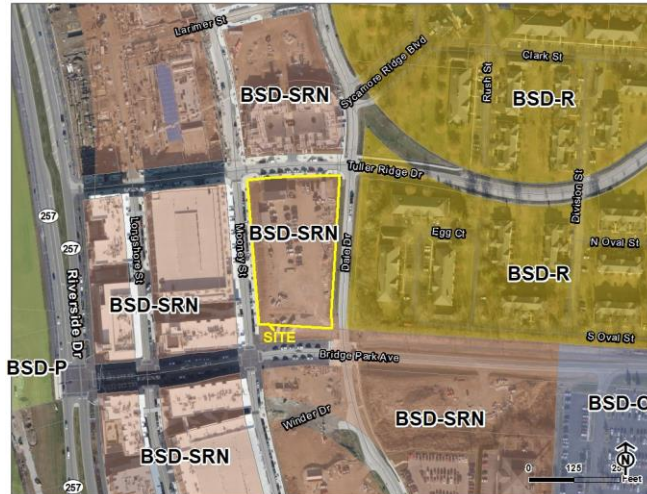


19-129INF – Bridge Park East, Block G

Summary

The applicant is requesting informal review and feedback for the construction of three new buildings on a ± 2.29 -acre block: a seven story building containing $\pm 144,954$ square feet of office space, with $\pm 11,000$ square feet of retail and $\pm 6,100$ square feet of restaurant space at the ground story, a 468-space parking structure, and a multi-family building containing a total of 42 dwelling units with a ± 0.20 -acre private amenity space. A total of ± 0.22 acre of public open space and associated site improvements are distributed throughout the site. The site is located on the north side of Bridge Park Avenue, between Dale Drive and Mooney Street and south of Tuller Ridge Drive within the Bridge Street Scioto River Neighborhood District.

Zoning Map



Site Location

North side of Bridge Park Avenue between Dale Drive and Mooney Street, south of Tuller Ridge Drive.

Property Owners

Scioto Tuller Acquisition, LLC; City of Dublin, Ohio

Applicant/Representative

James Peltier, EMH&T

Applicable Land Use Regulations

Zoning Code Section 153.057-153.066

Case Manager

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Next Steps

Upon consideration of the non-binding feedback from the Planning and Zoning Commission on this informal application, the applicant may proceed with applications for Preliminary and Final Development Plans.

1. Context Map



2. Overview

Background

History

City Council approved the Basic Plan for Block G at their October 22, 2018 meeting, which included four waivers and six conditions. Prior to that, the Administrative Review Team (ART) recommended approval of the Basic Plan for this Block as well as the waivers and conditions to City Council on October 11, 2018. The ART reviewed and commented on the Basic Plan for Block G at both September meetings in 2018. The Planning and Zoning Commission also provided informal review and feedback of the Basic Plan on September 20, 2018. Feedback centered on the usability of the proposed open spaces, the need for green (lawn) open space, the pedestrian realm, walkability and placemaking, the appropriateness of shared parking and the continuation of the development as a destination point. The Commission welcomed the variation in the intended architectural character of the proposal.

The Planning and Zoning Commission recommended approval of the Final Plat for Section 4 of Bridge Park (Block G) on July 7, 2016. This plat has not yet been reviewed by City Council. Also in 2016, City Council approved a Site Plan for Block G and associated waivers based on a recommendation from the ART, after an informal review by the Commission. Given the significant changes within the proposal for Block G between 2016 and 2018, a new Basic Plan was required.

Process

The Code pertaining to the Bridge Street District was revised in Spring of 2019 and became effective on May 8, 2019. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the ART. As with the previous version of the Code, proposals with a Development Agreement in place, continue to require a review and recommendation by City Council for the Concept Plan (previously a "Basic Plan"), which occurred in 2018. City Council, as part of that review and as required by Code, appointed the Planning and Zoning Commission as the required reviewing body for future applications. The newly adopted Code also included the revision of nomenclature for the required three approval steps to more closely align with those in the Planned Unit Development Process. Therefore, this proposal is considered to have completed Step 1 – Concept Plan Approval (Basic Plan approved by City Council in 2018) and the next approval step will be Step 2 – Preliminary Development Plan.

Site Characteristics

Natural Features

The site is currently vacant with no vegetation present. There is approximately 20 feet of grade change from the high point in the northeast corner of the site to the low point in the southwest corner.

Historic and Cultural Facilities

The site does not contain any known historic or cultural facilities, structures or artifacts.

Surrounding Zoning and Land Use

North: Bridge Street District, Scioto River Neighborhood (Bridge Park East, Block H—Bridge Park Townhomes currently under construction)

East: Bridge Street District, Scioto River Neighborhood (Sycamore Ridge Apartments)

South: Bridge Street District, Scioto River Neighborhood (Bridge Park East, Block F—Springhill Suites Hotel currently under construction)

West: Bridge Street District, Scioto River Neighborhood (Bridge Park East, Block C—fully developed)

Road, Pedestrian and Bike Network

The site has street frontage on all sides. Sidewalks are present along the Mooney Street and Tuller Ridge Drive. A bicycle cycle track is present along Bridge Park Avenue. The Dale Drive streetscape is currently in a temporary condition with no bike or pedestrian facilities along the site frontage. A five-foot sidewalk is proposed along the Dale Drive frontage with this application.

