Administrative Review Team
February 1, 2018

17-102SPR – BRIDGE PARK, BUILDING A1

Site Location
East of Riverside Drive and north of W. Dublin-Granville Road.

Zoning
BSD-SRN, Bridge Street District - Scioto River Neighborhood District

Property Owner
Crawyford Hoying LLC

Applicant/Representative
Crawford Hoying/ Nelson Yoder

Applicable Land Use Regulations
Zoning Code Sections 153.057—153.066

Request
Approval of a Site Plan Review to allow for construction of a four-story, ±80,000-square-foot office building and associated site improvements within Block A.

Staff Recommendation
Recommendation of approval of a parking plan to allow for 477 parking spaces; 4 Administrative Departures; and recommendation of approval of 23 Waivers, and Site Plan Review to Planning and Zoning Commission with 10 conditions.

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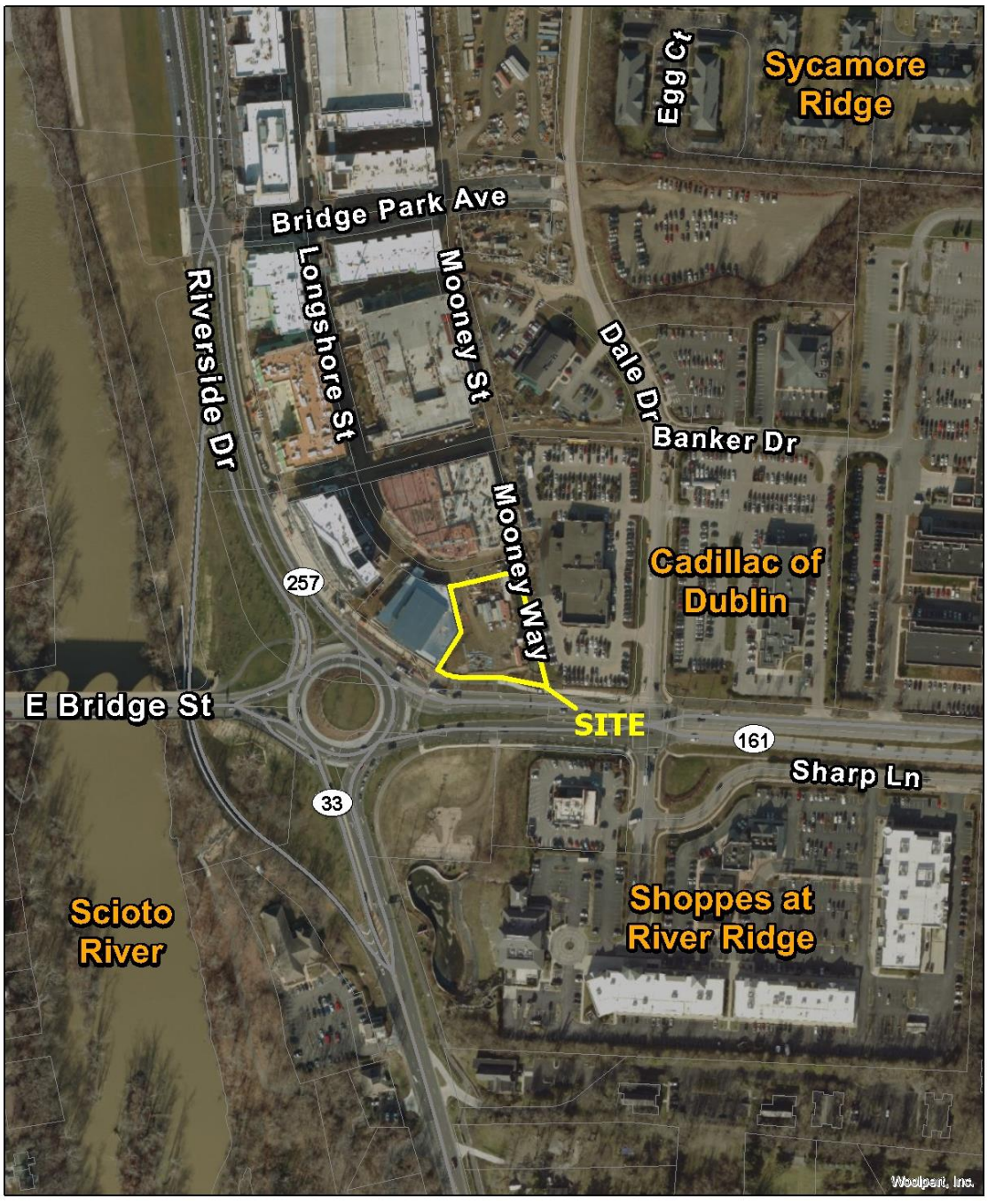
Summary
This proposal includes the construction of a four-story, ±80,000-square-foot office building and associated site improvements for the remaining lot (Lot 7) within Block A. The applicant is requesting a parking plan as part of this proposal to allow for 477 parking spaces where 489 are required.

