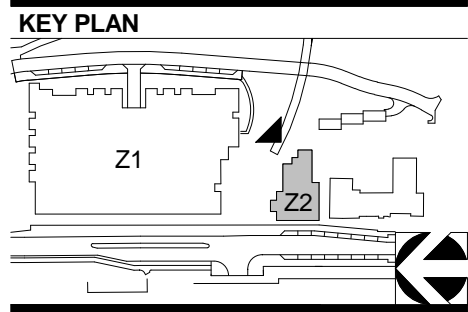
HISTORIC MIXED USE BUILDING TYPE



12-12-2016



BRIDGE PARK
DUBLIN, OH



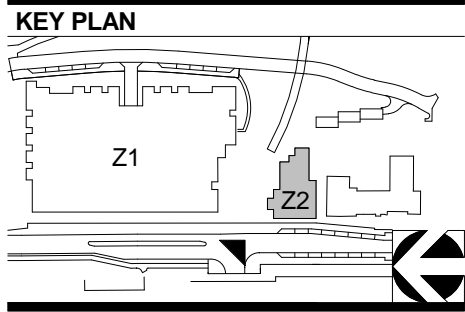
1 NE VIEW

HISTORIC MIXED USE BUILDING TYPE

12-12-2016



BRIDGE PARK
DUBLIN, OH



1 NW VIEW

HISTORIC MIXED USE BUILDING TYPE

12-12-2016



BRIDGE PARK

DUBLIN, OH



1 **ELEVATION** NORTH HIGH STREET - STREETSCAPE
1" = 40'-0"



2 **ELEVATION** NORTH RIVERVIEW STREET - STREETSCAPE
1" = 40'-0"

HISTORIC MIXED USE BUILDING TYPE

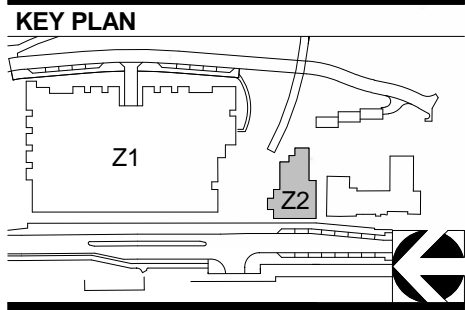
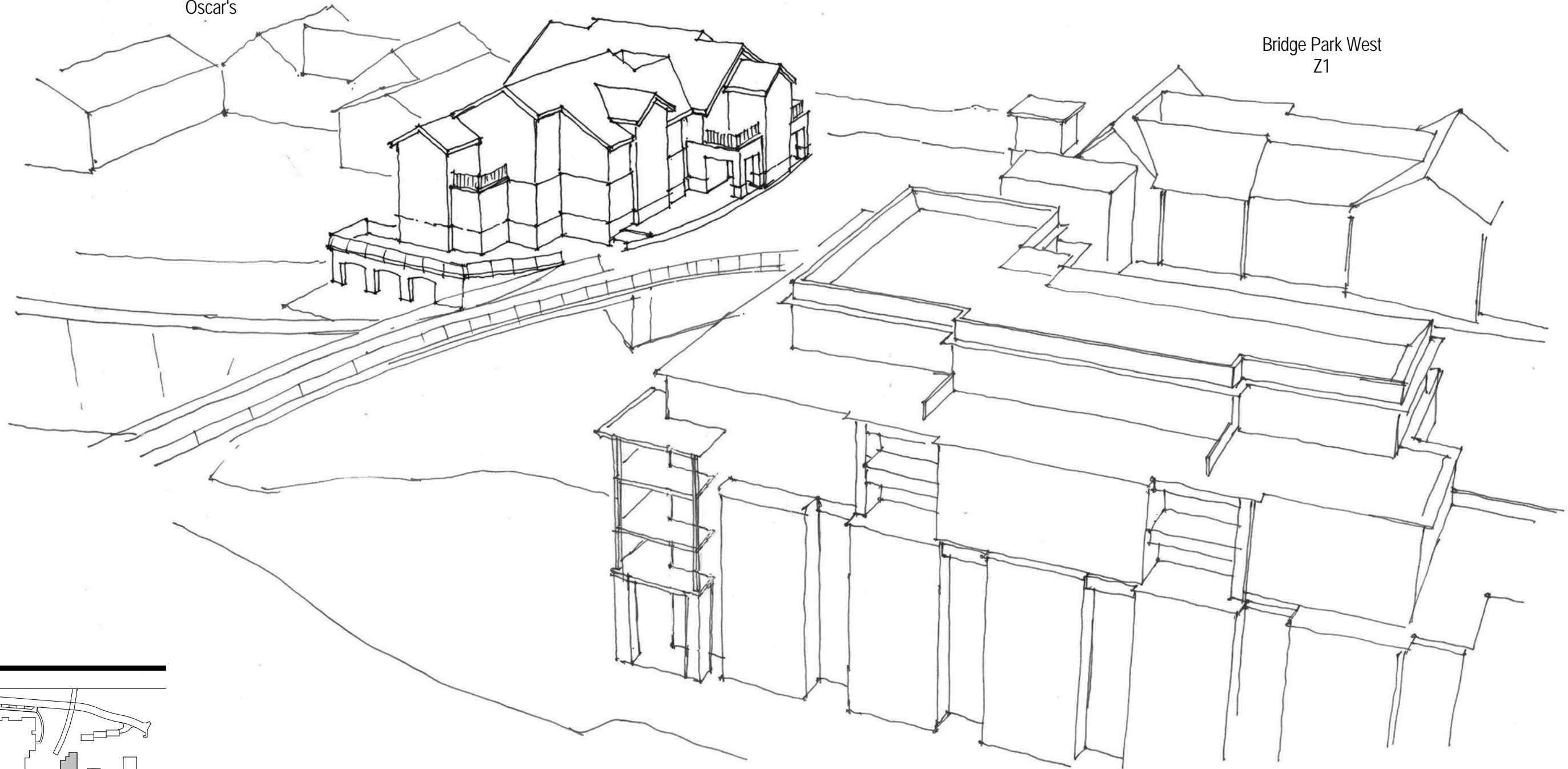
12-12-2016



Existing
Oscar's

Bridge Park West
Z2

Bridge Park West
Z1



HISTORIC MIXED USE BUILDING TYPE

12-12-2016



RECORD OF DETERMINATION

Administrative Review Team

Thursday, December 22, 2016

The Administrative Review Team made the following determinations at this meeting:

2. BSD HTN – Bridge Street, Building Z2 16-088ARB-BPR 88 North High Street Basic Plan Review

Proposal: Construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street.

Request: Review and recommendation of approval to City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Crawford Hoying Development Partners represented by: Teri Umbarger, Moody Nolan.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURE

1. §153.062(O)(9) – Building Type - Front Property Line Coverage - Minimum 80% (required); 0% (requested)

Determination: The Administrative Departure was approved.

REQUEST 2: BASIC PLAN WAIVERS

Request for an approval recommendation to City Council for two Basic Plan Waivers:

1. §153.060(O)(9) – Building Stories - Maximum 2.5 stories (required); Maximum 3 stories (requested) from N. High Street down to N. Riverview Street to utilize grade change and 2 stories will be perceived from the N. High Street frontage and plaza.
2. §153.062(O)(9) – Building Type - Front Property Line Coverage - Minimum 80% (required); 0% (requested) along N. Riverview Street due to the irregular shape of the property.

Determination: The two Basic Plan Waivers were recommended for approval to City Council as part of the Basic Plan Review.

REQUEST 3: BASIC PLAN REVIEW

Request for a recommendation of approval to City Council for a Basic Plan Review with 7 conditions:

- 1) That the plans should be revised to reflect consistent terminology and square footages throughout the set;
- 2) That the applicant continues to work with staff regarding the Development Plan and Plat details, in combination with or prior to the submission of the Site Plan;

**2. BSD HTN – Bridge Street, Building Z2
16-088ARB-BPR**

**88 North High Street
Basic Plan Review**

- 3) That the applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan submittal;
- 4) That the applicant continues to refine the architectural details and building type requirements as part of the Site Plan;
- 5) That the applicant updates the required parking information and submits a Parking Plan with the Site Plan;
- 6) That the open space, gateway, and terminal vista details be addressed with the Site Plan submittal; and
- 7) That final details regarding landscaping, lighting, utilities, and stormwater will be required with the Site Plan submittal.

Determination: The Basic Plan was recommended for approval to City Council with 7 conditions.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager

DETERMINATION

2. BSD HTN – Bridge Street, Building Z2 16-088ARB-BPR

88 North High Street Basic Plan Review

Jennifer Rauch said this is a request for the construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street. She said this is a request for a review and recommendation of approval to City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site plan showing the proposed building footprint. She stated the ARB had provided comments to the applicant of utilizing this building as a transition piece between Historic Dublin and Bridge Park West. She said the proposal includes a restaurant on the ground floor and the lower level along North Riverview Street with the upper story containing four residential units as opposed to the eight originally shown. She said overall the footprint is similar to previous versions the ART has reviewed.

