

ANALYSIS & DETERMINATIONS – FINAL DEVELOPMENT PLAN/CONDITIONAL USE

Applicable Final Development Plan and Conditional Use Review Criteria

Includes §153.059 – Uses, §153.060 – Lots and Blocks, §153.062 – Building Types, §153.063 – Neighborhood Standards, §153.064 – Open Space Types, and §153.065 – Site Development Standards

153.059 – Uses

| Code Section | Proposed Uses | | | Permitted ? |
|--|---|------------------------------|----------------------------|--|
| Table 153.059-A | BSD Scioto River Neighborhood District | | | |
| | <i>Building G1/Corridor Building (Mix of Commercial Uses Only)</i> | <i>Office, General</i> | <i>100,237 square feet</i> | Yes |
| | | <i>Eating & Drinking</i> | <i>7,300 square feet</i> | |
| | | <i>Retail</i> | <i>15,210 square feet</i> | |
| | | TOTAL | 122,747 square feet | |
| | <i>Building G2/Parking Structure (Not completely lined with occupied space along Mooney Street frontage—Conditional Use approval required)</i> | <i>Parking</i> | <i>327 parking spaces</i> | Staff Recommends Approval Cond. Use Approval Required |
| | | <i>Gallery</i> | <i>700 square feet</i> | Yes |
| | <i>Building G3/Apartment Building (Multi-Family Residential Units Only) (Permitted in Corridor Building per Scioto River Neighborhood District Standards)</i> | <i>Studio</i> | <i>2 dwelling units</i> | Yes |
| | | <i>One Bedroom</i> | <i>54 dwelling units</i> | |
| | | <i>Two Bedroom</i> | <i>22 dwelling units</i> | |
| | | <i>Three Bedroom</i> | <i>8 dwelling units</i> | |
| | | TOTAL | 86 dwelling units | |
| | <i>Pocket Plaza and Pocket Park Open Space Types</i> | | <i>N/A</i> | Yes |
| | BSD Residential District | | | |
| <i>Park Open Space Type (Dog Park)</i> | | <i>N/A</i> | Yes | |

153.060 – Lots and Blocks

| Code Section | Requirement • Analysis | Met? |
|--------------------------|---------------------------|------|
| (B) Applicability | | |

| 153.060 – Lots and Blocks | | |
|---|--|---|
| Requirements of this section apply to developments in all BSD zoning districts that require Concept Plan Approval in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152. <ul style="list-style-type: none"> <i>Proposed development involves the construction of more than one principal structure on one or more parcels.</i> | | Basic Plan/ Concept Plan, Approved |
| (C) General Block and Lot Layout | | |
| (1) | Interconnected Street Pattern | |
| (a) | The arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments where practicable as determined by the City Engineer. <ul style="list-style-type: none"> <i>The proposed Block G is framed by existing public streets Dale Drive to the east, Bridge Park Avenue to the south, Mooney Street to the west, and Tuller Ridge Drive to the north.</i> | Met |
| (2) | Maximum Block Size | |
| (a) | Required Subdivision. All development requiring a Development Plan shall be subdivided consistent with the maximum block dimensions permitted by the applicable BSD District. In the Scioto River Neighborhood District, the maximum block length permitted is 500 feet, and the maximum block perimeter permitted is 1,750 feet. <ul style="list-style-type: none"> <i>Block G has a maximum length of approximately 449 feet and a perimeter of approximately 1,352 feet.</i> | Met |
| (3) | Block Configuration | |
| (a) | Shape of block shall be generally rectangular, but may vary due to natural features or other site considerations. <ul style="list-style-type: none"> <i>The proposed block is generally rectangular.</i> | Met |
| (b) | Blocks shall be arranged with front property lines along at least two sides. <ul style="list-style-type: none"> <i>Block F has front property lines along Bridge Park Avenue and Dale Drive.</i> | Met |
| (4) | Principal Frontage Streets | |
| (b) | Access to blocks shall be located to comply with the principal frontage street requirements of §153.060(C)(5) <ul style="list-style-type: none"> <i>Access to the block is proposed from Dale Drive, a principal frontage street. See below.</i> | Met Eng. Determ. Required |
| (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"> <i>A driveway is proposed on Dale Drive, a principal frontage street.</i> | Met Eng. Determ. Required |

| 153.060 – Lots and Blocks | | |
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| (c) | <p>Where practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks.</p> <ul style="list-style-type: none"> • <i>One access point is proposed along Dale Drive. There are no existing access points on the opposite side of the street.</i> • <i>One access point is proposed along Mooney Street, which does not align with the existing curb cut on the opposite side of the street.</i> | <p>Met</p> <p>Eng. Determ. Required</p> |
| (9) | Street Frontage | |
| (a) | <p>Front Property Line</p> <p>2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified.</p> <ul style="list-style-type: none"> • <i>Bridge Park Avenue and Dale Drive frontages are front property lines.</i> | <p>Met</p> |
| (b) | <p>Corner Side Property Line</p> <p>1. For corner lots occupied by multiple buildings, lot lines shall be designated as front or corner side property lines as necessary to meet the building type street frontage requirements along both frontages.</p> <ul style="list-style-type: none"> • <i>Mooney Street and Tuller Ridge Drive are corner side property lines.</i> | <p>Met</p> |

| 153.062 – Building Types | | |
|---|--|-------------------|
| Code Section | Requirement • <i>Analysis</i> | Met? |
| (B) General Building Type Requirements | | |
| (3) | General Requirements | |
| (a) | <p>Zoning Districts: Each building type shall be constructed only within its designated BSD zoning district.</p> <ul style="list-style-type: none"> • <i>Corridor Buildings and a Parking Structure are proposed and are permitted within the BSD Scioto River Neighborhood District.</i> | <p>Met</p> |
| (b) | <p>Uses: Each building type may house the uses allowed in the district in which it is located</p> <ul style="list-style-type: none"> • <i>The proposed uses are permitted within the proposed Corridor Building Types.</i> | <p>Met</p> |
| (c) | <p>No Other Building Types: All Principal buildings shall meet the requirements of <u>Table 153.062-A, Permitted Building Types in Each BSD Zoning District</u>.</p> <ul style="list-style-type: none"> • <i>The proposed Corridor and Parking Structure buildings are permitted within the Scioto River Neighborhood District.</i> | <p>Met</p> |
| (d) | <p>Permanent Structures: All buildings constructed shall be permanent structures without a chassis, hitch, wheels or other features that would make the structure mobile.</p> <ul style="list-style-type: none"> • <i>The proposed buildings are permanent structures</i> | <p>Met</p> |
| (e) | <p>Accessory Structures:</p> <ul style="list-style-type: none"> • <i>No accessory structures are proposed</i> | <p>N/A</p> |