Zoning Map

Next Steps
Upon a recommendation of approval for the project from the Administrative Review Team, the application will be forwarded to the Planning and Zoning Commission who are the final reviewing body.

1. Context Map

The site is located northeast of the intersection of Riverside Drive and West Dublin-Granville Road.



City of Dublin

17-102SPR
Site Plan Review
Bridge Park, Block A (A1 Office Building)

0 150 300
Feet

2. Overview

A. Background

On February 18, 2016, the Commission approved a (final) Development Plan and Site Plan, two Conditional Uses (one for the parking structure and one for the event center), a Parking Plan, and associated Waivers for Block A, the third phase of the Bridge Park Development. City Council reviewed the Basic Development Plan and Basic Site Plan on December 7, 2015 for a 150-room hotel, event center, and 610-space parking garage, and future office building. City Council designated the Planning and Zoning Commission as the reviewing body for future applications.

B. Previous Reviews

The application was advertised for the Planning and Zoning Commission meeting on December 7, 2017, but was postponed at the request of the applicant in order to further refine the architecture.

On September 7, 2017, the Commission reviewed the proposal informally and provided non-binding feedback. Although generally supportive of the use and materials, the Commission expressed concerns that the interaction of the building with the street and open space is not successfully addressed and that the wall along the south façade does not create a vibrant, walkable setting and is closed off from the street. Commissioners inquired whether some commercial space could be included at the ground level. The Commission recommended incorporating a curved element into the building to mimic the curvature of the roadway; to make the south elevation entrance more prominent to highlight the principal entrance; and make changes to the canopy along the SR 161 frontage to better integrate into the design. The Commission also expressed concern that the building was too similar to a typical suburban office park architecture that is currently available in other areas of the city.

ART

At the first case review of the proposal on October 19, 2017 the Administrative Review Team noted that there should be more engagement as the building meets the street level, and that aside from the stepped approach to the floors on the west side the rest of the building appears flat. The ART further mentioned that there should be a predominant, principal entrance on SR 161 and all entrances should engage with the activity at the street level. The ART also recommended that the applicant consider designing the building to better fit the curvature of the road as one of the Commissioners had suggested at the informal review.

After revisions by the applicant, the ART, at the November 16, 2017 meeting commented that the further refinements to the canopy, entrances, and landscaped areas are an improvement from the previous proposal. The ART was supportive of the proposed solid color for the arriscraft material, which differs from the pattern on the Events Center and hotel. Some members had concerns regarding the concrete walls in the tiered landscaped areas and questioned if there was an opportunity for a different material. The ART recommended using landscape lighting to highlight the trees in tiered landscaped area and to use lighting on the building to add height and interest to the structure.

The applicant revised the exterior elevations which ART reviewed at their meeting on January 4, 2018. The footprint remained the same and the majority of the changes are to the exterior façades. The revisions included an overall reduction in glass, addition of a wood

product to the underside of the balconies and the use of two contrasting tones of gray brick, a design element referred to as a "wrinkling effect" on the east elevation, centering the main entrances at both ends of the building, and some removing the concrete walls in the open space at the southwest corner of the site. Overall, ART was supportive of the revisions to create a more contemporary aesthetic.