Utilities

The site will be served by existing public utilities (sanitary and water) from Mooney Street.

Proposal Details

Summary

The proposal consists of three new buildings on the ±2.29-acre block—a seven story building containing ±144,954 square feet of office space and ±11,000 square feet of retail, ±6,100 square feet of restaurant space, and office lobby space at the ground story, a 468-space parking structure, and a multi-family building containing a total of 42 dwelling units ((4) 3-bedroom, (26) 2-bedroom, and (12) 1-bedroom units) with a ±0.25-acre private amenity space with a pool. A total of ±0.47 acres of open space and associated site improvements are distributed throughout the site.

Layout

Block G is defined by existing public streets on all four sides, and the block dimensions and generally rectangular shape meet Code requirements. The proposed site layout is generally consistent with the development pattern established on previous blocks within the Bridge Park development--the middle portion of the block is occupied by parking and other functional elements that support the surrounding uses around the perimeter of the block.

Block G is divided into thirds from south to north. Building G1 occupies the southern third of the site and extends from Mooney Street to Dale Drive. An open space is proposed at the corner of Mooney Street and Bridge Park Avenue, and a linear open space extends across the width of the block along the north side of the building. North of the linear open space and in the middle third of the site is Building G2, a parking structure. Building G3 is an L-shaped building that wraps the corner of Mooney Street and Tuller Ridge Drive and spans the northern third of the site. Building G3 is connected to Building G2 along the Mooney Street frontage, with the two buildings framing a private open space on the interior of the block that is open to view along the Dale Drive frontage.

Site

The 2.29-acre site is partially comprised by a City-owned parcel. A Final Plat has previously been approved by the Planning and Zoning Commission to combine the parcels into a single site. Final acceptance by City Council will need to occur prior to permits being issued. The applicant has indicated that the block may ultimately be subdivided into three lots, each occupied by a single building.

Access

Vehicular access to the block is proposed from curb cuts on Dale Drive and Mooney Street into the proposed parking structure (Building G2). The proposed access at Dale Drive requires City Engineer approval for a curb cut along a principal frontage street, which was a condition of approval of the Basic Site Plan. At the time of the Basic Plan review, City Council eliminated this condition due to concerns of the potential importance of Dale Drive as a major north-south connector street in the future. In addition, Council expressed a desire to limit vehicular access to arterial streets. The City Engineer will review this request further with the Preliminary Development Plan application.

Pedestrian circulation along the perimeter of the block is provided by existing sidewalks along Bridge Park Avenue, Mooney Street, and Tuller Ridge Drive and by a proposed sidewalk along Dale Drive. East/west circulation through the block is proposed by the linear open space between Buildings G1 and G2, which features ramps and steps to accommodate the change in grade from east to west.

Access to the bicycle network is provided by the existing Bridge Park Avenue cycle track on the south side of Building G1.

Architecture

The architectural plans, elevations and perspective drawings submitted provide more detail than is typically associated with an Informal application. The following analysis focuses on those requirements of the Bridge Street Code that address the fundamental urban form created by the proposed placement, height/stories, and the physical and functional relationship of the proposed buildings to each other and to the surrounding built context. The character of each building is highlighted through a general description of the proposed exterior cladding material composition of each building. A preliminary list of key waivers associated with the proposed buildings and their arrangement on the site is included for the applicant to receive critical feedback necessary to advance the proposal.

- Building G1 is a seven-story, ±168,058-square-foot Corridor Building with the ground story occupied by ±11,000 square feet of retail, ±6,100 square feet of restaurant space, and lobby space associated with the office users. Additionally, ±144,954 square feet of office space occupies all upper stories.



The predominant exterior building materials are a combination of glass storefront and metal spandrel systems. Gray brick defines the base of the building, with white metal wall panels and dark gray vertical panels alternately arranged to define the middle and cap of the building. Rooftop mechanical units and equipment are proposed to be screened behind a gray roof screen. Teak metal wall panels highlight the office balconies at the southwest corner, which overlook the public open space at the corner of Mooney Street and Bridge Park Avenue.

The maximum permitted height for Corridor Buildings is six stories, however a waiver was approved at the Council review of the Basic Plan to permit the building to be constructed at a seven-story height.

- Building G2 is a six-story Parking Structure containing 468 parking spaces to support the residents of Building G3 and the commercial uses in Building G1. The proposed ingress/egress to the parking structure is on the east and west sides of the building. Level one of the parking structure includes a refuse storage room, water meter room and a generator for support of the uses in Buildings G1 and G3. In the northwest corner of the parking structure is the shared vertical pedestrian circulation—lobby, stairwell, and elevators—for the parking structure and Building G3. An additional stairwell is proposed in the southeast corner of the parking structure.