153.062 – Building Types

(C) General Building Type Layout and Relationships

| | | |
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| (1) | Incompatible Building Types. Are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body. <ul style="list-style-type: none"> • <i>The proposed partially lined (at ground story) G2 Parking Structure is directly across the street from Single Family Attached Buildings along Dale Drive.</i> | Waiver Required (G2) |
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(D) Roof Type Requirements

| | | |
|-----|--|------------------------------|
| (1) | Parapet Roof Types <i>(Buildings G1, G2 and G3 are Parapet Roof Types)</i> | |
| (a) | Parapet Height: Shall be no higher than necessary to screen roof appurtenances from view from street or adjacent building of similar height. Parapets shall be no less than 2 feet and no greater than 6 feet in height. <ul style="list-style-type: none"> • <i>The G1 parapet heights vary from 1.25 feet minimum to 4.75 feet in height maximum.</i> • <i>The G2 parapet heights are 4.67 feet.</i> • <i>The G3 parapet heights vary from 2.25 feet minimum to 2.67 feet in height maximum.</i> | Waiver Required (G1) |
| (b) | Continuous Parapets Required: Shall wrap around all sides of the building. <ul style="list-style-type: none"> • <i>Parapets wrap all sides of all buildings.</i> | Met |
| (c) | Horizontal Expression Lines: Expression lines are encouraged to distinguish the parapet from the upper stories of the building and to define the top of the parapet. <ul style="list-style-type: none"> • <i>G1 features metal coping, G2 cast stone caps, and G3 incorporates an EIFS cornice and fiber cement trim and panel siding, at the top of their respective parapets.</i> | Met |
| (4) | Towers | |
| (a) | Quantity: Where permitted by building type, only one tower is allowed per building unless otherwise approved by the required reviewing body. <ul style="list-style-type: none"> • <i>Building G2 features three towers—one each at the northwest, northeast, and southwest corners of the parking structure.</i> • <i>Towers on Parking Structures are permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.</i> • <i>The southwest tower is adjacent to an open space type, northeast tower is at a terminal vista. Northwest tower location does not meet criteria.</i> | Waivers Required (G2) |
| (b) | Tower height: Tower height shall not be greater than the height of one additional upper floor of the building to which the tower is applied. The width of a tower shall not exceed its height. The maximum upper story height for Parking Structures is 12 feet. <ul style="list-style-type: none"> • <i>Building G2 Northeast Tower: Height 19.33 feet, width 21.33 feet</i> • <i>Building G2 Northwest Tower: Height 17.33 feet, width 21.33 feet.</i> • <i>Building G2 Southwest Tower: Height 12.67 feet, width 18 feet.</i> • <i>NOTE: Parking Garage Sections provided do not show section through any proposed towers. All heights noted here are to the top of the tower parapets, not to the tower roof deck as measured by Code.</i> | Waivers Required (G2) |

(E) Materials

| | | |
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| (1) | Façade Materials <i>Please refer to 153.062(O) - Building Type Analysis.</i> | |
| (2) | Façade Material Transitions | |

| 153.062 – Building Types | | |
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| (a) | Vertical transitions in façade materials shall occur at inside comers. <ul style="list-style-type: none"> • <i>All buildings meet requirement for vertical transitions in façade materials</i> | Met |
| (b) | Where more than one façade material is proposed vertically, the 'heavier' material in appearance shall be incorporated below the 'lighter' material <ul style="list-style-type: none"> • <i>Building G1 features a honed masonry base below brick and storefront system windows, and Buildings G2 and G3 propose a darker brick base below a lighter colored brick.</i> | Met |
| (F) Entrances & Pedestrianways | | |
| (3) | Entrance Design | |
| (a) | Principal entrances on all building types shall be at a pedestrian scale, effectively address the street and be given prominence on the building façade. <ul style="list-style-type: none"> • <i>The principal entrance to Building G1 is at the northwest corner of the building highlighted by a green metal spandrel system, sidelights and transoms.</i> • <i>Within Building G2, the principal entrances are located within aluminum storefront system towers at the northwest and northeast corners of the parking structure.</i> • <i>The principal entrance within Building G3 is in the middle of the north elevation at a raised, recessed stoop with sidelights, transoms and a metal canopy</i> | Met |
| (c) | Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include glass and full operating hardware in the design of the door. <ul style="list-style-type: none"> • <i>Building G1 entrances are all consistent with the design of the principal entrance, and include glass and full operating hardware to access the individual tenant spaces proposed along the street frontages.</i> | Met |
| (G) Articulation of Stories on Street Facades | | |
| | Façades shall be designed to follow the stories of the buildings with fenestration organized along and occupying each floor. <ul style="list-style-type: none"> • <i>The facades of all buildings have been designed with materials articulated in coordination with and defining the individual stories of each building.</i> | Met |
| (H) Windows, Shutters, Awnings and Canopies | | |
| (1) | Windows | |
| (a-c) | Transparency percentage is required according to building type; highly reflective glass is prohibited; and spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements. <ul style="list-style-type: none"> • <i>Please refer to 153.062(O) - Building Type Analysis.</i> | |
| (d) | Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates. <ul style="list-style-type: none"> • <i>Building G1 windows are storefront windows, with no material specification provided.</i> • <i>Building G2 windows are aluminum storefront system windows</i> • <i>Building G3 windows are a combination of aluminum storefront windows and composite windows.</i> | Condition of Approval |
| (3) | Awnings and Canopies | |
| (c) | Canopies | |

| 153.062 – Building Types | | |
|--|---|------------------------------|
| 1-3 | <p>Canopies may be clad with glass, metal, wood, or a combination of these materials; may be cantilevered or supported from the building wall by metal cables or rods; and may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.</p> <ul style="list-style-type: none"> • <i>Building G1 indicates cantilevered white and gray metal canopies at a number of entrances.</i> • <i>Building G3 includes a prefinished metal canopy with hangar rods.</i> | Met |
| (I) Balconies, Porches, Stoops and Chimneys (applicable to street or parking lot facing facades only) | | |
| (1) | Balconies | |
| (a) | <p>Size: Balconies shall be a minimum open area of six feet deep and five feet wide</p> <ul style="list-style-type: none"> • <i>Building G1 has four balconies at the southwest corner of the building. They are all approximately 8 feet deep by 37 feet wide.</i> • <i>Building G3 has a total of 32 units with balconies oriented to the street. The smallest measures approximately 6 feet deep by 12 feet wide.</i> | Met |
| (b) | <p>Connection to Building: Balconies may be recessed into a building façade or independently secured and unconnected to other balconies.</p> <ul style="list-style-type: none"> • <i>Building G1 balconies are independently secured.</i> • <i>Building G3 balconies are independently secured.</i> | Met |
| (c) | <p>Façade Coverage: Balconies may comprise a maximum of 40% of each of the front and corner side facades.</p> <ul style="list-style-type: none"> • <i>Building G1 balconies comprise approximately 15% of the corner side façade (West Elevation).</i> • <i>Building G3 balconies comprise approximately 10% and 18% of the front façades (North and East Elevations, respectively), and 19% of the corner side façade (West Elevation)</i> | Met |
| (d) | <p>Juliet Balconies:</p> <ul style="list-style-type: none"> • <i>Building G3 has a total of 8 units with Juliet balconies oriented to the street.</i> | |
| 1. | <p>Size: Juliet balconies may project up to 24 inches and shall not extend more than six inches past the fenestration</p> <ul style="list-style-type: none"> • <i>Floor plans indicate Juliet balconies projecting 6 inches and extending 6 inches past the window/door fenestration.</i> | Met |
| | <p>Attachment: Juliet balconies used with windows must be secured to the outside window jamb.</p> <ul style="list-style-type: none"> • <i>Insufficient information has been provided to determine if Juliet balconies are used in combination with doors or windows, and more detail is needed on proposed means of securing to structure.</i> | Condition of Approval |
| (2) | Stoops | |
| | <ul style="list-style-type: none"> • <i>Building G3 has 10 units with stoops at grade facing the street.</i> | |
| (a) | <p>Size: Stoops shall have a minimum width and depth of five feet of open area.</p> <ul style="list-style-type: none"> • <i>Four out of ten stoops meet the minimum dimensions—those located at the northeast, northwest, southeast and southwest corners of the building. Three provide stoops smaller than the minimum dimensions required, and three provide only a sidewalk to the entrance and no stoop.</i> | Waiver Required |

153.062 – Building Types

(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. If view terminates at building, it shall incorporate one of the following treatments to terminate the view: a tower, a bay window, courtyard with sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element.