C. Site Characteristics

1) Natural Features

The site is currently vacant serving as temporary construction storage for the development. There is approximately 14 feet of grade change from the eastern property line down to the western property line adjacent to The Exchange at Bridge Park.

2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Scioto River Neighborhood District (Block A Parking Garage)
- East: Bridge Street District, Scioto River Neighborhood District (Acura Columbus car dealership)
- South: Bridge Street District, Commercial (vacant land & Wendy's Restaurant)
- West: Bridge Street District, Scioto River Neighborhood District (The Exchange at Bridge Park)

4) Road, Pedestrian and Bike Network

The site has frontage on W. Dublin-Granville Road/SR 161 (230 feet), Mooney Way (245 feet) and Longshore Loop (150 feet). Longshore Loop and Mooney Way are private streets with Mooney Way limited to one-way from W. Dublin-Granville Road. Shared-use paths are installed along the roundabout and sidewalks are provided along Longshore Loop.

5) Utilities

The site will be served by extending public utilities, including sanitary and water from existing lines constructed with Block A.

D. Proposal

1) Summary

This proposal includes the construction of a four-story, ±80,000-square-foot office building and associated site improvements for the remaining lot (Lot 7) within Block A.

2) Layout

The proposed Building A1 site layout consists of a rectangular shaped building

with angled façades corresponding to W. Dublin-Granville Road. The site contains a plaza area on the southwest corner and north side of the building that delineate main entrances and connect to the public realm. A three-tiered landscaping terrace is proposed in the southwest portion of the site with at-grade connections to W. Dublin-Granville Road. A sidewalk connection exists along the western property line to provide additional mid-block connections through the site.

At the review of the Final Development/Site Plan for Block A, two conditions were approved that applied to Lot 7, the (future) office building. A mid-block pedestrianway is required to be developed with Lot 7 in between the office building and the event center. The existing sidewalk connection and associated design will serve to meet this condition with the Final Site Plan review for Building A1. The design has to meet the requirements for a mid-block pedestrianway which requires continuation of the streetscape using materials, furnishings, landscaping, and lighting. The current proposal is for a passive open space and pedestrianway due to existing mechanical units, grade change, and building orientation.

3) Architecture and Materials

The proposed architectural design for Building A1 strives to create a unique character while incorporating elements of neighboring development within Block A and the rest of the Bridge Park development. The façade is comprised primarily of columns of light gray brick to define the towered massing of the building and dark gray brick to provide contrast at the corners of the building. Private terraces are proposed on the north, south and west elevations for all stories with a canopy proposed along the corners to define the main entrances from Longshore Loop and the plaza space at Riverside Drive. A covered entry is provided along W. Dublin-Granville Road that is defined by a series of openings at street level. Floor plans have been provided showing the layout of each level along with a section running north-south through the center of the building.

Several iterations of the architecture and site layout were presented to ART to address concerns expressed by the Planning and Zoning Commission. While the footprint is substantially similar, the final proposal includes changes to the canopy which extend more at the south and north elevations; changes to the massing on the north and south elevations to create more height and prominence to the entrances; the addition of "wrinkling effect" to the east elevation to break up the massing; addition of wood to the balconies; reduction in glass and addition of contrasting brick; the addition of an entrance on the east elevation; a more angular definition at the southern elevation; and further refinement of the plaza and landscaped areas. ART recommended that the applicant include lighting details to add architectural interest to

the façade. This is a condition of approval.

4) Open Space and Landscaping

The proposal shows a passive open space pedestrianway between the events center and proposed office building. A three tiered landscaped area steps up from the sidewalk adjacent to pedestrianway at the northwest corner of the site and terminates at a patio at the corner of the office building. Plaza areas surround the buildings for tenant use. The applicant is proposing a modern landscape aesthetic with landscaped walls, minimalist benches, seat walls, grasses, and trees with full canopy to coordinate with the character of the proposed office building.