Ms. Rauch said a large service entrance is located on the south side of the building with the residential entrance being located on the east. She said a plaza and stairs will provide access to North Riverview Street. She stated it is a Mixed-Use Building proposed as two-stories on North High Street where a 2.5 story building is permitted. She said the design has been carried along all elevations and that is due to the grade change; the east elevation is considered a three-story building requiring a Waiver.

Ms. Rauch said the proposed ART recommendation to City Council is approval of the Basic Plan Review with seven conditions, and two Waivers. She said approval is also recommended for an Administrative Departure, which can be approved by the ART.

Administrative Departure:

1. Front Property Line Coverage

Waivers:

1. Building Stories
2. Front Property Line Coverage

Conditions for the Basic Plan Review:

- 1) That the plans should be revised to reflect consistent terminology and square footages throughout the set;
- 2) That the applicant continues to work with staff regarding the Development Plan and Plat details, in combination with or prior to the submission of the Site Plan;
- 3) That the applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan submittal;
- 4) That the applicant continues to refine the architectural details and building type requirements as part of the Site Plan;
- 5) That the applicant updates the required parking information and submits a Parking Plan with the Site Plan;

- 6) That the open space, gateway, and terminal vista details be addressed with the Site Plan submittal; and
- 7) That final details regarding landscaping, lighting, utilities, and stormwater will be required with the Site Plan submittal.

Ms. Rauch reviewed the Basic Plan details and conditions, proposed Waivers and Administrative Departure. She said a number of windows on the southern elevation are faux windows, which will reduce the transparency. Jeff Tyler asked what the distance of the building is from the southern property line. Karen Danko, Crawford Hoying Development Partners, said the building sits about 15 feet away and that they are still able to provide 75% transparency regardless of the faux windows.

Ms. Rauch said the reduction in scale and additional comments from the ARB have been incorporated into this submittal. She provided additional renderings that show the scale of the proposed structure compared to surrounding structures.

Colleen Gilger asked if the first floor and lower level were two separate tenant spaces. Ms. Danko responded in the affirmative.

Mr. Tyler asked if they have begun considering range hood locations and additional requirements for the restaurant use. Ms. Danko responded in the affirmative. Mr. Tyler said they should also begin looking at sign locations even though they are still early in the process. He stated he is supportive of the revisions made to the architectural design and the reduction in massing.

Donna Goss commended the applicants of utilizing the grade change in their design and taking advantage of the plaza space for the pedestrian bridge.

The ART unanimously approved the Administrative Departure and recommended approval to City Council for the Basic Plan with seven conditions and two Waivers.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the Basic Plan will be forwarded to City Council on January 10, 2017, for approval.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:24 pm.



BOARD DISCUSSION

Architectural Review Board

Wednesday, November 16, 2016 | 6:30 pm

The Architectural Review Board had the following discussion at this meeting:

**1. BSD HTN – Bridge Street, Building Z2
16-088ARB-BPR**

**North High Street
Basic Plan Review**

Proposal: Construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street.

Request: Informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Teri Umbarger, Moody Nolan.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

RESULT: The Board informally reviewed the revised request to construct a mixed use building. The applicant provided two design concepts. The first concept showed revised architecture and building design, but retained the 3 story design and a second concept showing a smaller scale building with a 2.5 story design. The Board expressed similar concerns to the last review regarding the proposed 3-story building focusing on the large building mass and poor relationship to the surrounding buildings. The Board supported the 2.5 story design to meet Code and fit within the context of the surrounding development. They stressed the desire for the buildings to appear as separate, smaller scale buildings. The Board stressed the importance of the building location at the landing of the pedestrian bridge, west plaza and the entrance to the Historic District. They encouraged the applicant to pay close attention to the building details and materials as the project moves forward.

MEMBERS PRESENT:

| | |
|------------------|--------|
| David Rinaldi | Yes |
| Thomas Munhall | Yes |
| Everett Musser | Yes |
| Jane Fox | Yes |
| Shannon Stenberg | Absent |

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager





MEETING MINUTES

Architectural Review Board

Wednesday, November 16, 2016

AGENDA

- 1. BSD HTN – Bridge Street, Building Z2
16-088ARB-BPR** **88 North High Street
Basic Plan Review (Discussion only)**
- 2. BSD HC – S. High St. Mixed-Use Development
16-082ARB-BPR** **76 – 82 S. High Street
Basic Plan Review (Approved)**
- 3. R-1 – Kittrell Residence
16-089ARB** **5051 Brand Road
New Construction (Approved)**

The Chair, David Rinaldi, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox, Thomas Munhall, and Everett Musser. Shannon Stenberg was absent. City representatives were: Jennifer Rauch, JM Rayburn, and Laurie Wright.

Administrative Business

Motion and Vote

Ms. Fox moved, Mr. Munhall seconded, to accept the documents into the record. The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; Mr. Munhall, yes; and Ms. Fox, yes. (Approved 4 – 0)

Motion and Vote

Ms. Fox moved, Mr. Rinaldi seconded, to approve the October 26th meeting minutes. The vote was as follows: Mr. Munhall, yes; Mr. Musser, yes; Mr. Rinaldi, yes; and Ms. Fox, yes. (Approved 4 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board during this meeting.

- 1. BSD HTN – Bridge Street, Building Z2
16-088ARB-BPR** **88 North High Street
Basic Plan Review**

The Chair, David Rinaldi, said the following application is a request for the construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street. He said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.



Jennifer Rauch noted the application process and presented an aerial view of the site to provide context and the proposed Site Plan that did not contain any significant changes since the previous review. She pointed out the proposed location of the pedestrian bridge and its landing site at the public plaza.

Ms. Rauch reported that when the Board reviewed this application last month. She stated there was a lot of comments about the scale and architecture of the building as it is located on the edge of the Historic District and the properties directly south are zoned Historic Core District. She said transitioning between the new construction to the north and the existing historic structures that are smaller scaled was discussed. She added the overall mass, scale, and design of the proposed building was discussed. She reported the applicant has made some changes to the design and architecture, which they are requesting feedback before going on to City Council for their review.

Ms. Rauch presented the revised elevations and noted the location of a restaurant proposed for the ground level with residential above, public spaces along the plaza, and service functions and access to the residences on the south side of the building, considered the back. She stated the revisions provided:

- Front elevation along N. High Street continues to be three stories and includes more building divisions to break up the massing along with the removal of the central series of gable dormers;
- Roof is broken up with minor changes to height;
- North elevation design character modified;
- Tower element more dramatic; and
- South elevation has been enhanced to not appear like “back of house”.

Ms. Rauch presented additional renderings of the northeast and northwest perspectives as well as the streetscape elevations to show the proposed building height in relation to Building Z1 to the north and Oscar’s to the south.

Ms. Rauch presented the discussion questions:

1. Does the ARB support the scale and height of the building given the surrounding development?
2. Does the ARB support the revisions to the proposed architectural style and design?
3. Does the proposal fit with the development pattern and character along this section of N. High Street?
4. Are there other considerations by the Board?

Russ Hunter, Crawford Hoying Development Partners, 555 Metro Place, said he wanted additional feedback from the ARB before going to Council to see if they were moving in the right direction, if there are architectural changes needed, and if the three story proposal is acceptable. He explained the decreased height measurements and compared the proposal to the buildings at BriHi. He concluded that if the ARB believes this revised plan is still not going to work then he will not forward this on to City Council.

The Chair invited public comment.

David Hahm, 83 S. Riverview Street, said the principle of taking the largest building that is in the district and going a little bit higher does not seem to be the best approach.

Steve Rudy, 129 S. Riverview Street, questioned whether there is a requirement in the Code to stay within 2.5 stories in the Historic District. He said he asked because the next case is also proposing a building height greater than 2.5 stories. The Chair answered the Board would get to that discussion.

Tom Munhall inquired about the two shed dormers, specifically about the first one to the north as they stop and do not look natural. Mr. Hunter said there are mechanical units behind the dormers.

Everett Musser said, as an architect, this still looks like two separate buildings and the east end of the building is still too high. He said he agreed with the public comment; it should not be related to the building to the north. He suggested the rooflines could be softened considerably because it is currently very abrupt. He stated he liked the front of the building but is still not sure about the east end of the building.

Jane Fox said the scale is too massive. She indicated it is not what City Council intended when they wrote the Code; the Historic Transition District has to relate to existing architecture in the district and it is directly adjacent to the Historic Core District. She said as a Board member, she has to consider the *Historic Dublin Design Guidelines* and the BSD Code. She said the BSD limits height to 2.5 stories. She indicated that infill should not relate to the new construction but rather what was already there. She asked staff if Oscar's is considered Historic Commercial Cottage style. Ms. Rauch said the building types are used mainly for new construction but if an established building wanted to make major modifications, the reviewing body would determine the building type.