Met

- *A terminal vista is present at the southeast corner of Block G for northbound travel along Dale Drive resulting from the alignment of the roadway.*
- *The south/east elevations of Building G1 and G2 terminates the view. Building G2 incorporates a tower along Dale Drive, and there is potentially a slight view into the open space between Buildings G1 and G2.*

(K) Building Variety

Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least 2 of the following:

Met

- (1) The proportion of recesses and projections
- (2) A change in the location of the entrance and window placement
- (3) Changes to the roof design, including roof type, plane, or material
- (4) Pronounced changes in building height

| | | (1) | (2) | (3) | (4) |
|--------------------------------------|-------------------|--------------------------|----------------------------|-------------|------------------|
| | Dominant Material | Recesses and Projections | Entrance/ Window Placement | Roof Design | Change in Height |
| Adjacent Buildings | Required | 2 of 4 Required | | | |
| <i>Bldg. G1 & Sycamore Ridge</i> | <i>X</i> | <i>X</i> | | <i>X</i> | <i>X</i> |
| <i>Bldg. G1 & Bldg. F1</i> | <i>X</i> | | <i>X</i> | <i>X</i> | |
| <i>Bldg. G1 & Bldg. C3</i> | <i>X</i> | | <i>X</i> | | <i>X</i> |
| <i>Bldg. G1 & Bldg. G2</i> | <i>X</i> | <i>X</i> | <i>X</i> | | |
| <i>Bldg. G2 & Sycamore Ridge</i> | <i>X</i> | <i>X</i> | | <i>X</i> | <i>X</i> |
| <i>Bldg. G2 & Bldg. C4/C5</i> | <i>X</i> | <i>X</i> | <i>X</i> | | |
| <i>Bldg. G2 & Bldg. G3</i> | <i>X</i> | <i>X</i> | | <i>X</i> | <i>X</i> |
| <i>Bldg. G3 & Bldg. C4/C5</i> | <i>X</i> | | | <i>X</i> | <i>X</i> |
| <i>Bldg. G3 & Bldg. H1</i> | <i>X</i> | <i>X</i> | <i>X</i> | <i>X</i> | <i>X</i> |
| <i>Bldg. G3 & Sycamore Ridge</i> | <i>X</i> | <i>X</i> | | <i>X</i> | <i>X</i> |

(M) Signs

- *No sign details have been submitted.*

(N) Individual Building Type Requirements

- *See Individual Building Type Requirements Analysis Below.*

153.062(O) – Individual Building Requirements Analysis

| 153.062(O)(5) – Building G1 – Corridor Building | | | |
|---|---|---|------------------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| (a) Building Siting | | | |
| 1. Street Frontage | | | |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | <i>1 Proposed</i> | Met |
| Front Property Line Coverage | Minimum 75% | <i>82% Provided at Bridge Park Avenue 83% Provided at Dale Drive (with Buildings G2 & G3)</i> | Met |
| Occupation of Corner Required (Yes/No) | Yes | <i>Bridge Park Avenue & Dale Drive Yes Bridge Park Avenue & Mooney St. Yes, Open Space Proposed</i> | Met |
| Front Required Building Zone | 0-15 feet | <i>Front RBZ = Bridge Park Avenue Minimum 4.78 ft. provided Front RBZ = Dale Drive Minimum ±0.18 ft. provided</i> | Met |
| Corner Side Required Building Zone | 0-15 feet | <i>Corner Side RBZ = Mooney Street Minimum 4.35 ft. provided</i> | Met |
| Required Building Zone Treatment | Patio or Streetscape | <i>Combination of Streetscape and Patio</i> | Met |
| Right-of-Way Encroachments | Projecting Signs, Awnings, Eaves, Patios & Canopies | <i>None Proposed</i> | Met |
| 2. Buildable Area | | | |
| Minimum Side Yard Setback Required | 5 ft. | <i>N/A</i> | N/A |
| Minimum Rear Yard Setback Required | 5 ft. | <i>N/A</i> | N/A |
| Minimum Lot Width Required | 50 ft. | <i>±447 feet</i> | Met |
| Maximum Lot Width Required | None | <i>N/A</i> | N/A |
| Maximum Impervious Lot Coverage | 80% | <i>90% (With Buildings G2 & G3)</i> | Waiver Required |
| Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage) | 10% | <i>1% (With Buildings G2 & G3)</i> | Met |
| 3. Parking Location & Loading | | | |
| Parking Location | Rear, within building | <i>Provided in Adjacent Parking Structure</i> | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear | <i>None Proposed</i> | N/A |

| 153.062(O)(5) – Building G1 – Corridor Building | | | |
|---|---|---|-------------------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| Entry for Parking within Building (relative to principal structure) | Rear, side, or corner side façade on non-PFS Streets | <i>None Proposed</i> | N/A |
| (b) Height | | | |
| Minimum Building Height Permitted (ft.) | 3 stories | <i>5 stories min. proposed</i> | Met |
| Maximum Building Height Permitted (ft.) | 6 stories | <i>5 stories max. proposed</i> | Met |
| Ground Story Height | 12 ft. Minimum 16 ft. Maximum | <i>14.0 ft. at east end 23.75 ft. at west end (Ground story FFE steps down 9.75 ft. east to west w/ existing grade)</i> | Waiver Required |
| Upper Story Height | 10 ft. Minimum 14 ft. Maximum | <i>2nd thru 4th Stories: 14.0 ft. 5th Story: 16.81 ft.</i> | Waiver Required |
| (c) Uses & Occupancy Requirements | | | |
| Ground Story Use Requirements | Residential and general office uses prohibited in shopping corridors*; Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g) *Neighborhood Standard permits Residential and Office uses at Ground Story | <i>'Office, General', 'Retail' and 'Eating & Drinking' uses proposed at ground story.</i> | Met |
| Upper Story Use Requirements | No additional requirements | <i>N/A</i> | N/A |
| Parking within Building | Permitted in the rear of the first 3 floors and fully in any basement | <i>None Proposed</i> | N/A |
| Occupied Space Required | Minimum 30 ft. depth facing streets | <i>Min. ±45 ft. occupied space depth along street facing facades</i> | Met |
| (d) Façade Requirements | | | |
| 1. Street Façade Transparency | | | |
| Ground Story Street Facing Transparency (%) | Minimum 60% required | <i>Dale Drive (East)=40% Bridge Park Avenue (South)=48% Mooney Street (West)=35%</i> | Waivers Required |
| Upper Story Transparency | Minimum 30% | <i>Dale Drive (East)</i> | Met |