According to calculations during the review of Block A, the applicant was deficient 173 square feet of public open space for the entire block. The applicant is proposing ±3,846 square feet of open space with this project which is sufficient to meet the minimum required open space for this project, which is ±1,529 square feet, as well as provide the deficiency for the entire block.

Code requires Pocket Parks to be a minimum of .10-acre and the applicant is proposing ±2,385 square feet (.05-acre) of open space. A waiver will be required to meet this requirement. While the applicant would meet the minimum size requirement for pocket plazas, the total size of the open space would go over the required maximum for pocket plazas. Staff determined it was most appropriate to review the open space as a Pocket Park since it was most similar to these requirements.

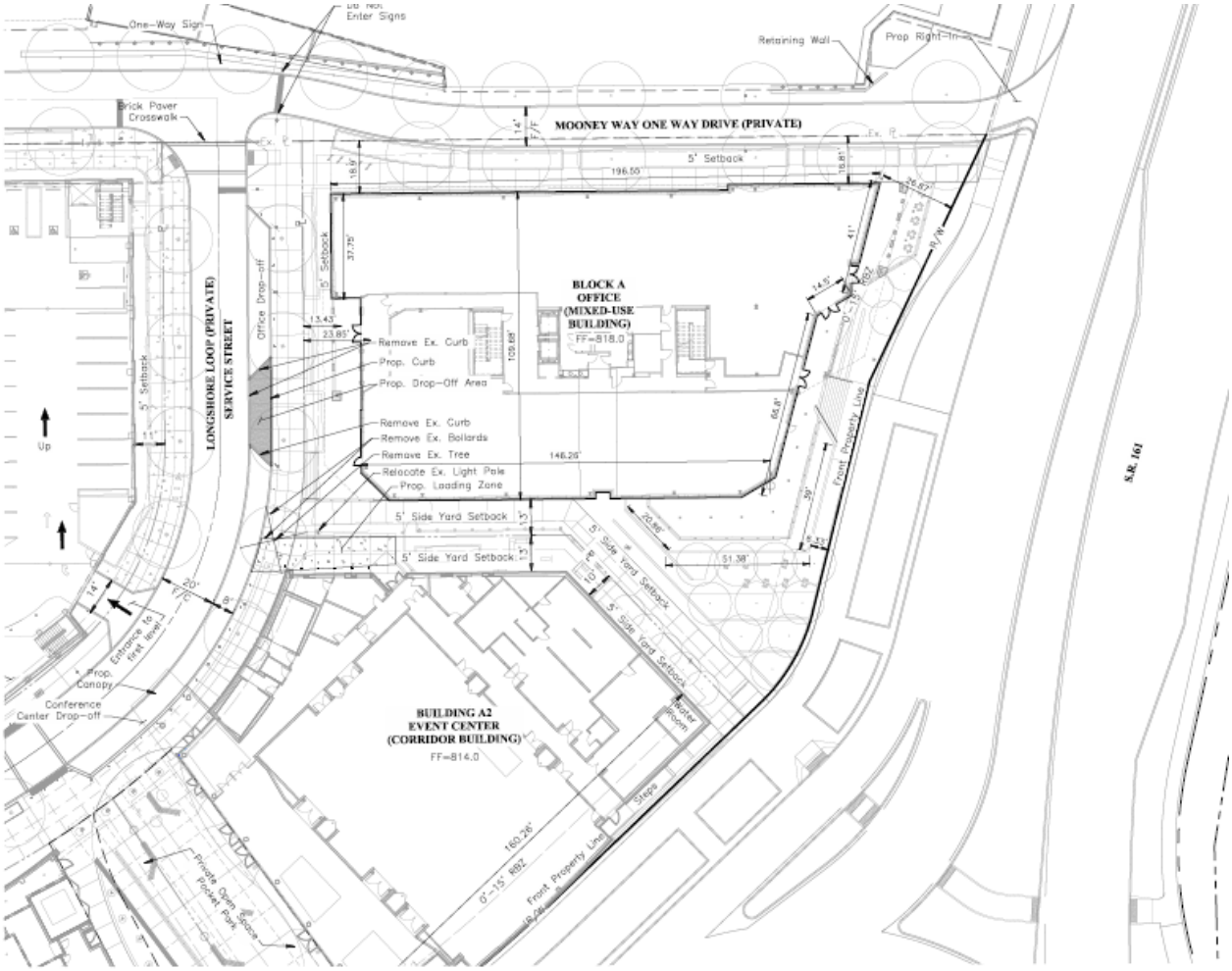
As part of the requirements for adequate fire suppression and to meet the requirements of the Washington Township Fire Department and the City of Columbus, a remote fire connection will be required. The ±36-inch tall connection will be located within a landscaped area near the entrance to the mid-block pedestrianway off Riverside Drive. The applicant is working with staff to screen the connection to the greatest extent possible, but still maintain its functionality for fire suppression purposes.