Ms. Fox indicated when it comes to mixed-use, there are permitted and non-permitted buildings allowed next to each other on the principle frontage street. Comparing to the size of Oscar's, she said the proposed building is just too large.

Ms. Fox said there are two sides to the bridge: one with brand new construction; and one with existing traditional buildings. She suggested that instead of trying to appease the Board by proposing old on the front of the building and new on the back, the applicant should find a uniquely cohesive architectural design that speaks to the character of the Historic District with a sense of newness that shows a freshness and an invitation to this gateway. She said the BSD Code specifically speaks to gateway sites that need to be pedestrian friendly, inviting, and have characteristics that are even more conducive to the pedestrian experience, more than any other place in the district. She concluded this is not the right design or the right scale.

David Rinaldi said he recognized the improvements to the proposal. He said having a three story building when Code permits 2.5 stories at this location at the juncture with the Historic Core District is hard to support and that is a big response to the design. He indicated it still reads as one large block and the Historic Core District is made up of smaller blocks of buildings. He said that was accomplished on Building Z1 where it appears to be smaller buildings even though it is one large building. He said the towers compete with Z1.

Mr. Munhall said overall he likes the proposal and likes the front. He said it is all about scale for him making sure it does not look imposing when one comes across the bridge. He suggested the applicant get more square footage further down the hill.

Ms. Fox reiterated that the story height should be decreased to the size that is permitted in the district, break up the massing into smaller blocks, and extend down the hillside to make it feel like it belongs more to the Historic Core District. As a gateway area, she restated it needs to be pedestrian friendly, especially at the street level to draw people in.

Mr. Hunter said he hears the Board stating that three stories is not appropriate. He said the applicant has a sketch of a two-story option for their consideration, which was not included in their packet. He said they used the exact footprint but modified the massing and brought the height down to two stories with a more traditional roof. He said the front remains largely the same but the back was brought way down in height, still using some of the same architectural characteristics so it feels more like one expression. He said the tower was removed and the south reveals the most dramatic change. He concluded it is a shorter building with much softer transitions as one moves around the corner. He added the ridgeline is roughly where it was before but it is a two story building with a traditional slope roof. He asked the Board

if this is a design they would be more amenable to. The use for the second floor he said could be office or residential (condominiums or apartments).

Mr. Musser said this newest design addresses some of the Board's concerns. He inquired about the square footage. Mr. Hunter answered around 7,000 – 8,000 square feet and the basement level is significantly smaller.

Mr. Musser said this is much more compatible, looks more historic, and the rooflines are much softer.

Mr. Munhall said he wants people to be able to live, shop, eat, and work here. He said if it is just going to be restaurant and office use, he does not like it as much. He indicated this newest plan is easier to look at and can see it moving through the process easier.

Mr. Rinaldi said even though the overall height is similar, the eave height was brought down dramatically and he appreciates that. He said it still reads as one big building but maybe that could be worked out and may be better received.

Ms. Fox said she struggles with the height being the same and was hoping the massing would be decreased as that height does not occur anywhere in the Historic District. She indicated that if it was three separate buildings and had movement, she would like it better and it would feel like it belonged.

Mr. Hunter asked if different façade treatments to break up the mass is what is preferred or is the physical presence of the building to be considered.

Mr. Rinaldi said the north and south elevations look pretty good broken up but across the High Street elevation it still reads as one.

Mr. Hunter asked if a different shape is preferred by the Board, not necessarily wanting different façade types.

Mr. Rinaldi said he would not necessarily change materials.

Mr. Munhall said he would disagree because material types are important.

Ms. Fox encouraged the applicant to not do different façade types because an artificial look is achieved. She said the large single mass is incongruent and she would rather see separate buildings down the hill. She said she wants a unique, classic, timeless building and not a cookie cutter style.

Mr. Musser encouraged the applicant to provide a visual break between the east and west ends of the building with an architectural feature that makes them appear as two separate buildings.

Ms. Fox suggested an archway that invites people to come and sit down could provide a gathering place.

Mr. Hunter thanked the Board for their comments.

**2. BSD HC – S. High St. Mixed-Use Development
16-082ARB-BPR**

**76 – 82 S. High Street
Basic Plan Review**

The Chair, David Rinaldi, said the following application is a request for the construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic

ARCHITECTURAL REVIEW BOARD

BOARD DISCUSSION

OCTOBER 26, 2016

The Architectural Review Board took the following action at this meeting:

**1. BSD HTN – Bridge Street, Building Z2 88 North High Street
16-088ARB-BPR Basic Plan Review**

Proposal: Construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street.

Request: Informal review and feedback of a Basic Plan Review prior to a review by City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Teri Umbarger, Moody Nolan.

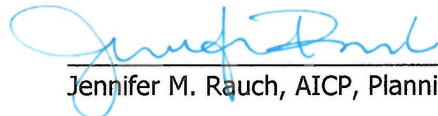
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

RESULT: The Board informally reviewed the proposed development for the construction of a new mixed-use building within the Bridge Park West development. The Board expressed concerns regarding the proposed three-story height along N. High Street and four-story height along N. Riverview Street where 2.5 stories is permitted. The members expressed their interest in seeing the proposed building in context with the 2.5 story Building Z to the north and the 1-1.5 story commercial building to the south. The Board encouraged the applicant to evaluate how the proposed building height and mass is integrated with the Historic District, as it is located on the edge of the Historic Core. They requested the applicant review the proposed architecture and design of the building toward a more unique design character that is not such a stark division between traditional and contemporary. The Board agreed there was an opportunity to tie this building and site more successfully to the Historic Core and the existing development to the south.

MEMBERS PRESENT:

| | |
|------------------|-----|
| David Rinaldi | Yes |
| Thomas Munhall | Yes |
| Everett Musser | Yes |
| Jane Fox | Yes |
| Shannon Stenberg | Yes |

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager

**1. BSD HTN – Bridge Street, Building Z2
16-088ARB-BPR**

**88 North High Street
Basic Plan Review**

The Chair, David Rinaldi, said the following application is a request for the construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street. He said this is a request for an informal review and feedback of a Basic Plan Review prior to a review by City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented the block site and explained this was an Informal Review. She highlighted the proposed building location on the proposed site plan. She noted the building is 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. She said the building is designed to address the significant grade change of 40 feet across the site. She said 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. At the N. High Street elevation, she said there are two sets of doors that access the restaurant tenant space and the lobby entrance for the eight residential units. She said the south elevation shows the mechanicals and has secondary access to the restaurant space with pedestrian access along the south property line.

Ms. Rauch stated the site is 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. She said the proposed building is located at the west landing of the pedestrian bridge and along the future public plaza.

Ms. Rauch presented the more traditional west elevation and said 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 she said is three stories along the front at N. High Street and four stories to the rear. She presented the north elevation and explained it is a transition from traditional to a more contemporary design that is on the east elevation. She said the south elevation would abut the existing Historic Core properties to the south. She noted that the south elevation is not meeting the transparency requirements but is considered the 'back of house'.

Ms. Rauch presented the proposed building materials and explained Code permits stone, brick, and wood siding as primary building materials for historic mixed-use buildings, and the permitted secondary materials include glass, reinforced gypsum, wood siding, fiber cement siding, metal, and architectural metal panels and cladding. Excluding fenestrations, she said the primary material must account for 80% of the façade unless otherwise approved by the required reviewing body. Additionally, she said the Code requires vertical and horizontal façade articulations and 15-40% façade transparency. She noted that the 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. She said the remainder of the building on the north, south, and eastern elevations show the use of aluminum composite panels, Arriscraft limestone, and glass. She pointed out that metal guardrails are shown on the balconies.

Ms. Rauch concluded the proposed design is similar to the design of Building Z in that the N. High Street portion of the building appears traditional and then transitions to a more contemporary look to the rear. She presented three-dimensional images of the proposed building to show the view from the pedestrian bridge to the back corner and then the piece of the building along N. High Street with the plaza in the forefront.

Ms. Rauch presented the discussion questions:

1. Does the 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. Are there other considerations by the Board?

Russ Hunter, Crawford Hoying Development Partners, 555 Metro Place, emphasized how the grade changes from west to east, which allowed the applicant outdoor dining space and an entirely private space they refer to as the grotto. He explained that not only were they trying to activate the building along N. High Street and the plaza but also all along the east side so when one comes off the pedestrian bridge there will be something all around the building. He noted there are some existing 2.5 story buildings in the Historic District where the dormers do not actually go anywhere. He said the applicant wanted to have a design that was true to what was behind the windows and works with the scale of the Z1 building. He said they are trying to balance the scale of buildings that are mostly 2 stories in Historic Dublin with the contemporary Z1 building that is 7 stories, after coming across the pedestrian bridge.