153.062(O)(5) – Building G1 – Corridor Building

| Building Type Requirements | Code Requirement | Provided | Met? |
|--|---|--|-------------------------|
| | | 2 nd Story=37%, 3 rd Story=40% 4 th Story=41%, 5 th Story=35% <u>Bridge Park Avenue (South)</u> 2 nd Story=50%, 3 rd Story=50% 4 th Story=50%, 5 th Story=42% <u>Mooney Street (West)</u> 2 nd Story=49%, 3 rd Story=51% 4 th Story=51%, 5 th Story=44% | |
| Blank Wall Limitations | Required | ±17 ft. Blank Wall Area—At west elevation connector to Building G2 Parking Structure | Waiver Required |
| 2. Non-Street Façade Transparency | | | |
| Transparency (%) | Minimum 15% Transparency | <u>Open Space (North)</u> Ground Story=40%, 2 nd Story=36%, 3 rd Story=36% 4 th Story=36%, 5 th Story=30% | Met |
| Non-Street Façade Blank Wall Limitations | Required | None | Met |
| 3. Building Entrances | | | |
| Principal Entrance Location | Principal Frontage Street Façade of Building | Principal Entrance is proposed at Mooney Street. Not at either available front property lines/principal frontage streets | Waiver Required |
| Street Facades: Number of Entrances Required | 1 per 75 feet of façade minimum | <u>Dale Drive:</u> 164 linear feet = 3 entrances required, 2 provided <u>Bridge Park Avenue:</u> 197 linear feet = 3 entrances required, 5 provided <u>Mooney Street:</u> 164 linear feet = 3 entrances required, 3 provided | Waiver Required |
| Parking Lot Façade: Number of Entrances Required | 1 per 100 feet of façade minimum | N/A | N/A |
| Mid-Building Pedestrianway | In shopping corridors, 1 required for buildings greater than 250 feet in length | Building length is 197 feet and not along a shopping corridor | N/A |
| 4. Façade Divisions | | | |
| Vertical Increments Required | No greater than 45 ft. | East Elevation: ±89 ft. increment North Elevation: ±96 ft. increment | Waivers Required |

| 153.062(O)(5) – Building G1 – Corridor Building | | | |
|--|---|--|-------------------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| | | <i>South Elevation: ±97 ft. and ±65ft. increments West Elevation: ±52 ft. increment</i> | |
| Horizontal Façade Divisions Required (per ft. of façade) | On buildings 3 stories or taller, required within 3 feet of the top of the ground story | <i>Changes in exterior material at line of 2nd story on all elevations with corbeling/caps.</i> | Met |
| Required Change in Roof Plane or Type | None Required | <i>N/A</i> | N/A |
| 5. Façade Materials | | | |
| Permitted Primary Materials | Stone, Brick, Glass | <i>Stone, Brick, Glass</i> | Met |
| Minimum Primary Façade Materials | 80% | <i>South Elevation: 85% Brick: 29% Glass: 44% Concrete Panel/Masonry: 12% West Elevation: 68% Brick: 11% Glass: 43% Concrete Panel/Masonry: 14% North Elevation: 84% Brick: 51% Glass: 33% Concrete Panel/Masonry: 0% East Elevation: 86% Brick: 47% Glass: 37% Concrete Panel/Masonry: 2%</i> | Waivers Required |
| Permitted Secondary Materials | Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding | <i>Composite Metal Panel Lightweight Concrete Panel Metal Spandrel System</i> | Met |
| 6. Roof Types | | | |
| Permitted Types | Parapet, pitched roof, flat roof; other types may be permitted with approval | <i>Parapet Roof Proposed</i> | Met |
| Tower | Permitted on façades only at terminal vistas, corners at two | <i>None Proposed</i> | N/A |

| 153.062(O)(5) – Building G1 – Corridor Building | | | |
|--|---|-----------------|-------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| | principal frontage streets, and/or adjacent to an open space type | | |

| 153.062(O)(12) – Building G2 – Parking Structure | | | |
|---|----------------------------------|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| (a) Building Siting | | | |
| 1. Street Frontage | | | |
| Number of Principal Buildings Permitted (per Lot) | Multiple Not Permitted | <i>1</i> | Met |
| Minimum Front Property Line Coverage | 90% | <i>83% Provided at Dale Drive (with Buildings G1 & G3)</i> | Admin. Departure |
| Occupation of Corner Required (Yes/No) | Yes | <i>N/A</i> | N/A |
| Front Required Building Zone | 5 feet to 25 feet | <i>2.86 ft. provided. Encroaches 2.14 ft. beyond required RBZ</i> | Waiver Required |
| Corner Side Required Building Zone | 5 feet to 25 feet | <i>1.46 ft. provided. Encroaches 3.54 ft. beyond required RBZ</i> | Waiver Required |
| RBZ Treatment | Landscape, Patio or Streetscape. | <i>Streetscape and Patio</i> | Met |
| Right-of-Way Encroachments | None Permitted | <i>None Proposed</i> | N/A |
| 2. Buildable Area | | | |
| Minimum Side Yard Setback Required | 5 ft. | <i>N/A</i> | N/A |
| Minimum Rear Yard Setback Required | 5 ft. | <i>N/A</i> | N/A |
| Minimum Lot Width Required | 80 ft. | <i>±447 ft.</i> | Met |
| Maximum Lot Width Required | None | <i>N/A</i> | N/A |
| Maximum Building Length | 300 feet | <i>±212.69 ft. max length proposed</i> | Met |
| Maximum Impervious Lot Coverage | 80% | <i>90% (With Buildings G1 & G3)</i> | Waiver Required |
| Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage) | 10% | <i>1% (With Buildings G1 & G3)</i> | Met |

| 153.062(O)(12) – Building G2 – Parking Structure | | | |
|---|---|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| 3. Parking Location & Loading | | | |
| Parking Location | Within Building Only | <i>Parking is located within</i> | Met |
| Entry for Parking within Building (relative to principal structure) | Rear, side, corner side facades on non-principal frontage streets | <i>Entries are provided on Dale Drive (principal frontage street) and Mooney Street (corner side façade on non-pfs).</i> | Waiver Required Met |
| Vehicular entrance opening width | Max. 30 ft. | <i>East entrance is 25.00 ft. wide West entrance is 22.83 ft. wide</i> | Met |
| Access | 153.062 (N)(1)(c) | <i>Access is proposed from street identified as principal frontage street.</i> | Waiver Required |
| (b) Height | | | |
| Minimum Building Height Permitted (ft.) | 2 stories | <i>4 Story Minimum Height Proposed</i> | Met |
| Maximum Building Height Permitted (ft.) | 5 stories* *Height may not exceed overall height in feet of any adjacent building or any conforming building immediately across the street | <i>4 Story Maximum Height Proposed The overall height of the Parking Structure is ±51.33 ft. to the top of the parapet, less than the height of Building G3 (±52.5 ft.) and Building C4/C5 (±58.0 ft.)</i> | Met |
| Ground Story Height | 8 ft./12 ft. Minimum* 18 ft. Maximum (*Requirements of 153.065(B)(5) Parking Structure Design shall be met) | <i>12.33 feet</i> | Met |
| Upper Story Height | 8.5 ft. Minimum* 12 ft. Maximum (*Requirements of 153.065(B)(5) Parking Structure Design shall be met) | <i>11.33 feet</i> | Met |
| (c) Uses & Occupancy Requirements | | | |
| Ground Story Use Requirements | Commercial Uses are required only when fronting a principal | <i>Gallery uses are proposed in the ground story along Dale Drive, a principal frontage street.</i> | Met |

| 153.062(O)(12) – Building G2 – Parking Structure | | | |
|--|--|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | frontage street, shopping corridor or a greenway | | |
| Upper Story Use Requirements | No Additional Requirements | N/A | N/A |
| Parking within Building | Rear of a ground story with frontage on a principal frontage street, shopping corridor or greenway; all floors above ground floor. | <i>Parking is proposed on all floors.</i> | Met |
| Occupied Space Required | Min. 20' depth where ground story with frontage on a principal frontage street, shopping corridor or greenway | <i>16.83 ft. depth occupied space proposed along Dale Drive frontage (PFS).</i> | Waiver Required |
| (d) Façade Requirements | | | |
| 1. Street Façade Transparency (This section only applies to parking structures facing streets) | | | |
| Ground Story Street Façade Transparency (%) (This section applies only to parking structures fronting streets) | Storefront with a Minimum 65% on principal frontage streets, shopping corridors, or greenways; otherwise refer to Blank Wall Limitations | <i>Dale Drive (East):</i> 41% storefront transparency provided | Waiver Required |
| Street Façade Blank Wall Limitations | No open area greater than 30% of a story façade, as measured from floor to floor, shall be windowless on the ground story and solid on the upper stories | <i>Dale Drive (East):</i> <i>No solid areas greater than 30% of story area on upper stories</i> <i>Mooney Street (West):</i> <i>No solid areas greater than 30% of story area on ground or upper stories</i> | Met |
| Garage Openings | Parked cars shall be screened from the street | <i>All garage openings incorporate a knee wall with an open storefront system above.</i> | Met |