5) Parking

The total parking required for the mix of uses proposed is a minimum 268 spaces (46 spaces for restaurant, 195 spaces for office, and 27 spaces for retail) and a maximum of 335 spaces. Additionally, 27 bicycle spaces are required. The applicant is requesting approval of a Parking Plan to allow for 477 spaces for the mix of uses within all of Block A, where minimum of 489 spaces would be required. As justification, the applicant has provided a combined parking count of 1,371 spaces for the parking garages in Blocks B and A as well as on-street spaces in both Blocks. The Block A parking structure provides 468 structured parking spaces and nine off-street parking spaces for a total of 477 parking spaces. Block B provides 850 structured parking spaces and 44 on-street spaces. With the mix of uses within Blocks A and B the minimum number of spaces required is 1,241 spaces with a maximum of 1,676 spaces. The Block B parking garage is across Banker Drive, north of the Block A parking garage and is within a reasonable walking distance to all buildings in Block A. The combined parking spaces with Blocks A and B is in excess of the required minimum for the mix of uses within Blocks A and B by 130 spaces. Utilizing the parking spaces within Block B can more than accommodate the 12 spaces that would be needed for the Block A uses.

3. Site Plan

The site plan shows the proposed building layout with associated site improvements.



4. Criteria Analysis

A. Administrative Departure Analysis [§153.066(H)(3)]

1) 153.062 – Building Types (O)(6)(a)(2) – Maximum Impervious Lot Coverage

Maximum of 85% lot coverage.

Request: To allow for 90% impervious lot coverage.

Criteria Met. The proposed development shows plazas and patios with landscaping throughout the site. The patio areas create a functional, useable space for future tenants and will be an asset to the development.

2) 153.062 – Building Types (O)(6)(d)(5) – Minimum Primary Façade Materials

80% of the materials must be comprised of either stone, brick, or glass.

Request: To allow no less than 74% on the west façade.

Criteria Met. The majority of the building is comprised of glass and metal panels. The mix of materials is necessary to create the modern, contemporary design aesthetic.

3) 153.062 – Building Types (O)(6)(d)(1) – Upper Story Transparency

Minimum street façade upper story transparency of 30%.

Request: To allow for fourth story east elevation of ±27% and fourth story south elevation of ±29%.

Criteria Met. The proposal strives to address transparency deficiencies with architectural detailing either through massing or material change to create a unique modern design.

4) 153.062 – Building Types (O)(6)(d)(5) – Minimum Primary Façade Materials

80% of the materials must be comprised of either stone, brick, or glass.

Request: To allow no less than 73% on the east façade.

Criteria Met. The majority of the building is comprised of brick and glass with wood accent. The mix of materials is necessary to create the modern, contemporary design aesthetic.