Mr. Hunter presented color images and noted the painted brick with bronze storefronts and metal roof. He noted the HardiPanel board and batten that separates what is being done on the first two stories from the half story above. He added how the stone is incorporated as well as a gabled roof to bring in the Historic Dublin charm. He said the flat roof reflects what is being done on the river. He said the patio spaces would be somewhat elevated depending on where one is situated in the building.

The Chair invited public comment. [Hearing none.]

Jane Fox asked Ms. Rauch to show the photographs that illustrate the building site in context with the surroundings, which include some stone walls.

Ms. Fox said the scale of the proposed building is important. She said the ARB is tasked with making sure what is already in Historic Dublin is not imitated. She said this is an iconic corner and should be a 'red carpet' building and does not have to match what is on either side of it; it should have a style of its own that takes advantage of the *Historic District Design Guidelines*. She explained massing should be similar in scale, which is a 1.5– 2.5-story building that appears to have been developed over time. She said a pedestrian scaled mass could stair-step its way down the hill, which almost walks one down to the river. She indicated this block style mass does not invite her to do anything.

Shannon Stenberg said she loved how the applicant tried to incorporate the transition but the west elevation is not quite there. She said she liked the openness and the views to the river. She said the gabled roof was too much and there is a lot of mass on the south side and recommended a smaller scale overall.

Everett Musser said he liked the site layout and the floor plan but has a hard time with the transition between one style and the other; it does not work. He said the west elevation could be much softer and the mass is too large.

Tom Munhall inquired about the heights of Z1 versus Z2. Mr. Hunter indicated the heights have always been about the same.

Mr. Munhall inquired about the floor level of Z1 at street level versus the floor level of Z2. Mr. Hunter said there was a three-foot difference.

Mr. Munhall said all the dormers were not necessary in the front from an aesthetic standpoint. The vertical exposed lighting is too modern he said. He suggested the elevation on High Street be traditional. He indicated he thought since the building really slopes that the additional floor would be found at the lowest level and the applicant would not need such a tall building. He said he understands the applicant

is trying to keep from getting buried by the pedestrian bridge. He encouraged the applicant to consider the scale of the southern properties.

David Rinaldi said the building is in a location that transitions into the Historic Core and it is significant as to how it gets treated. He said it is too massive for that transition and appears taller than the Z1 building even if it is the same height. He said it does not fit well. He indicated he is okay with traditional in the front and modern in the back as that is what happened with Z1 but the transition has to be handled delicately. He concluded he is concerned with the overall height, mass, and scale.

Ms. Fox said the applicant has an opportunity to terrace this building down to create gardens and green space and places one does not expect to be. She said the people in those areas will look down and see the river and stair-step down and see people in gardens and on patios and they could be seen across the bridge. She encouraged the applicant to have this building move people to the outdoors and not just look at it through the glass. She said the grotto on the south side overlooks the parking lot of Oscar's. She suggested the applicant take advantage of the east views to the river, the north views to the bridge, and the building needs to be backed up to allow for some activity on High Street.

Mr. Hunter addressed the massing of 2.5– 3 stories along High Street. He asked if the third floor is going to be an issue going forward. He indicated he is concerned the back will appear too small in relation to the Z1 building. He said that if there are 3 stories on one side and 2 stories on the other there are vertical circulation issues because the dots cannot be connected any more.

Mr. Rinaldi replied there are no three-story buildings on the High Street side of Z1. He said it seems that the tallest piece is right at the transition to the Core, which is problematic for him.

Mr. Munhall asked for additional perspectives that could show the BriHi Square buildings and buildings Z1 and Z2 since Mr. Hunter indicated the proposed building is the same height as the buildings at BriHi Square. He indicated he did not want to say it was too massive because he is unable to put it in perspective.

Mr. Musser asked if the proposed building has to be three stories tall. Mr. Rinaldi said the Code does not permit three stories so we should start there. He inquired of the height limitations for BriHi Square. Ms. Rauch answered those buildings were built before the Bridge Street Code.

Ms. Stenberg asked if there was any board and batten on the Z1 building. Mr. Hunter answered he could not say for certain as there are a lot of façade types.

Ms. Rauch explained that Staff had suggested the applicant use the historic mixed-use building type for the front and a loft building type for the rear portion given the height, material choices, and design. She clarified that in the Historic Transition neighborhood, 2.5 stories is the maximum height, regardless of the building type. She recalled the applicant obtained a Waiver for the rear portion of the Z1 building.

Mr. Hunter restated he was trying to connect the dots between Z1 with 7 stories and building Z2 on a site that falls.

Ms. Fox emphasized that the proposed building should have a look of its own as all the buildings are beginning to look alike. She said she worries that if the ARB allows this height it will work its way up the street and there will not be anything left to preserve in the Historic District. She indicated we need a boundary somewhere, demarking where historic stops and transitions to brand new; the proposed building is that building.

Mr. Musser said he totally agreed.

PLANNING REPORT

Administrative Review Team

Thursday, December 22, 2016

Case Summary

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|-------------------------|---|
| Agenda Item | 2 |
| Title | Bridge Park West, Building Z2 |
| Case Number | 16-088ARB-BPR |
| Proposal | A mixed-use building including commercial and residential units with associated site improvements. |
| Request | Review and approval of a Basic Plan Review 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 jrauch@dublin.oh.us |
| Planning Recommendation | <p>Recommendation of approval to City Council with the following actions:</p> <p><i>Waivers</i></p> <ol style="list-style-type: none">1) Building Stories: Approval2) Front Property Line Coverage: Approval <p><i>Administrative Departures</i></p> <ol style="list-style-type: none">1) Front Property Line Coverage: Approval <p><i>Conditions</i></p> <ol style="list-style-type: none">1) The plans should be revised to reflect consistent terminology and square footages throughout the set.2) The applicant continue to work with staff regarding the development plan and plat details, in combination with or prior to the submission of the Site Plan.3) The applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan.4) The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan. |

- 5) The applicant update the required parking information and submit a parking plan with the Site Plan.
- 6) The open space, gateway and terminal vista details be addressed with the Site Plan.
- 7) Final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan.

Facts

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|--------------------|--|
| 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"> Significant grade change from east to west of approximately 35 feet. Future pedestrian bridge landing and plaza located on the northern edge. Bridge Park West, Building Z currently under construction on the north side of the future plaza. |
| Case Background | <p>Building Z 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> <p>Building Z2 October 26, 2016 The Board informally reviewed the proposed development for the construction of a new mixed-use building within the Bridge Park West development. The Board expressed concerns regarding the proposed three-story height along N. High Street and four-story height along N. Riverview Street where 2.5 stories is permitted. The members expressed their interest in seeing the proposed building in context with the 2.5 story Building Z to the north and the 1-1.5 story commercial building to the south. The Board encouraged the applicant to evaluate how the proposed building height and mass is integrated with the Historic District, as it is located on the edge of the Historic Core. They requested the applicant review the proposed architecture and design of the building toward a more unique design character that is not such a stark division between traditional and contemporary. The Board agreed there was an opportunity to tie this building and site more successfully to the Historic Core and the existing development to the south.</p> <p>November 16, 2016 The Board informally reviewed the revised request to construct a mixed use building. The applicant provided two design concepts. The first concept showed revised architecture and building design, but retained the 3 story design and a second concept showing a smaller scale building with a 2.5 story design. The Board expressed similar concerns to the last review regarding the proposed 3-story building focusing on the large building mass and poor relationship to the surrounding buildings. The Board supported the 2.5 story design to meet Code and fit within the context of the surrounding</p> |

| Facts | |
|----------------|--|
| | <p>development. They stressed the desire for the buildings to appear as separate, smaller scale buildings. The Board stressed the importance of the building location at the landing of the pedestrian bridge, west plaza and the entrance to the Historic District. They encouraged the applicant to pay close attention to the building details and materials as the project moves forward.</p> |
| Review Process | <p>Code requires Basic Plan approval by City Council for applications involving a development agreement. The applicant received informal review and feedback twice from the Architectural Review Board prior to ART and City Council review.</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"> 1. Basic Plan Review: Reviewed by ART with recommendations forwarded to City Council for determinations within 28 days. 2. Preliminary Plat/Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council. 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. 4. Building Permits through Building Standards. |

| Details and Analysis | Basic Plan Review |
|----------------------|--|
| Proposal | <p>This is a request for a new building in the Bridge Park West development, Building Z2 containing 8,158-square-foot of restaurant on the first floor and 4 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> |
| Use | <p>The Bridge Street District – Historic Transition Neighborhood permits a mix of uses including multiple family, office, restaurant, retail, and structured parking. As proposed the development meets Code. The plans should be revised to reflect consistent terminology and square footages throughout the set.</p> |
| Layout | <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>The N. High Street elevation includes two sets of doors that access the restaurant space and the lobby entrance for the residential units. The south</p> |