| 153.062(O)(12) – Building G2 – Parking Structure | | | |
|---|--|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| 2. Non-Street Façade Transparency | | | |
| Blank Wall Limitations | No greater area greater than 30% of a story façade, as measured from floor to floor, shall be solid. | <i>South Elevation:</i> <i>South Elevation is open behind the perforated metal panel murals.</i> <i>North Elevation:</i> <i>North Elevation is completely solid adjacent to Building G3 interior courtyard space.</i> | Waiver Required |
| 3. Building Entrance | | | |
| Principal Pedestrian Entrance Location (This section only applies to parking structures fronting streets) | All Street Façades of Building | <i>Principal Pedestrian Entrances are provided at the northeast and northwest corners of the Parking Structure</i> | Met |
| Street Facades: Number of Entrances Required | 1 per 75 ft. of façade minimum | <i>Dale Drive (East)</i> <i>2 required, 2 provided</i> <i>Mooney Street (West)</i> <i>2 required, 1 provided</i> | Waiver Required |
| Parking Lot Façade: Number of Entrances Required | Not Applicable | N/A | N/A |
| Mid-Building Pedestrianway | Not Required | N/A | N/A |
| 4. Façade Divisions (This section applies only to parking structures fronting streets.) | | | |
| Vertical Increments Required | No greater than 30 ft. | <i>East Elevation: 102 ft. increment</i> <i>West Elevation: 85 ft. increment</i> | Waivers Required |
| Horizontal Façade Divisions | Required within 3 feet of the top of the ground story | <i>Cast stone cap separates ground story from upper stories</i> | Met |
| Required Change in Roof Plane or Type | None | N/A | N/A |
| Garage Floors | Garage Floors shall be horizontal along all street facades | <i>Garage Floors facing Mooney Street and Dale Drive are horizontal.</i> | Met |
| 5. Façade Materials | | | |
| Permitted Primary Materials (types) | Brick, Stone, Glass | <i>Brick, Stone, Glass</i> | Met |
| Minimum Primary Façade Materials | 80% | <i>East Elevation: 96%</i> <i>Brick: 73%</i> <i>Cast Stone: 2%</i> <i>Glass: 21%</i> | Waiver Required |

| 153.062(O)(12) – Building G2 – Parking Structure | | | |
|---|---|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | <p><i>South Elevation: 35%</i> <i>Brick: 26%</i> <i>Cast Stone: 1%</i> <i>Glass: 8%</i> <i>West Elevation: 99%</i> <i>Brick: 70%</i> <i>Cast Stone: 5%</i> <i>Glass: 24%</i> <i>North Elevation: 100%</i> <i>Brick: 100%</i> <i>Stone: 0%</i> <i>Glass: 0%</i></p> | |
| Permitted Secondary Materials | Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding | <p><i>ACM Panel System</i></p> <p><i>Perforated Aluminum Panel w/ Mural*</i></p> <p><i>*Panel with mural is being used beyond the extent of "details and accents" per Code for secondary materials--covering nearly the entire south elevation. Behind this material there are no permitted primary materials—only the structural concrete and parked ramps with cable railing.</i></p> | <p>Met</p> <p>Determin. of Arch. Approp. Required</p> |
| 6. Roof Type | | | |
| Roof Type(s) Permitted | Parapet, Pitched roof, flat roof; other types permitted with approval | <i>Parking proposed on roof screened with parapet.</i> | Met |
| Tower (Locations Permitted) | Permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type. | <p><i>Northeast Tower is generally at a terminal vista from south along northbound Dale Drive.</i></p> <p><i>Southwest Tower is adjacent to an open space type.</i></p> <p><i>Northwest Tower is not in permitted location.</i></p> | Waiver Required |
| Tower (Number Permitted) | One tower is permitted unless | <i>Three towers are proposed</i> | Waiver Required |

| 153.062(O)(12) – Building G2 – Parking Structure | | | |
|---|--|-----------------|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | otherwise approved by required reviewing body. | | |

| 153.062(O)(3) – Building G3 – Apartment Building | | | |
|---|--|---|-------------------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| (a) Building Siting | | | |
| 1. Street Frontage | | | |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | <i>1 Proposed</i> | Met |
| Front Property Line Coverage | Minimum 75% | <i>78% Provided at Tuller Ridge Drive 83% Provided at Dale Drive (with Buildings G2 & G3)</i> | Met |
| Occupation of Corner Required (Yes/No) | Yes | <i><u>Dale Drive & Tuller Ridge Drive</u> Yes – Open Space Proposed <u>Tuller Ridge Drive & Mooney Street</u> Open Space Proposed</i> | Met |
| Front Required Building Zone | 5-20 feet | <i>Front RBZ – Dale Drive= Minimum 0.38 ft. provided Front RBZ – Tuller Ridge Drive= Minimum 4.75 ft. provided (both encroach outside of RBZ)</i> | Waivers Required |
| Corner Side Required Building Zone | 5-20 feet | <i>Corner Side RBZ – Mooney Street= Minimum 7.25 ft. provided</i> | Met |
| Required Building Zone Treatment | Landscape or less than 50% Patio. Porches, stoops, and balconies permitted in RBZ. | <i>Landscape</i> | Met |
| Right-of-Way Encroachments | None | <i>None Proposed</i> | N/A |
| 2. Buildable Area | | | |
| Minimum Side Yard Setback Required | 5 ft. | <i>N/A</i> | N/A |
| Minimum Rear Yard Setback Required | 5 ft. | <i>N/A</i> | N/A |
| Minimum Lot Width Required | 50 ft. | <i>±447 ft.</i> | Met |
| Maximum Lot Width Required | None | <i>N/A</i> | N/A |

| 153.062(O)(3) – Building G3 – Apartment Building | | | |
|---|--|---|------------------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| Maximum Impervious Lot Coverage | 70% | 90% <i>(With Buildings G1 & G2)</i> | Waiver Required |
| Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 70% Impervious Coverage) | 20% | 1% <i>(With Buildings G1 & G2)</i> | Met |
| 3. Parking Location & Loading | | | |
| Parking Location | Rear yard, within building | <i>Provided in Adjacent Parking Structure</i> | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear | <i>None</i> | N/A |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | <i>None Proposed</i> | N/A |
| (b) Height | | | |
| Minimum Building Height Permitted (ft.) | 2 stories | <i>4 stories min. proposed</i> | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | <i>4 stories max. proposed</i> | Met |
| Ground Story Height | 10 ft. Minimum 14 ft. Maximum | <i>11.33 ft.</i> | Met |
| Upper Story Height | 10 ft. Minimum 14 ft. Maximum | <i>11.33 ft. Min. 13.67 ft. Max.</i> | Met |
| (c) Uses & Occupancy Requirements | | | |
| Ground Story Use Requirements | Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g) *Permitted by Neighborhood Standards | <i>'Dwelling, Multiple-Family uses proposed at Ground Story</i> | Met |
| Upper Story Use Requirements | No additional requirements | <i>N/A</i> | N/A |
| Parking within Building | Permitted in the rear of the first 3 floors and fully in any basement | <i>Parking proposed within adjacent Parking Structure.</i> | N/A |
| Occupied Space Required | Minimum 20 feet depth facing street(s) | <i>Dwelling Units occupy all street facing facades</i> | Met |
| (d) Façade Requirements | | | |
| 1. Street Façade Transparency | | | |
| Ground Story Street Facing Transparency (%) | Minimum 20% Transparency | <i>Dale Drive (East)</i> | Met |

