



City of Dublin

Division of Planning

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Memo

To: Members of Planning and Zoning Commission
From: Claudia D. Husak, AICP, Senior Planner
Lori Burchett, AICP, Planner II
Date: September 20, 2018
Re: Basic Plan Review– Blocks F and G – (Cases #18-060BPR and #18-061BPR)

Summary

This is a request for informal review and feedback of a Basic Plan Review for the final two blocks of the Bridge Park Development under the original Economic Development Agreement approved by City Council. The sites are located on the west side of Dale Drive, north of Banker Drive, east of Mooney Street, and south of Tuller Ridge Drive. Bridge Park Avenue bisects the two blocks. Planning and Zoning Commissioners are asked to review and provide informal feedback on the Basic Plan Review applications in accordance with the Bridge Street District (BSD) zoning regulations.

Background

City Council approved a Basic Plan Review for the Bridge Park Development, which included Blocks F and G on January 20, 2015 and Preliminary Plat on March 9, 2015 for Bridge Park. A revised Basic Plan Review was approved by City Council on July 5, 2016 for Block G following an informal review by the Planning and Zoning Commission on June 9, 2016.

The current proposals for Blocks F and G are significant enough to require review and approval of a new Basic Plan Review for each block. For the purposes of the Commission's discussion, the information for the informal review and discussion has been consolidated into a single memo.

Application Overview

Layout and Uses

Block F

This is a request for three new buildings on one block with ±86,000 square feet of office, ±21,000 square feet of commercial (retail/restaurant), ±88,000 square feet of hotel, ±6,000 square feet of restaurant, 0.35-acre of open space, and associated site improvements on the ±2.31-acre site. The Block has frontage on Bridge Park Avenue to the north, Mooney Street to the west, Dale Drive to east, and Banker Drive to the south. A private access drive is located between buildings F1 and F2/F3, connecting Mooney Street and Dale Drive. Building F1 is proposed as a new six-story hotel, ±93,000-square-foot building with a 145 room hotel and first

floor restaurant. Building F2/F3 is a 4.5-story, ±121,000-square-foot partially commercial/hotel wrapped parking structure with 288 parking spaces. Building F4 is a 4-story, ±86,000-square foot office building.

Block G

This is a request for three new buildings on one block with ±170,000 square feet of office, ±16,000 square feet of commercial (retail/restaurant), ±110,000 square feet of residential, 0.43-acre of open space, and associated site improvements on the ±2.28-acre site. Block G has frontage on Tuller Ridge Drive to the north, Mooney Street to the west, Dale Drive to the east, and Bridge Park Avenue to the south. Building G1 is proposed as a seven-story, ±170,000 square foot office building. Building G2/G3 is proposed as a 4.5-story, ±101,000 square foot partially residential (8 studio apartments) wrapped parking structure with 291 parking spaces. Building G4 is a five-story, ±105,000-square-foot mixed use (residential and restaurant/retail/office) building with 109 units ranging in size from studio to 3 bedrooms.

Waivers

Staff and the applicant have preliminarily identified aspects of the project that do not meet certain BSD Code requirements, which will require Waivers. The applicants will need a waiver for the number of stories to allow a 7-story office building (Building G1) on Block G, where 6 stories are permitted. Other potential waivers may include front property line coverage and occupation of corner for Building G4, Block G and Building F4, Block F.

Architecture

The aspirational images show a contemporary aesthetic for both blocks complementing the established character of the overall development. The images provided for Block F include a mix of fiber cement panels and brick with multiple angles to break the massing. The images for Block G include brick and glass, and metal details. The proposed design is contemporary with multiple projections and a defined first floor. Overall, the images show glass as a predominant material with a complementary brick or stone material.

Open Space

The applicant is proposing to provide 0.35-acres of public open space on Block F where 0.09-acres would be required. Approximately 0.43-acres of on-site open space is proposed for Block G with 0.16 proposed as an off-site public open space on Block F, to meet the open space requirement of 0.59 acres. Additionally, 0.18-acres of private amenity space is proposed for residents of Block G. The design includes a "Mews" type open space proposed through Block G providing a pedestrian connection from Mooney Street to Dale Drive. There is a mix of brick, concrete, and aggregate paving with contemporary furnishings, similar to other open space areas in the development.

Parking and Circulation

The proposed uses require a minimum of 435 parking spaces for Block F and 669 parking spaces for Block G. As proposed, the applicant is providing 288 structured parking spaces and 11 on street. The applicant is proposing to use 136 parking spaces from Block C garage to close the deficit for Block F and 355 parking spaces from the Block C garage for Block G. Based on a study provided by the applicant, there is an excess of parking in Block C with a minimum of 506 parking spaces and a maximum of 740 parking spaces available. At a minimum, this would

accommodate the 491 spaces needed for Blocks F and G and is in a walkable distance for both Blocks.

A private access drive is proposed between buildings F1 (hotel) and F2/F3 (parking structure). Building F1 and Building F2/F3 are sited close to the sidewalk in certain location causing potential 'pinch points' for pedestrians. With the mix of pedestrians and vehicles, there may be potential conflicts.

Recommendation

The Informal Review provides the opportunity for Commission feedback for an applicant. It is intended to allow the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern.

Discussion Questions

1. Does the proposal effectively meet the intent and purpose of the walkability standards and promote the principles of walkable urbanism?
2. Is the proposed open space treatment appropriately located, sized, and designed?
3. Do the provided images achieve an appropriate design direction; and are there any architectural design considerations or variety in materials and colors that should be applied to these two blocks?
4. Are there additional design considerations that should be made for the unlined portions of the parking structures, particularly as it faces the Principal Frontage Street (Dale Drive)?
5. Other considerations by the Commission.