| Details and Analysis | Basic Plan Review |
|-----------------------------------|--|
| | <p>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>Lots and Blocks</p> | <p>The proposed plans indicate the creation of two new parcels, which require a development plan and a preliminary and final plat. The proposal includes a series of new property lines, easements and land transfers. Staff will continue to work with the applicant on these details to resolve with the submission of the subsequent applications.</p> |
| <p>Dimensional Requirements</p> | <p>Code requires a minimum of 80% Front Property Line Coverage, with 79% provided along N. High Street and 0% along N. Riverview Street. Approval is required for these deviations, an Administrative Departure for the N. High Street and a Waiver for N. Riverview Street. Additional details regarding the RBZ treatment along N. Riverview Street and lot coverage will be required with Site Plan Review.</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 future pedestrian bridge and public plaza. The proposal has been revised in scale and massing from the previous reviews by the Architectural Review Board. The revisions address the concerns related to the context of the proposal within the Historic District and the adjacent small-scale buildings.</p> <p>Code permits a maximum of 2.5 stories for buildings within the Historic Transition Neighborhood, when adjacent to Historic Core properties. The proposed building has been revised from the materials presented at ARB to two stories along N. High Street and three stories to the rear. A Waiver is required for the third story at the rear. The reduced height helps to provide a transition from the 2.5 story, Building Z to the north and the 1-1.5 story, existing buildings to the south.</p> <p>Permitted story heights are a 10-foot minimum and 12-foot maximum for the ground story, and 9-foot minimum and 12-foot maximum for the upper story. The proposal includes a story height 14.67 feet at ground story along N. High Street and second story at the rear, which exceeds the maximum. The proposed third story at the rear is shown at 8.44 feet, which is less than the minimum. A Waiver is required to address these deviations; however, Planning recommends the applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan stage.</p> |
| <p>Architecture and Materials</p> | <p>For Historic Mixed Use Buildings, Code permits stone, brick, and wood siding 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</p> |

| Details and Analysis | Basic Plan Review |
|---|---|
| | <p>reviewing body. Additionally, the Code requires vertical and horizontal façade articulations and 15-40% façade transparency.</p> <p>Minimal details regarding materials, building type details and transparency are provided. Preliminary calculations indicate the transparency along the various elevations will not be met, which will require a Waiver. Additionally, Code requires the inclusion of appropriate architectural elements within the gable ends along the plaza and N. Riverview Street, limitations regarding visibility into the upper dormers in the multiple family units, and limitations of blank walls along the south elevation. Planning recommends continual refinement of these details at the Site Plan Review stage.</p> |
| <p>Circulation and Parking</p> | <p>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 proposed parking intended for the residents and patrons of the Building Z2 will be provided with the Building Z garage. The proposed plans indicate 87 parking spaces are required for Z2, which can be met with the Building Z garage. The number may change due to the discrepancies in the square footages within the plan set and will need to be verified at Site Plan Review. Additionally, a parking plan will be required as parking is proposed off-site.</p> |
| <p>Open Space and Gateway</p> | <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. 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> <p>Code requires when a street terminates at a parcel, the parcel shall be occupied by either an open space with a vertical element to terminate the view or by the front or corner side of a building. A terminal vista will be created at the termination of the currently planned Rock Cress Parkway with North High Street. A plaza open space type is proposed at this terminal vista and sculptural elements of the future pedestrian bridge may meet the requirement vertical element requirement. The details of these requirements in addition the gateway requirements outlined in the Historic Transition Neighborhood will be addressed with the Site Plan Review.</p> |
| <p>Roads, Utilities & Stormwater Management</p> | <p>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</p> |

| Details and Analysis | Basic Plan Review |
|----------------------|---|
| | proposal moves forward with Site Plan Review. |

| 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, Waivers and Administrative Departure.</i> Additional details are refinement is required of the proposal as it moves forward. The plans should be revised to reflect consistent terminology and square footages throughout the set. The applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan. The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan. Waivers are required for building height and Front Property Line Coverage along the N. Riverview Street elevation. An Administrative Departure is required for Front Property Line Coverage along the N. High Street elevation. |
| Safe and Efficient Circulation | <i>Criterion met with condition.</i> The proposed plans indicate the use of off-site parking. Planning recommends the applicant update the required parking information and submit a parking plan with the Site Plan to address how parking and building services are accommodated for residents and patrons, |
| 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 proposal has been revised in scale and massing from the previous reviews. The revisions address the concerns related to the context of the proposal within the Historic District and the adjacent small-scale buildings. |
| Desirable Open Space | <i>Criteria met with conditions.</i> The open space, gateway and terminal vista details be addressed with the Site Plan. Final details regarding landscaping, lighting, utilities and stormwater will be provided with the Site Plan Review. |
| Provision of Public Services | |
| Stormwater Management | |
| Phasing | <i>Criteria met with condition.</i> The applicant continue to work with staff regarding the development plan and plat details, in combination with or prior to the submission of the Site Plan. |

| Analysis | Waiver Review |
|-------------------------------------|---|
| Waiver Review | Section 153.066(I) of the Zoning Code identifies Waiver Review procedures. Applications shall be reviewed under the provisions of 153.066(I)(6)The following is an analysis based on the standards outlined in the Bridge Street District Code. |
| <i>Building Stories</i> | <p>No. of Building Stories – 153.062(O)(9) – 2.5 stories permitted - Code permits the a maximum of 2.5 stories for buildings within the Historic Transition Neighborhood, when adjacent to Historic Core properties. The proposed building shows three stories to the rear along N. Riverview Street.</p> <p><i>Criteria Met.</i> The third story is integrated into the significant grade change from N. High Street down to N. Riverview Street and will be perceived as 2 stories from the N. High Street frontage and plaza.</p> |
| <i>Front Property Line Coverage</i> | <p>Building Type–Section 153.062(O)(9) – Front Property Line Coverage – The structure is required to cover a minimum of 80% of the front property line. 0% is provided along N. Riverview Street</p> <p>Criterion met. This deviation is due to the irregular shape of the property along N. Riverview Street, which causes the building to be significantly set back from the street.</p> |

| Recommendation | Informal |
|--------------------------|--|
| Summary | Approval of the Administrative Departure and recommendation of approval to City Council with the following actions: |
| Waivers | <ol style="list-style-type: none"> 1) Building Stories: Approval 2) Front Property Line Coverage: Approval |
| Administrative Departure | <ol style="list-style-type: none"> 1) Front Property Line Coverage: Approval |
| Conditions | <ol style="list-style-type: none"> 1) The plans should be revised to reflect consistent terminology and square footages throughout the set. 2) The applicant continue to work with staff regarding the development plan and plat details, in combination with or prior to the submission of the Site Plan. 3) The applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan. 4) The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan. 5) The applicant update the required parking information and submit a parking plan with the Site Plan. 6) The open space, gateway and terminal vista details be addressed with the Site Plan. 7) Final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan. |

| Recommendation | | Informal |
|-------------------------|--|-----------------|
| 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). | |

ANALYSIS & DETERMINATIONS – DEVELOPMENT PLAN

Applicable Site Plan Review Criteria

Includes 153.060 – Lots & Blocks, 153.063 – Neighborhood Standards

| 153.060 – Lots & Blocks | | | |
|----------------------------------|-------------------------------|---|--|
| Code Section | Requirement | Notes | Met |
| (A) | Intent | Intent is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. It is intended that block configurations encourage and support the principles of walkable urbanism provided in 153.057(D) and the walkability standards of 153.065(I). The existing street network of Historic Dublin meets the intent of establishing walkable blocks. | Met |
| (B) | Applicability | The application involves the construction of a single building, and the creation of two new parcels totaling 2.473 acres from multiple existing parcels through lot combinations and subdivision, therefore a Development Plan Application is required. | Development Plan Application Required |
| (C) General Block and Lot Layout | | | |
| (1)(a)-(f) | Interconnected Street Pattern | The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in 153.060(C)(2) | Met |
| (2) | (a) Maximum Block Size— | Max. Block Length: 300 ft., Max. Block Perimeter: 1,000 ft. Extg. Block Length: ±1,050 ft., Extg. Block Perimeter: ±2,420 ft. | See Below |
| | (d) Exception | Existing block meets the dimensional requirements to the maximum extent practicable due to existing barriers, including waterways, open space and existing development that is expected to remain. | Exception Met |
| (5) | Block Access Configurations | (a) Access for alleys, service streets and driveways shall not be permitted from a Principal Frontage Street. <ul style="list-style-type: none"> • No vehicular access is proposed to the development. | N/A |
| (6) | Mid-Block Pedestrianways | Refer to 153.065(I)(2)(a) for mid-block pedestrianways | See Site Development Standards |