B. Waiver Review Analysis [§153.066(I)(6)]

1) 153.062 – Building Types (D)(1)(a) – Parapet Height

Parapets shall be high enough to screen the roof and any roof appurtenances provided that the parapet is no less than 2 feet and no more than 6 feet high.

Request: Parapet at the north and south ends of the building is ±1-foot.

Criteria Met. The variations in parapet height provide screening of any rooftop mechanical units and maintains a continuous line reflective of the contemporary aesthetic.

2) 153.062 – Building Types (D)(1)(b) – Parapet Wrapping

Parapets shall wrap all sides of the building.

Request: Parapet not wrapped at portions of east elevation and northeast corner of the building.

Criteria Met. The variations of height still provides screening of any rooftop mechanical units and maintains a continuous line reflective of the contemporary aesthetic. The height variation allows for a break in massing.

3) 153.062 – Building Types (E)(2)(c) – Façade Material Transitions

Transitions between different colors of the same material shall occur at locations deemed architecturally appropriate.

Request: There are two color specifications of the proposed brick horizontally and vertically on the same plane.

Criteria Met. The changes in brick color and sheen break the continuous design and create a more interesting feature.

4) 153.062 – Building Types (H)(1)(f) – Windows, Shutters, Awnings and Canopies

Windows within siding clad walls shall have architecturally appropriate lintels and sills.

Request: No window trim or casing.

Criteria Met. The overall aesthetic of the building is modern and contemporary with a mix of materials. The window are flush, which is an appropriate design for the proposed architectural character.

5) 153.062 – Building Types (H)(1)(g) – Windows, Shutters, Awnings and Canopies

Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four trim or brick mould casing.

Request: No window trim on siding clad walls.

Criteria Met. The overall aesthetic of the building is modern and contemporary with a mix of materials. Trim would interrupt the overall design.

6) 153.062 – Building Types (O)(6)(a)(1) – Required Front Property Line Coverage

Minimum 95% front property line coverage.

Request: To provide 0% property line coverage at W. Dublin-Granville Road.

Criteria Met. The existing grade and location and configuration of the right-of-way at the roundabout set the building back farther from the roadway. The plaza and design extends farther into the required setback creating interaction at the street level.

7) 153.062 – Building Types (O)(6)(a)(1) – Front Required Building Zone

0-10 feet with up to 25% of the front façade permitted between 10-20 feet.

Request: To provide ±19 feet at W. Dublin-Granville Road.

Criteria Met. The existing configuration of the right-of-way sets the building back farther from the roadway. The extension of the plaza and integrated walkways creates interaction at the street level.

8) 153.062 – Building Types (O)(6)(a)(1) – Required Build Zone Treatment

Patio or streetscape permitted treatments.

Request: Landscaping proposed along roadways.

Criteria Met. The proposed plaza areas that surround the building create a defined hardscape. The landscaped areas help break up the hard surface and provide some

relief. The blend of the landscape with hard surface creates a better design and integrates with the street design in the overall development.

9) 153.062 – Parking & Loading (O)(6)(3) – Loading Facility Permitted
Loading facilities are permitted to the rear of the building.

Request: Allow for the loading facility to be located to the side of the building (west).

Criteria Met. The most appropriate area for a loading facility is off Mooney Way and with the existing grades, the area to the west of the building is most appropriate and will have the least impact to the site.

10) 153.062 – Height (B) – Upper Story Height
The upper story shall be between 10 feet and 14 feet in height.

Request: To allow for an upper story height of no more than 25 feet at the north end of the fourth story.

Criteria Met. The grade of the site causes the ends of the building to be higher. To meet the requirements of the other story heights, the upper floor is taller at the ends of the building.

11) 153.062 – Building Types (O)(6)(d)(1) – Ground Story Street Facing Transparency
Minimum ground story transparency of 65%.

Request: To allow for 44% transparency on the north (Longshore Loop) and 30% on the east (Mooney Way) elevation and 35% on the south (W. Dublin-Granville Road) elevation.

Criteria Met. The proposal strives to address transparency deficiencies with architectural detailing either through massing or material change to create a unique modern design.