| 153.062(O)(3) – Building G3 – Apartment Building | | | |
|---|--------------------------------------|---|----------------------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| | | <i>1st Story= 33%, 2nd Story=44%, 3rd Story=44%, 4th Story=36%</i> <u>Tuller Ridge Road (North)</u> <i>1st Story= 23%, 2nd Story=31%, 3rd Story=31%, 4th Story=26%</i> <u>Mooney Street (West)</u> <i>1st Story= 27%, 2nd Story=43%, 3rd Story=43%, 4th Story=35%</i> | |
| Blank Wall Limitations | Required | None | Met |
| 2. Non-Street Façade Transparency | | | |
| Transparency (%) | Minimum 15% Transparency | <u>South Facing Courtyard</u> <i>2nd Story= 18%, 3rd Story=28%, 4th Story=28%, 5th Story=23%</i> <u>West Facing Courtyard</u> <i>2nd Story= 21%, 3rd Story=33%, 4th Story=33%, 5th Story=27%</i> <u>East Facing Courtyard</u> <i>2nd Story=32%, 3rd Story=32%, 4th Story=27%</i> | Met |
| Non-Street Façade Blank Wall Limitations | Required | None | Met |
| 3. Building Entrances | | | |
| Principal Entrance Location | Primary Street Façade of Building | <i>Principal Entrance is located along north elevation facing Tuller Ridge Drive. Additional principal entrances are at northeast and northwest parking structure towers.</i> | Met |
| Street Facades: Number of Entrances Required | 1 per 75 feet of façade minimum | <u>Dale Drive:</u> <i>148.42 linear feet = 2 entrances required, 5 provided</i> <u>Tuller Ridge Drive:</u> <i>213.83 linear feet = 3 entrances required, 1 provided</i> <u>Mooney Street:</u> <i>148.42 linear feet = 2 entrances required, 5 provided</i> | Waiver Required |
| Parking Lot Façade: Number of Entrances Required | Not Required | N/A | N/A |

| 153.062(O)(3) – Building G3 – Apartment Building | | | |
|--|---|---|---|
| Building Type Requirements | Code Requirement | Provided | Met? |
| Mid-Building Pedestrianway | 1 required for buildings greater than 250 feet in length | <i>Building length is ±224 feet.</i> | N/A |
| 4. Façade Divisions | | | |
| Vertical Increments Required | No greater than 40 ft. | <i>East Elevation: 64.54 ft. increment, 40.21 ft. increment North Elevation: 65.63 ft., 65.04 ft. increments West Elevation: 64.58 ft. increment, 40.29 ft. increment</i> | Waivers Required Admin. Departures |
| Horizontal Façade Divisions Required (per ft. of façade) | On buildings 3 stories or taller, required within 3 feet of the top of the ground story. | <i>Corbeled Cast Stone Watertable over Brick Soldier course at top of ground story</i> | Met |
| Required Change in Roof Plane or Type | No greater than 80 ft. | <i>North Elevation--84.88 ft. continuous roof plane</i> | Admin. Departure |
| 5. Façade Materials | | | |
| Permitted Primary Materials | Stone, Brick, Glass | <i>Brick, Stone</i> | Met |
| Minimum Primary Façade Materials | 80% | <i>West Elevation: 46% Stone: 45% Brick: 1% North Elevation: 44% Brick: 43% Stone: 1% East Elevation: 46% Brick: 45% Stone: 1%</i> | Waivers Required |
| Permitted Secondary Materials | Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding | <i>Fiber Cement Siding</i> | Met |
| Facades Not Visible from Street or Adjacent Property | Combination of Primary and Secondary Materials, as determined by required reviewing body. Use of a Secondary Material | <i>South Facing Courtyard: Stone: 1% Fiber Cement Siding: 68% West Facing Courtyard: Fiber Cement Siding: 68% East Facing Courtyard: Stone: 11%</i> | Required Reviewing Body Determ. Required |

| 153.062(O)(3) – Building G3 – Apartment Building | | | |
|--|--|---------------------------------|------------|
| Building Type Requirements | Code Requirement | Provided | Met? |
| | for an entire façade is not permitted | <i>Fiber Cement Siding: 60%</i> | |
| 6. | | | |
| Permitted Types | Parapet, pitched roof, flat roof; other types may be permitted with approval | <i>Parapet Roofs</i> | Met |
| Tower | Permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type | <i>None Proposed</i> | N/A |

| 153.063(F) – Neighborhood Standards, Scioto River Neighborhood District | | | |
|---|---|--|------------------------------------|
| Code Section | Requirement | Notes | Met, N/A, Adm. Dep., Waiver, Other |
| (4) | Building Types and Uses | | |
| (c) | Ground Story Use & Occupancy Requirements. Residential, Office and all related supports spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service areas, and other related areas shall not front a shopping corridor. | <ul style="list-style-type: none"> <i>Bridge Park Avenue is a designated shopping corridor, with minimum shopping 600 linear feet corridor length requirements met on existing blocks to the west. No mechanical rooms, service areas, or other related spaces front onto the street.</i> | Met |
| (5) | Placemaking Elements | | |
| (b) | Pedestrian-Oriented Streetscape. A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within the clear area. | <ul style="list-style-type: none"> <i>The minimum designated shopping corridor requirements have been met by the existing blocks to the west along Bridge Park Avenue.</i> | Met |
| (6) | Open Spaces | | |
| (a) | Open Space Character | | |

153.063(F) – Neighborhood Standards, Scioto River Neighborhood District

| | | |
|--|---|------------|
| | <p>1. A greenway connecting the BSD Scioto River Neighborhood to the BSD Sawmill Center Neighborhood District to the east along Bridge Park Avenue is intended to create pedestrian and bicycle connections and natural corridors from the mixed use activity center to Sawmill Center and throughout the Bridge Street District.</p> <ul style="list-style-type: none"> <i>The proposed Greenway is incorporated within the streetscape as an extension of the existing cycle track and sidewalk to the west on Bridge Park Avenue. On the east side of Dale Drive this greenway takes on a more natural character, following an existing tree row between Sycamore Ridge and Wendy’s Headquarters toward Sawmill Road.</i> | Met |
|--|---|------------|