153.063(D) – Neighborhood Standards, Historic Transition Neighborhood District

| Code Section | Requirement | Notes | Met |
|---------------------------|------------------------|---|--|
| (4) Building Types | (b) Building Height | Buildings located across the street from or adjacent to the BSD Historic Core District shall be limited to two and a half stories. <ul style="list-style-type: none"> Proposed building height is 3.0 stories at the east elevation and 2.0 stories at the west elevation due to the change in grade across the site. | Waiver Required |
| (5) Place-making Elements | (c) Gateways | Gateways shall be provided in the approximate locations shown (in the Neighborhood Standard Illustration). Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review. <ul style="list-style-type: none"> A gateway is provided in the location shown adjacent to the site. | Met (Gateway Location) SPR (Gateway Design) |
| (6) Open Spaces | (d) Open Space Network | 1. Open Spaces are intended to be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. <ul style="list-style-type: none"> The location of the proposed Open Space is along an open space corridor and coincides with the Gateway location. | Met |
| | | 2. The Open Space network shall be provided at a minimum in the approximate locations shown. Open Space design shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall meet the following criteria: | |
| | | A. Open space corridors and nodes shall be coordinated with the street network and with gateways | Met |
| | | B. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. | Met |
| | | C. Greenways shall connect to existing or planned greenways within the vicinity | Met |
| | | D. Building frontage along a greenway with no intervening street shall be treated as street frontage. | N/A |
| | | E. Other required open space corridors may be created using approved street types | N/A |
| | | F. A minimum of one permitted open space type shall be provided north of Bridge Street | Met |
| | | G. Other open space nodes shall be provided at gateway locations as identified during the Development Plan and Site Plan Reviews, such as at prominent street intersections, with other appropriately scaled open space types integrated along the corridor | Met |

(C) General Block and Lot Layout

| | | | |
|------------|-------------------------------|---|---------------------------------------|
| (1)(a)-(f) | Interconnected Street Pattern | The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in 153.060(C)(2) | Met |
| (2) | (a) Maximum Block Size— | Max. Block Length: 300 ft., Max. Block Perimeter: 1,000 ft. Extg. Block Length: ±1,050 ft., Extg. Block Perimeter: ±2,420 ft. | See Below |
| | (d) Exception | Existing block meets the dimensional requirements to the maximum extent practicable due to existing barriers, including waterways, open space and existing development that is expected to remain. | Exception Met |
| (5) | Block Access Configurations | (b) Access for alleys, service streets and driveways shall not be permitted from a Principal Frontage Street. <ul style="list-style-type: none"> No vehicular access is proposed to the development. | N/A |
| (6) | Mid-Block Pedestrianways | Refer to 153.065(I)(2)(a) for mid-block pedestrianways | See Site Development Standards |

ANALYSIS & DETERMINATIONS – SITE PLAN

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, Signs, and Walkability Standards).

153.059 – Uses

| Code Section | Requirement | Notes | Met |
|-----------------|-----------------------|--|--|
| Table 153.059-A | Permitted Uses | Principal Uses: <ul style="list-style-type: none"> • Civil Plans: 8,158 square feet of Eating & Drinking and 4 Multiple-Family Dwelling Units. • Architectural Plans: <ul style="list-style-type: none"> ○ Per Plans: 8,890 square feet of Retail/Tenant and 4 Multiple-Family Dwelling Units ○ As Calculated: 9,140 square feet of Tenant Space and 4 Multiple Family Dwelling Units | Discrepancy in Proposed Uses/SF |

153.062 – Building Types

| Code Section | Requirement | Notes | Met |
|--------------|-------------|-------|-----|
|--------------|-------------|-------|-----|

(B) General Building Type Requirements

| | | | |
|---------------|----------------------|---|------------|
| (B)(1) | Applicability | (b) This section applies to all new development within the BSD. | Met |
| (B)(2) | Existing Structures | There are no existing structures on the parcel. | N/A |
| (B)(3)(a)-(e) | General Requirements | (a) <i>Zoning Districts</i> : The proposed structure has been classified as a Historic Mixed Use Building Types, and is permitted within the BSD Historic Transition District | Met |
| | | (b) <i>Uses</i> : The proposed uses are permitted within the proposed Historic Mixed Use Building Type. | Met |
| | | (c) <i>No Other Building Types</i> : The proposed Historic Mixed Use Building Type is permitted within the BSD Historic Transition District. | Met |
| | | (d) <i>Permanent Structures</i> : The proposed building is a permanent structure. | Met |
| | | (e) <i>Accessory Structures</i> : No accessory structures are proposed. | N/A |

(C) General Building Type Layout and Relationships

| | | | |
|--------|-----------------------------|--|------------|
| (C)(1) | Incompatible Building Types | No building type incompatibilities are present | Met |
|--------|-----------------------------|--|------------|

(D) Roof Type Requirements

| | | | |
|--------------------------|--------------------|---|------------|
| (D)(2) Pitched Roof Type | (a) Roof Structure | Hipped and gable roofs are permitted, in addition to roofs with combinations of hips and gables with or without dormers. <ul style="list-style-type: none"> • A combination of gabled roofs are proposed. | Met |
| | (b) Pitch Measure | 1. Principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 pitch or more than 12:12 (rise: run). <ul style="list-style-type: none"> • The proposed pitch for all principal roofs is 7:12. | Met |
| | | 3. Where pitched roofs without closed ridges are used, the roof ridge must be designed to appear closed as view | Met |

| | | | |
|----------------------|--------------------------|---|------------------------|
| | | <p>from all directions, and to the extent practicable from buildings of similar height in adjacent BSD zoning districts.</p> <ul style="list-style-type: none"> The proposed pitched roof features small area where the ridge does not close, but will appear closed from all directions. | |
| | (c) Parallel Ridge Lines | <p>1. Where appropriate to the architectural of the building and where the principal ridge line of any building type runs parallel to any street, gabled ends, perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof.</p> <ul style="list-style-type: none"> Dormers are proposed on the west elevation, which runs parallel to North High Street. A gabled end is proposed perpendicular to the ridge line running parallel to the proposed Plaza open space, which is treated as a Principal Frontage Street per §153.061(D)(1)(b). | Met |
| | (d) Dormer Design | <p>Dormers shall be scaled and detailed appropriate to the architectural character of the building type. Dormer windows should be sized in relation to the windows used in the upper story, and dormers should be no wider than necessary to accommodate the window and coordinated trim. Visibility into permanently unfinished space is prohibited where dormer windows are installed</p> <ul style="list-style-type: none"> The dormer windows appear to allow visibility into unfinished space above the ceiling of the multiple-family dwelling units. | SPR |
| | (e) Gable Ends | <p>An architecturally appropriate element such as a vent, window or other decorative element is required on street-facing gable ends.</p> <ul style="list-style-type: none"> No architectural elements are incorporated into the gables facing North Riverview Street or the proposed Plaza open space. | SPR |
| | (f) Roof Height | <p>Roofs without occupied space and/or dormers shall be a maximum one and a half times the maximum floor height permitted for the building type on street-facing facades, unless otherwise appropriate to the building type and location. For Historic Mixed Use Buildings, this is 18 feet</p> <ul style="list-style-type: none"> The proposed roof height is approximately 15.67 feet. | Met |
| (E) Materials | | | |
| (E)(1) | Façade Materials | (a) <i>Percentage of Primary Materials Required:</i> Please refer to 153.062(O) - Building Type Analysis. | See Table Below |
| | | (c) <i>Permitted Primary Materials:</i> Please refer to 153.062(O) - Building Type Analysis. | See Table Below |
| | | (d) <i>Permitted Secondary Materials:</i> Please refer to 153.062(O) - Building Type Analysis. | See Table Below |
| | | (d) <i>EIFS:</i> Not permitted in BSD Historic Core district. | SPR |

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|--|---|---|------------------------|
| | | (g) <i>Clapboard Siding Thickness:</i> Must have minimum butt thickness of a quarter of an inch. | SPR |
| | | (h) <i>Other High Quality Synthetic Materials:</i> May be approved by the required reviewing body | SPR |
| (E)(2) | Façade Material Transitions | (a) <i>Vertical transition shall occur at inside corners</i> | SPR |
| | | (b) <i>Multiple materials proposed vertically:</i> Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material. <ul style="list-style-type: none"> No material specifications or labels have been provided, but based on the renderings it appears that masonry is proposed below siding | SPR |
| | | (c) <i>Transitions between different colors of same material:</i> Shall occur at locations deemed architecturally appropriate by the required reviewing body. | N/A |
| (E)(3) | Roof Materials | (a) Permitted pitched roof materials include dimensional asphalt composite shingles with a 25 year or greater warranty, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. <ul style="list-style-type: none"> No roof materials are specified at this time | SPR |
| (E)(4) | Color | Colors for all building materials shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body. <ul style="list-style-type: none"> No color specifications have been provided. | SPR |
| (F) Entrances & Pedestrianways | | | |
| (F)(1) | Entrances & Pedestrianways – Quantities and Locations | See Building Type Requirements Tables | |
| (F)(2) | Recessed Entrances | Entry doors shall be recessed a minimum of three feet from property lines | Met |
| (F)(3) | Entrance Design | All principal entrances are at a pedestrian scale and effectively address the street and include design elements to provide prominent entrances along the façade. | Met |
| (G) Articulation of Stories on Street Facades | | | |
| (G) | Articulation of Stories on Street Façades | Façades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor. | Met |
| (H) Windows, Shutters, Awnings and Canopies | | | |
| (H)(1) | Windows | (a) Transparency is required according to building type. Please refer to Building Type Requirements | See Table Below |
| | | (b) Highly reflective glass is prohibited | SPR |
| | | (c) Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements | SPR |