12) 153.062 – Building Types (O)(6)(d)(3) – Street Façade: Number of Entrances Required
One entrance per 75 feet of façade minimum (2 entrances on south elevation; 3 entrances on east elevation required).

Request: No entrance provided on the east elevation and one entrance provided on south elevation.

Criteria Met. The tenant spaces as designed do not accommodate an entrance on the east elevation. The grade of the site causes the building to be slightly elevated. The applicant has included details to make the other main entrances more prominent.

13) 153.062 – Building Types (O)(6)(d)(4) – Vertical Increments
Vertical increments shall be no greater than 45 feet.

Request: To allow no more than ±65 feet on the east elevation and ±95 feet on the west elevation.

Criteria Met. The architectural massing provides a unique and visually interesting design in addition to the material changes.

14) 153.062 – Building Types (O)(6)(d)(4) – Horizontal Façade Divisions
On buildings 3 stories or taller, horizontal divisions are required within 3 feet of the ground story.

Request: No horizontal façade divisions.

Criteria Met. The architectural massing is contemporary and modern. The horizontal lines add continuity to the design.

15) 153.062 – Building Types (O)(6)(d)(4) – Required Change in Roof Plane
Required change at 80 feet.

Request: To allow no more than ±115 feet on the east elevation and ±98 feet on the west elevation.

Criteria Met. The architectural massing with the waved wall is contemporary and modern. This design feature contributes to the intent of this required change.

16) 153.064 – Open Space (G)(1)(a) – Open Space Size
Minimum size of .10-acre and maximum size of .50-acre for Pocket Parks.

Request: ±1,444 square feet total size (.03-acre).

Criteria Met. Code erroneously includes a gap in between open space sizes that the proposal falls within. Other developments have run into a similar situation with the gap in size requirements.

17) 153.064 – Open Space (G)(4)(h) – Fencing and Walls
Walls shall not exceed 36 inches as measured from the established grade.

Request. To allow for seat walls not to exceed 65 inches from the established grade.

Criteria Met. The landscape details indicate an average height of 48 inches for seat walls. Due to the elevated plazas the walls located along the edge require additional height to provide the intended design within the plaza area.

18) 153.064 – Open Space (G)(4)(h) – Maximum Impervious/Semi Pervious
Maximum of 30% pervious, plus 10% semi-pervious.

Request: To allow for no more than 37% impervious.

Criteria Met. The plaza areas have been designed to provide functional space for seating and dining. The mix of materials and hardscape with limited grassy areas coordinates with the contemporary design.

19) 153.065 – Required Loading Spaces (B)(7)(b)(2) – Location
Off-street loading areas may not be located on parking spaces or aisles and will not conflict with typical parking use on the site or with pedestrian circulation.

Request: Allow for the loading facility to be located in the side yard (west) within the midblock pedestrian crossing.

Criteria Met with Condition. The most appropriate area for a loading facility is off Longshore Loop and with the existing grades, the area to the west of the building is most appropriate. The applicant will be required to work with staff to minimize the impact through landscaping and/or design.

20) 153.065 – Required Loading Spaces (B)(7)(c)(1) – Number Required
The number of spaces is based on the size of the principal structure. Two spaces are required.

Request: Allow for one loading space.

Criteria Met with Condition. With the proposed use, less deliveries are anticipated than with a commercial or restaurant use. The city is currently working on a parking plan for the overall development that will identify loading spaces. The applicant will need to continue coordinating with staff to update the developments overall parking and loading strategy.

21) 153.065 – Landscaping and Tree Preservation (D)(7)(a) – Foundation Planting
Building foundation landscaping is required along all sides of a building not otherwise occupied within 10 feet of the building.

Request: To allow for no foundation plantings within the required 10 feet.

Criteria Met. Patios are provided adjacent to the building at the front property line, however the building is setback further than 10 feet from the property.

22) 153.065 – Walkability Standards (I)(2)(a)(4)(B) – Design
Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum 5 foot sidewalk.