53.064 – Open Space Types

| Code Section | Requirement • Analysis | Met? |
|--------------------------------------|---|---|
| (C) Provision of Open Space | | |
| (1) | <p>Residential. There shall be a minimum of 200 square feet of publicly accessible open space per residential unit. Required open space shall be located within 660 feet of the main entrance of a multiple-family building as measured along a pedestrian walkway.</p> <ul style="list-style-type: none"> <i>Residential Use Open Space Provision: 86 residential units are proposed, requiring 17,200 square feet (0.39 ac.) of open space.</i> | <ul style="list-style-type: none"> <i>Total Open Space Provision: A total of 0.45 acres of publicly accessible open space is required, 0.58 acres are provided as follows:</i> <ol style="list-style-type: none"> <i>A 17,100 square-foot (0.39 acre) public dog park is proposed to the east of the site at the northeast corner of the intersection of Dale Drive and Tuller Ridge Drive.</i> <i>8,223 square feet (0.19 acres) of publicly accessible open space are provided on site as follows:</i> <ol style="list-style-type: none"> <i>1,382 s.f. at the southwest corner of Building G1</i> <i>5,828 s.f. between Building G1 and G2</i> <i>785 s.f. at the northeast corner of Building G3</i> <i>228 s.f. at northwest corner of Building G3.</i> |
| (2) | <p>Commercial. 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. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway.</p> <ul style="list-style-type: none"> <i>Commercial Use Open Space Provision: 123,447 square feet of commercial use is proposed requiring 2,469 square feet of open space (0.06 acres).</i> | |
| (D) Suitability of Open Space | | |
| (1) | <p>The ART or required reviewing body shall review all proposed open space types to determine the suitability of open space. In determining suitability of areas to be set aside for new open space types to meet the requirement, the ART or required reviewing body may consider all relevant factors and information, including but not limited to:</p> | |

| | | |
|-----------------------------|---|------------------------|
| (a) | The goals and objectives of the Community Plan and Parks and Recreation Master Plan; | TBD |
| (b) | Suitability of the space for active or passive recreational use or preservation of natural features; <ul style="list-style-type: none"> • <i>All of the public open spaces proposed on site are suitable for a range of passive recreational uses, and the active dog park is suitably located.</i> • <i>There are no natural features to be preserved as part of an of the proposed open spaces</i> | Met |
| (c) | The need for the specific type of open space and recreation in the Bridge Street District, particularly in the vicinity of the development taking into account the anticipated users; <ul style="list-style-type: none"> • <i>The design of the proposed on-site open spaces and their more direct connection with the activities in the adjacent buildings is unique to Bridge Park; and there is currently no designated public dog park in the vicinity.</i> | Met |
| (d) | The proximity or potential connectivity to other open space types. <ul style="list-style-type: none"> • <i>The proposed dog park and on-site parks along Tuller Ridge Drive complete a series of open space nodes linking the central greens in Greystone Mews and Sycamore Ridge to Riverside Crossing Park.</i> • <i>The proposed mid-block pedestrianway connects pedestrians to the existing mid-block pedestrianway to the west in Block C.</i> | Met |
| (F) Open Space Types | | |
| (1) | Pocket Plaza. | |
| | Pocket Plazas provide a formal open space of relatively small scale to serve as an impromptu gathering place. It is designed as a well-defined area of refuge separate from the public sidewalk. Seating areas are required and special features, such as fountains and public art installations, are encouraged. <ul style="list-style-type: none"> • <i>Proposed open spaces '2.a, 2.c, and 2.d', identified in (C) Provision of Open Space above fall within this Open Space Type category based on their size, function as of refuge along the public sidewalk, and amenities proposed.</i> | Met |
| (2) | Pocket Park | |
| | Pocket Parks provide small scale, primarily landscaped active or passive recreation and gathering spaces for neighborhood residents within walking distance. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity. <ul style="list-style-type: none"> • <i>Proposed open space '2.b', identified in (C) Provision of Open Space meets the intent of this Open Space Type. It is flexible in design to respond to the needs of the users in the immediate vicinity—both as an outdoor extension of the spaces in Building G1, and carrying the theme of public art from Building G2 through the multi-story mural proposed on the façade of the Parking Structure.</i> | Met |
| (6) | Park | |
| | Parks provide informal active and passive larger-scale recreational amenities to city residents and visitors. Parks have natural plantings and can be created around existing | Waiver Required |

| | | |
|---------------------------------|---|------------------------------|
| | <p>natural features such as water bodies or tree stands. Parks can be used to define edges of neighborhoods and districts.</p> <ul style="list-style-type: none"> Proposed open space '1'-the public dog park--is a unique open space type not specifically identified the Bridge Street Code. This type of social recreation and the programmatic design of the space makes it most similar to a Park Open Space Type. The design is naturalistic but resilient and the proposed location defines the edge between an existing (Sycamore Ridge) and a new neighborhood (Bridge Park). The .39 acre proposed dog park is smaller than the minimum Park size of 2 acres required by Code. | |
| (G) General Requirements | | |
| (1) | Size | |
| (a) | <p>Minimum Acreage/Minimum Dimension</p> <ul style="list-style-type: none"> All proposed Pocket Plazas, Pocket Parks, and Parks are within the minimum and maximum acreage ranges for the associated open space type, or noted as requiring a Waiver above. The minimum dimensions for all Pocket Plazas, Pocket Parks, and Parks are met. | Met |
| (b) | <p>Proportion: With the exception of the Greenway, all Open Space Types shall be sized at a ratio of not more than 3:1, length to width.</p> <ul style="list-style-type: none"> The proposed Pocket Park between Building G1 and G2 has a length to width proportion of over 6:1. | Waiver Required |
| (2) | <p>Access</p> <ul style="list-style-type: none"> All proposed Pocket Plazas, Pocket Parks, and Parks provide the minimum percentage of the open space perimeter along a street or building | Met |
| (4) | Improvements | |
| (c) | <p>Site Furnishings</p> <ul style="list-style-type: none"> The design intent images submitted for the open spaces include thematic site furnishings. Code requires high-quality, City-approved site furnishings, and final furnishing specifications must be submitted prior to submitting for building permits. | Condition of Approval |
| (f) | <p>Maximum Impervious and Semi-Pervious Permitted</p> <ul style="list-style-type: none"> The materials/hardscape plans for all Pocket Plazas and Parks meet the maximum amount of impervious and semi-impervious surface permitted within the design of each Open Space Type. The Pocket Park between Building G1 and Building G2 is permitted a maximum of 30% impervious and an additional 10% semi-pervious. The amount of impervious surface is approximately 58% of the area of the open space. | Waiver Required |
| | | |

153.065 – Site Development Standards

| Code Section | Requirement • <i>Analysis</i> | Met? | | | | | |
|--|--|--|----------------------------|----------------------|-----------------------|------------------------------|--|
| (B) Parking and Loading | | | | | | | |
| (1) | General Provisions | | | | | | |
| (b) | Parking Location | | | | | | |
| 2. | <p>Off-site Parking. Required parking provided off-site shall be located within 600 feet of the subject parcel as measured along a walkway from the nearest pedestrian entrance to the parking facility to the main entrance of the use being served.</p> <ul style="list-style-type: none"> <i>Per the proposed Parking Plan, a portion of the minimum required parking for the proposed uses on Block G is to be met by existing parking spaces in the Block C parking structure.</i> <p>The distance from the main entrance of Building G3 to the Block C Parking Structure is 460 feet, and the distance from G1 to this parking structure is 140 feet.</p> | Met (Pending Parking Plan Approval) | | | | | |
| (c) | <p>Electric Car Charging Points—Parking lots and structures are strongly encouraged to provide at least one electric plug-in service point for every 200 parking spaces.</p> <ul style="list-style-type: none"> <i>A total of 526 parking spaces are required, which would result in 3 electric car charging points. 10 Electric Vehicle charging spaces are provided, evenly distributed on the floors of the Parking Structure</i> | Met | | | | | |
| (2) | Required Vehicle Parking | | | | | | |
| (a) | Minimum Parking Required. Each use shall provide the minimum amount of parking required as listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking. | | | | | | |
| Proposed Use | Minimum Requirement for Proposed Use | Max. Spaces Permitted | Area/# Dwelling Units | Min. Spaces Required | Max. Spaces Permitted | Parking Plan Required | |
| Gallery | 1 space per 1,000 sf of gross floor area | 125% of Min. Required | <i>700 gsf</i> | <i>1</i> | <i>2</i> | | |
| Retail, General | 3 spaces per 1,000 sf of gross floor area | 125% of Min. Required | <i>15,210 gsf</i> | <i>46</i> | <i>58</i> | | |
| Eating & Drinking | 10 spaces per 1,000 sf of gross floor area | 125% of Min. Required | <i>7,300 gsf</i> | <i>73</i> | <i>92</i> | | |
| Office | 3 spaces per 1,000 ft. of gross floor area | 125% of Min. Required | <i>100,237 gsf</i> | <i>301</i> | <i>376</i> | | |
| Dwelling Unit, Multiple-Family | Studio | 1 per unit | <i>2 per dwelling unit</i> | <i>2</i> | <i>2</i> | <i>4</i> | |
| | 1 Bedroom | 1 per unit | | <i>54</i> | <i>54</i> | <i>108</i> | |
| | 2 Bedroom | 1.5 per unit | | <i>22</i> | <i>33</i> | <i>44</i> | |
| | 3 Bedroom | 2 per unit | | <i>8</i> | <i>16</i> | <i>16</i> | |
| Total Parking Required/Permitted: | | | | <i>526 Spaces</i> | <i>701 Spaces</i> | | |
| <ul style="list-style-type: none"> <i>Total Parking Provided:</i> <i>(33 On-Street, 327 in Parking Structures, *Unspecified Number of Spaces in Existing Block C Parking Structure)</i> | | | | <i>360 Spaces</i> | | Parking Plan Required | |