The parking structure is unlined by commercial uses along the public street frontages, and an application for Conditional Use review and approval will be required. The street facing facades of the parking structure are clad predominantly in different colors of brick—with the base level and the entry/vertical circulation towers clad entirely in gray brick, and the upper levels of the parking structure clad with red brick. At the wall openings, buff brick is applied horizontally as an accent along the floor line of the third and fifth levels, with a galvanized steel cable barrier system above.



The south façade of the parking structure facing the linear public open space continues this cladding scheme around the corners. In the middle portion of this façade above the base of parking structure an expanse of perforated prefinished metal panels is proposed with a graduated degrees of perforation to allow air circulation and partial visibility through the material. The north elevation faces the private amenity space for Building G3, and is clad entirely in brick as a solid wall with no openings into the parking structure.

The required building zone for Parking Structures is between 5 and 25 feet from the right-of-way. Along both Dale Drive and Mooney Street the building is sited approximately one foot from the right-of-way. To meet maximum parking ramp slope parameters, the parking structure cannot be reduced in length to meet the RBZ requirement and waivers will be required. Parking Structures are not permitted to exceed a maximum of five stories, and also may not exceed the overall height in feet of any adjacent building or conforming building immediately across the street. The proposed parking structure exceeds the height of adjacent Building G3 and the existing Corridor Building on Block C located directly across Mooney Street. Waivers will be required for the proposed six-story height and the overall height exceeding that of adjacent buildings.

A waiver was approved by City Council to permit Building G2 to be unlined with commercial uses along Dale Drive, a principal frontage street.

- Building G3 is a four-story Corridor Building proposed for 42 multi-family dwelling units—(26) 2-bedroom, (4) 3-bedroom, and (12) 1-bedroom units. The footprint is generally L-shaped, with dwelling units organized along a central hall. The building is connected to Building G2 along Mooney Street, and the two buildings share a stairwell and elevators within a tower feature. Additional building entrances are proposed along Tuller Ridge Drive. A proposed private amenity space with a pool is enclosed between Building G2 and G3 and opens onto Dale Drive. The primary exterior building material is brick, with fiber cement trim and panel siding used as an accent material at the corners of the building, at recessed balconies, and along the cornice. The building shares these general characteristics with existing Building B3 and Building D1 currently under construction.

Corridor Buildings are not permitted to be located adjacent to or directly across the street from Single-Family Attached Buildings due to potential height disparity based on the maximum permitted numbers of stories for these buildings. Although as proposed Building G3 is compatible with the height of the condominiums currently under construction across Tuller Ridge Drive a waiver will be required.

Landscaping and Open Space

Based on the proposed combination of uses on Block G, a minimum of 0.26-acre of publicly accessible open space is required to be provided within 660 feet of the main entrances of the proposed uses. A total of 0.22-acre of publicly accessible open space is provided throughout Block G in a variety of sizes. In addition, a 0.25-acre private amenity space is proposed for residents of Building G3.

- A ±1,467-square-foot open space is proposed at the southwest corner of Building G1, and is conceptually designed as a dining patio associated with the proposed restaurant adjacent to the space in the ground floor of Building G1. If dedicated to a



restaurant user, this open space cannot be counted toward meeting the requirement.

- A ±7,293-square-foot open space is proposed between Buildings G1 and G2 with frontage on both Dale Drive and Mooney Street and provides a mid-block pedestrianway. The conceptual design is a combination of amphitheater style seating, steps and ramps to accommodate the drop in grade from east to west, and pockets of planting areas.
- A ±981-square-foot open space is proposed along Dale Drive at the north east corner of Building G2 and is conceptually designed as green space with no pedestrian improvements and may not be eligible to meet the public open space requirement.
- A ±1,989-square-foot public open space is proposed at the northeast corner of Building G3. This space is directly adjacent to the building and separated from the sidewalk by retaining walls. Therefore, it is not publicly accessible and cannot be counted toward meeting the open space requirement as outlined in the Code.
- A ±8,872-square-foot private amenity space is proposed between Buildings G2 and G3 for use by the residents of Building G3. It is programmed with a swimming pool, pool house, and pool deck chairs. Foundation planting and trees are proposed along both buildings.

Parking

Based on the proposed combination of uses, approximately 586 parking spaces are required. The proposed Parking Structure contains 468 total spaces, and 26 on-street parking spaces for a total of 494 spaces. A Parking Plan will be required if existing surplus parking spaces in nearby parking structures are proposed to meet the shortfall of ±92 spaces.

3. Recommendation

Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture, and site details.

Discussion Questions

- 1) Does the overall layout, and pedestrian and vehicular circulation of Block G effectively integrate with the existing development or development currently under construction which surrounds the block?
- 2) Does the Commission support the proposed increases to the number of permitted stories in Building G2?
- 3) Is the proposed architectural character for each of the three buildings consistent with the level of quality and complementary to the existing Corridor Buildings and Parking Structures in the Scioto River Neighborhood of the Bridge Street District?
- 4) Does the conceptual landscape and open space plan provide adequate variety and sufficient spaces for patients, visitors and staff?
- 5) Other considerations by the Commission.