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|---|-------------------------------|--|------------|
| | | (d) Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass <ul style="list-style-type: none"> No window materials have been specified | SPR |
| | | (f) Windows in masonry walls shall have architecturally appropriate lintels and sills. | SPR |
| | | (g) Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing. | SPR |
| (H)(3)(b) | Canopies | 1. Canopies may be clad with glass, metal, wood or a combination of these materials. <ul style="list-style-type: none"> No material specifications have been provided for the proposed canopies. | SPR |
| | | 2. Canopies may be cantilevered or supported from the building wall by metal cables or rods. <ul style="list-style-type: none"> Proposed canopies appear to be cantilevered from the building with no additional support. | SPR |
| | | 3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall. <ul style="list-style-type: none"> No lighting plans or specifications have been provided for the proposed canopies. | SPR |
| (I) Balconies, Porches, Stoops, and Chimneys | | | |
| (1) | Balconies | (a) <i>Size:</i> Balconies shall be a minimum open area of six feet deep and five feet wide. <ul style="list-style-type: none"> Proposed balconies are 10 feet deep and 14 feet wide. | Met |
| | | (b) <i>Connection to Building:</i> Balconies may be recessed into a building façade. Balconies that are not recessed into the façade shall be independently secured and unconnected to others balconies above or below <ul style="list-style-type: none"> Proposed balconies are independently supported. | Met |
| | | (c) <i>Façade Coverage:</i> A maximum of 40% of each of the front and corner side facades may be covered with balconies. | Met |
| (2-4) | Porches, Stoops, and Chimneys | None Proposed | N/A |
| (J) Treatments at Terminal Vistas | | | |
| (J) | Treatments at Terminal Vistas | When a street terminates at a parcel, the parcel shall be occupied by either an open space with a vertical element to terminate the view or by the front or corner side of a building. <ul style="list-style-type: none"> A terminal vista will be created at the termination of the currently planned Rock Cress Parkway with North High Street. A Plaza open space type is proposed at this terminal vista and sculptural elements of the future pedestrian bridge may meet the requirement vertical element requirement. | SPR |

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|--|---------------------------------------|---|------------|
| (K) Building Variety | | | |
| (K) | Building Variety | Building design shall vary from adjacent buildings by the type of dominant material or color, scale, or orientation of that material. <ul style="list-style-type: none"> Insufficient exterior building material information has been provided. | SPR |
| (L) Vehicular Canopies | | | |
| (L) | Vehicular Canopies | None proposed | N/A |
| (M) Signs | | | |
| (M) | Signs | No sign details have been provided. | SPR |
| (N) Individual Building Type Requirements | | | |
| (N) | Individual Building Type Requirements | Refer to following section for detailed analysis of the building. | |

153.062(O) – Individual Building Requirements Analysis

| 153.062(O)(9) – Historic Mixed Use Building | | | |
|--|--|---|--|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | 1 | Met |
| Front Property Line Coverage (%) | Min. 80% | 79% (North High Street) 0% (North Riverview Street) | Admin. Departure Required Waiver Required |
| Occupation of Corner Required (Yes/No) | Yes | Yes (Northwest Corner) | Met |
| Front Required Building Zone Required (range, ft.) | 0-20 ft. | 6 ft. (North High Street) | Met |
| Corner Side RBZ Required (range, ft.) | 0-10 ft. (Adjacent to Open Space/Greenway) | 7 ft. | Met |
| RBZ Treatment | Patio or Streetscape. Porches, stoops, and | Streetscape (North High) Patio (West Landing Plaza) Landscape (North Riverview) | Met/SPR |

| 153.062(O)(9) – Historic Mixed Use Building | | | |
|---|--|---|--|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | balconies are permitted in the RBZ. | | |
| Right-of-Way Encroachments | Projecting signs, awnings, eaves, patios & canopies | None Proposed | N/A |
| Side Yard Setback Required (ft.) | 0 ft. | 10.00 ft. at South Property Line | Met |
| Rear Yard Setback Required (ft.) | 0 ft. | N/A. | N/A |
| Minimum Lot Width Required (ft.) | 30 ft. | Proposed lot is irregularly shaped a minimum width of 35 ft. | Met |
| Maximum Lot Width Required (ft.) | None | ±194 ft. | Met |
| Maximum Impervious Lot Coverage | 85% | Additional Information Needed | SPR |
| Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage) | 5% | Additional Information Needed | SPR |
| Parking Location | Rear Yard | Parking provided in off-site parking structure (Bridge Park Building Z) and 3 on-street spaces | Parking Plan Approval Required |
| Loading Facility Permitted (location relative to principal structure) | Rear & side façade | Based on building area <25,000 square feet, none required | N/A |
| Entry for Parking within Building (relative to principal structure) | Not Applicable | N/A | N/A |
| Access | 153.062 (n)(1)(c) | No Vehicular Access is proposed | N/A |
| Minimum Building Height Permitted (ft.) | 1.5 stories | 2 stories | See Below |
| Maximum Building Height Permitted (ft.) | 2.5 stories | 2 stories (West Elevation) 3 stories (East Elevation) | Waiver Required/ SPR |
| Ground Story Height | 10 ft. Minimum 12 ft. Maximum | 14.67 ft. (West Elevation) 12.00 ft. (East Elevation) | Waiver Required/ SPR |
| Upper Story Height | 9 ft. Minimum 12 ft. Maximum | Min: 8.44 ft. (3 rd Story East Elevation) Max: 14.67 ft. (2 nd Story East Elev.) | Admin. Departure Required/ Waiver Required/ SPR |
| Ground Story Use Requirements | Residential Uses Prohibited. Podium parking structures are conditional uses. | No Residential Uses Proposed at Ground Story. | N/A |

153.062(O)(9) – Historic Mixed Use Building

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|--|--|---|------------------------------------|
| Minimum Occupied Space Required (ft.) | 30' min depth from the front facade | Non-residential Uses occupy 30' depth of front façade (North High Street/North Riverview Street) | Met |
| Parking within Building | Not Permitted | None Proposed | N/A |
| Ground Story Street Facing Transparency (%) | Minimum 40% Transparency | 57% (West Elevation) 10% (East Elevation) 52% (1 st Story, North Elevation) | Waiver Required/ SPR |
| Upper Story Street Facing Transparency (%) | Minimum 20% Transparency | 26% (2 nd Story, West Elevation) 21% (2 nd Story, East Elevation) 26% (3 rd Story, East Elevation) 38% (2 nd Story, North Elevation) | Met |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | 1% (1 st Story, South Elevation) 9% (2 nd Story, South Elevation) 12% (3 rd Story, South Elevation) | Waivers Required/ SPR |
| Blank Wall Limitations (Yes/No) | Yes | Blank Wall at 1 st Floor of South Elevation | Waiver Required/ SPR |
| Principal Entrance Location | Principal Frontage Street Façade of Building | Principal Entrance is on West Elevation (North High Street is Principal Frontage Street) | Met |
| Street Facades: Number of Entrances Required (per ft. of facade) | 1 per 40 ft. of façade for buildings over 60 ft. minimum | West Elevation: 2 Required, 2 Provided East Elevation: 1 Required, 1 Provided North Elevation: 0 Required, 4 Provided | Met |
| Parking Lot Façade Number of Entrances Required | 1 per 100 ft. of façade, minimum | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of facade) | 1 Required for buildings longer than 150 feet | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 30 ft. | West Elevation—17.33 feet max. North Elevation—19.33 feet max. South Elevation—24.33 feet max. East Elevation—16.00 feet max. | Met |
| Horizontal Façade Divisions Required (per ft. of facade) | N/A | N/A | N/A |
| Required Change in Roof Plane or Type | At every vertical division | Provided | Met |