Request: To allow for a mid-block pedestrianway to be no less than 8 feet at its smallest point.

Criteria Met with Condition. Due to the grade, a retaining wall is required for the patio area on the northern property boundary and screening is required for the equipment enclosure for the Events Center. Requirements from Washington Township Fire include a fence for the equipment enclosure in this location. Combined, these constraints create an 8-foot wide passage at the narrowest point. The applicant will be required to maintain a 14-foot average for the entire pedestrianway.

23) 153.065 – Walkability Standards (I)(2)(a)(4)(B) – Design
Mid-block pedestrianways shall be design as a continuation of the streetscape, including materials and furnishings.

Request. To allow for the pedestrianway to be constructed of concrete while the adjacent streetscape utilizes brick pavers.

Criteria Met. Buff concrete is consistent with other walls and more private open spaces within the development.

C. Site Plan Review Analysis [§153.066(F)(3)]

a) The Site Plan Review be substantially similar to the approved Basic Site Plan.
Criteria Met. The proposal is substantially similar to the approved Basic Site Plan and has addressed all comments and conditions imposed on the approval.

b) Consistent with the approved Development Plan.
Criteria Met. The proposal is consistent with the approved Development Plan.

c) Meets all Zoning requirements except as authorized by Administrative Departures and Waivers.
Criteria met with Conditions. As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departures. The applicant will need to provide and/or verify information is available with the building permit submittal.

d) Internal circulation system and driveways provide safe and efficient access.
Criteria Met. As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks.

e) The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community.
Criteria Met. The proposed layout of the site and its modern architectural design provides for coordination and integration of the development within the surrounding area, while maintaining the high quality precedent of recent development proposals.

f) Consistent with requirement for types, distribution and suitability of open space.
Criteria met with Condition. The applicant has provided a suitable open space with direct access to the existing sidewalk. The applicant will need to work with staff to provide substitutions for plant materials with the building permit submittal.

g) The scale and design of the development allows for the adequate provision of services.
Criteria met with Condition. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management. The applicant will need to rectify any conflicts between landscaping design elements and the existing utilities prior to filing for building permits.

h) Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties.
Criteria met with Condition. The applicant has provided details and calculations for the proposed stormwater management system. The applicant will need to work with Engineering to demonstrate continued compliance with the stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

i) If phased, the proposed phase can stand alone.
Not applicable. The site will be developed in a single phase.

j) Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.
Criteria Met. The proposal is consistent with City adopted policy documents including the Community Plan, BSD Vision Plan, and principles of walkable urbanism.

5. Recommendation

Staff Recommendation
The proposed 4 Administrative Departures, 23 Waiver Requests, and Site Plan Review with a Parking Plan is consistent with all of the applicable review criteria.

Approval is recommended for the 4 Administrative Departures.

Approval is recommended for the 23Waiver Requests.

Approval is recommended for the Site Plan Review with a Parking Plan allowing for 477 parking spaces in Block A where 489 are required with the following ten conditions:

1) That the applicant work with staff to revise the landscaped area of the pedestrianway closest to Longshore Loop to better accommodate pedestrian flow.
2) That the applicant revise the site plan to demonstrate a minimum 14-foot average for the entire pedestrianway.
3) That the applicant continue to work with staff to screen the remote FDC unit while maintaining functionality of the unit to the satisfaction of Washington Township Fire Department.
4) That the applicant continue to work with staff to identify appropriate planter locations around the building.
5) That the applicant work with staff to include exterior lighting to add more interest to the façade.
6) That the applicant conceal any roof penetrations (including fans, exhaust vents, etc.) and shall not be visible from principal frontage streets.
7) That the applicant not use highly reflective glass.
8) That the applicant design the principal etranances to include full glass and full operating hardware.
9) That the applicant work with staff to on refining details around the loading area to mitigate any potential impacts of pedestrian circulation.
10) That the applicant continue to work with staff on identifying loading spaces.