153.062(O)(9) – Historic Mixed Use Building

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|-------------------------------------|---|---|------------------------------------|
| Permitted Primary Materials (types) | Stone, brick, wood siding | No material specifications provided (*Based on rendering, materials appear to be stone, brick and siding) | SPR |
| Minimum Primary Façade Materials | 80% | West Elevation —All Materials* East Elevation —All Materials* North Elevations —All Materials* South Elevation —All Materials* | SPR |
| Permitted Secondary Materials | Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding | No secondary exterior material specifications provided. | SPR |
| Roof Type(s) Permitted (types) | Pitched. Others permitted with approval | Pitched | Met |
| Tower(s) Permitted (Yes/No) | Yes | None | N/A |

153.064 – Open Space Types

| Code Section | Requirement | Notes | Met |
|--------------|---------------------------|---|----------------|
| (C)(2) | Provision of Open Space | There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof and 200 square feet of open space per residential unit. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway. <ul style="list-style-type: none"> There is a discrepancy in the Uses and square footage proposed in the Plans provided, therefore the precise amount of required open space cannot be calculated. Conservatively, ±0.023 acres (983 square feet) of open space is required and ±0.19 acres are provided. | Met/SPR |
| (D) | Suitability of Open Space | | SPR |
| (F) | Open Space Types | <ul style="list-style-type: none"> The Open Space provided is designated as a Plaza on the Landscape Plans provided, the Civil Plans note the area of the Open Space provided as .19 Acres. Minimum Plaza size | SPR |

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| Code Section | Requirement | Notes | Met |
|---------------------------------|--------------|---|------------|
| | | is .25 Acres. It appears additional open space could be included to meet the minimum requirement. | |
| (G) General Requirements | | | |
| (1) | Size | (a) <i>Minimum Dimension:</i> | SPR |
| | | (b) <i>Proportion Requirement:</i> | SPR |
| (2) | Access | (a) <i>Minimum Percentage of ROW Frontage Required:</i> | SPR |
| (4) | Improvements | (c) <i>Site Furnishings:</i> | SPR |
| | | (d) <i>Public Art:</i> Encouraged: | SPR |
| | | (f) <i>Impervious and Semi-Pervious Surface:</i> | SPR |
| | | (h) <i>Fencing and Walls:</i> | SPR |

153.065 – Site Development Standards

| Code Section | Requirement | Met/Notes | |
|--------------------------------|---|--|---------------------------------------|
| (B) Parking and Loading | | | |
| (1)(b) | Parking Location | Parking for Historic Mixed Use Building Type is required to be in rear yard. Parking for Loft Building Type is required to be in rear yard or within the building <ul style="list-style-type: none"> Proposed parking is located off-site in a Parking Structure | Parking Plan Approval Required |
| (2) | Required Vehicle Parking | <ul style="list-style-type: none"> Civil Plans: Principal Uses are 8,158 square feet of Eating & Drinking and 4 Multiple-Family Dwelling Units. Architectural Plans: Principal Use are 8,890 square feet of Retail/Tenant and 4 Multiple-Family Dwelling Units Calculated Area of Uses: 9,140 square feet of Non-Residential Use IF Eating & Drinking Use is proposed, conservative parking requirement is 97 spaces | SPR |
| (2)(b)6 | Adjustments to Required Vehicle Parking: Demonstration of Parking Need | The required reviewing body may approve a parking plan for fewer than the minimum required parking spaces or more than the maximum based on a demonstration of parking need by the applicant. | SPR |
| (2)(c) | Accessible Parking Spaces | <ul style="list-style-type: none"> To be determined pending reconciliation of Use and square footage information. | SPR |

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| Code Section | Requirement | Met/Notes | |
|--|---|--|------------|
| (3) | Required Bicycle Parking | <ul style="list-style-type: none"> To be determined pending reconciliation of Use and square footage information. No bicycle parking spaces are provided on site. | TBD |
| (7) | Required Loading Spaces | No dedicated loading spaces are required based on the gross square footage of the uses. | N/A |
| (C) Stormwater Management | | | |
| | | A stormwater management narrative has been provided and will be reviewed as part of the Site Plan Application. | SPR |
| (D) Landscaping and Tree Preservation | | | |
| | | An Existing Conditions Plan has been provided indicating existing trees to be removed. No tree survey or replacement plan has been provided. No planting plans or landscape details have been provided for the proposed Plaza or open space between the proposed building and North Riverview Street. | SPR |
| (E) Fences, Walls and Screening | | | |
| (1) | Fence and Wall Standards | <p>(b) <i>Fence and Wall Height and Opacity:</i> The provisions of 153.065(E)(1)(b)1-2 shall apply to all portions of retaining walls that extend above grade level, as measured from the elevated side of the retaining wall.</p> <ul style="list-style-type: none"> Several variable height walls are proposed: <ul style="list-style-type: none"> A ±10.8 feet max height wall located approximately 8.5 feet from the south property line supporting a sidewalk that provides service access to the building. A ±6.0 feet max height wall located directly on the south property line defining a private patio. A ±3.0 feet max height wall defining private patio space from the public plaza on the north side of the building. No retaining wall details or spot elevations have been provided on the Grading Plan. Finished Floor elevations differ between Civil and Landscape Plans provided. | SPR |
| (3)(b) | Roof Mounted Mechanical Equipment | The proposed parapet roof design creates a potential area for rooftop mechanical units might be located, but no details have been provided. | SPR |
| (3)(c) | Ground Mounted Mechanical Equipment | A transformer enclosure and secondary enclosure are proposed which encroaches the southern property line. This property (84 High Company, Ltd—PID: 273-004079) is not included on the Basic Plan Application. | SPR |
| (3)(d) | Outdoor Waste and Storage Containers and Enclosures | No provisions have been included for management of waste on site. | SPR |

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| Code Section | Requirement | Met/Notes | |
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| (F) Exterior Lighting | | | |
| (F)(1)-(12) | Exterior Lighting | No exterior lighting information has been included. | SPR |
| (G) Utility Undergrounding | | | |
| (G)(1)-(3) | Utility Undergrounding | | SPR |
| (H) Signs | | | |
| (H) | Signs | No Signs have been proposed. | N/A |
| (I) Walkability Standards | | | |
| (I)(1) | Intent and Purpose | Enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments. | SPR |
| (I)(2) | Walkability Objective: Connectivity | (a) <i>Mid-block Pedestrianways</i> . Are required on all blocks exceeding 400 feet in length. <ul style="list-style-type: none"> Block is approximately 1,050 feet in length. | Required |
| | | 1. When combined with mid-block street crossings, pedestrianways shall align as nearly as practicable to encourage continuous pedestrian pathways. <ul style="list-style-type: none"> Mid-block pedestrianway aligns with future street crossing. | N/A |
| | | 2. Mid-block pedestrianways shall be publicly accessible at all times. <ul style="list-style-type: none"> Pedestrianway is to be on City of Dublin property | Met |
| | | 3. Mid-block pedestrianways shall be located within the middle third of a block. <ul style="list-style-type: none"> Pedestrianway is not located in the middle third, but aligns with intersection of future District Connector Street on west side of North High Street | Met |
| | | 4. Design | |
| | | A. Ends shall terminate at either ROW, Open Space, or another publicly accessible open space as approved by required reviewing body <ul style="list-style-type: none"> The ends of the pedestrianway terminate at a North High Street and North Riverview ROW and Scioto River. | Met |
| | | B. Shall be a minimum of 14 feet in width, with a minimum 5 foot sidewalk, and designed as a continuation of the streetscape. <ul style="list-style-type: none"> The minimum width is ±33 ft. with a minimum walkway dimension of ±20 ft. and is designed as an extension of the streetscape | Met |
| | | C. Shall be lighted to provide for pedestrian safety <ul style="list-style-type: none"> More information is needed. | SPR |

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| Code Section | Requirement | Met/Notes | |
|--------------|--|--|------------|
| | | D. Shall be landscaped except as required by 153.065(I)(2)(a)5. <ul style="list-style-type: none"> • More information is needed | SPR |
| | | (b) <i>Mid-building Pedestrianways.</i> Are required on buildings greater than 150' in length <ul style="list-style-type: none"> • Proposed Building is 123.0 ft. in length. | N/A |
| (I)(3) | Walkability Objective: Safety | (b) <i>Pedestrian Circulation Plans:</i> Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure, shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building façade entrance. Required walkway must be at least five feet wide, shall not be located within a driving aisle, and, where possible shall be located in a landscaped island running perpendicular to the primary building façade. <ul style="list-style-type: none"> • No surface parking areas are proposed | N/A |
| (I)(4) | Walkability Objective: Comfort and Convenience | (a) <i>RBZ Treatment:</i> Where necessary to provide adequate sidewalk width in areas expected to have high volumes of pedestrian activity, a streetscape RBZ treatment may be required by the required reviewing body. <ul style="list-style-type: none"> • Streetscape Treatment is proposed along high pedestrian activity RBZs. | Met |
| | | (b) <i>Building Entrances:</i> A principal building entrance shall be on any principal frontage street or the front façade of the building. <ul style="list-style-type: none"> • A Principal Entrance is provided on the west elevation of the building—the front façade. | Met |