| 153.065 – Site Development Standards | | |
|--------------------------------------|---|------------------------------|
| Code Section | Requirement • <i>Analysis</i> | Met? |
| (c) | <p>Accessible Parking Spaces. Within the total number of off-street spaces provided, a minimum number of accessible parking spaces shall be provided consistent with Ohio Building Code.</p> <ul style="list-style-type: none"> Based on the proposed provision of 360 parking spaces, 8 accessible parking spaces are required. 9 ADA spaces have been provided within the G2 Parking Structure. | Met |
| (3) | Required Bicycle Parking | |
| (b) | <p>Minimum Number of Spaces Required.</p> <p>1. Bicycle parking shall be provided as follows:</p> | Condition of Approval |
| | <p>A. For residential uses, one space is required for every 2 dwelling units.</p> <ul style="list-style-type: none"> 86 total dwelling units are proposed, requiring 43 bicycle parking spaces. | |
| | <p>C. For commercial uses, one space is required for every 10 required vehicular spaces.</p> <ul style="list-style-type: none"> 421 vehicular spaces are required for the commercial uses, requiring 43 bicycle parking spaces. | |
| | <ul style="list-style-type: none"> A total of 86 bicycle spaces are required. Two bicycle parking areas are proposed within the G2 Parking Structure, but the number of space within is not provided. | |
| (5) | Parking Structure Design | |
| (a) | Entrance/Exit Lanes | |
| | <p>1. One entrance lane shall be required for each 300 spaces or part thereof and one exit lane shall be provided for each 200 spaces or part thereof.</p> <ul style="list-style-type: none"> Based on 327 parking spaces in the G2 parking structure, 2 entrance lanes and 2 exit lanes are required. 2 entrance lanes and 2 exit lanes have been provided. | Met |
| | <p>2. Double entrance and exit lanes shall be no wider than 24 feet at the street right-of-way.</p> <ul style="list-style-type: none"> On the west elevation, two curb cuts are located adjacent to each other. One is a garage entrance/exit 23.5 feet in width and the other is 24.67 feet wide and provides access to the trash room. | Met |
| | <p>3. No entrance or exit lanes shall be permitted directly onto a principal frontage street except as may be permitted by the City Engineer.</p> <ul style="list-style-type: none"> Entrance and exit lanes are proposed directly onto Dale Drive, a principal frontage street. | Eng. Determ. Required |
| | <p>4. On other street frontages, only one entrance and one exit lane shall be permitted for each 200 feet of frontage unless otherwise approved by the City Engineer.</p> <ul style="list-style-type: none"> G2 Parking Structure has 121.33 feet of frontage on Mooney Street, and one entrance and exit lane. | Met |
| (b) | <p>Stacking Spaces. Two, 20 foot long stacking spaces are required to be provided between the street and the entry gate, and may not encroach sidewalk or public ROW.</p> <ul style="list-style-type: none"> No entry gates are proposed in the G2 Parking Structure. At the Mooney Street entrance, two stacking spaces are provided between the sidewalk and the first cross drive aisle. | Waiver Required |

153.065 – Site Development Standards

| Code Section | Requirement • <i>Analysis</i> | Met? |
|--------------|---|------|
| | <ul style="list-style-type: none"> At the Dale Drive entrance, one stacking space is provided between the ROW and the first cross drive aisle. | |

(C) Stormwater Management

TBD

(D) Landscaping and Tree Preservation

| | | |
|-----|---|------------|
| (2) | General | |
| (b) | Each application for development shall include a landscape plan, and the siting of buildings shall avoid the removal of desirable trees in good or fair condition, where alternate building siting is available. <ul style="list-style-type: none"> <i>There are no existing trees on the site.</i> | N/A |
| (c) | Protected trees shall be replaced in accordance with §153.146 <ul style="list-style-type: none"> <i>No Tree Survey or Tree Replacement Plan has been provided</i> | N/A |
| (e) | Landscape Plans shall exhibit diversity in tree selection, as determined by City Forester and Director of Parks & Open Space <ul style="list-style-type: none"> <i>The Landscape Plans do not include plant specifications.</i> | TBD |
| (7) | Foundation Planting | |
| (a) | Building foundation landscaping is required along all sides of a building not otherwise occupied by entrances, sidewalk, parking or loading areas, or similar areas. Foundation landscaping is not required for portion of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio is provided. <ul style="list-style-type: none"> <i>The Landscape Plans include planting plans for foundation planting.</i> | Met |
| (9) | Tree Preservation | |
| (a) | General Provisions 2. Tree Preservation Plan Required A. Applicants shall submit a Tree Preservation Plan for approval by the required reviewing body. <ul style="list-style-type: none"> <i>No trees are present on the site.</i> | N/A |

(E) Fences, Walls and Screening

| | | |
|-----|---|------------------------|
| (3) | Screening | |
| (b) | Roof-Mounted Mechanical Equipment. All roof-mounted mechanical equipment shall be fully screened from view at ground level on all sides and, to the extent practicable, from adjacent buildings of similar height. <ul style="list-style-type: none"> <i>Roof-mounted mechanical equipment is proposed on Buildings G1 and G3.</i> <i>Building G1 incorporates a metal mechanical screen, silver in color. Screens must incorporate one of the primary materials and colors of a street facing façade. Metal is not a permitted primary material for the Corridor Building Type.</i> <i>Building G3 mechanicals are screened behind the parapet wall integral to the building.</i> | Waiver Required |

| | | |
|---|---|------------------------------|
| (c) | <p>Ground Mounted Mechanical Equipment</p> <p>1. All ground mounted mechanical equipment shall be incorporated within the footprint of a principal structure or shall be fully screened from view on all sides by one of the following options:</p> <p>A. Landscape material which provides a minimum 50% year round opacity</p> <p>B. A living wall or vertical garden covered with vegetation to provide a minimum 50% year-round opacity</p> <p>C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure.</p> <ul style="list-style-type: none"> • <i>Ground mounted mechanical equipment is proposed at the northeast corner of Building G3 screened by landscape material and at the southeast corner of Building G2 screened by a decorative wall.</i> • <i>No details have been provided for the proposed mechanical screens.</i> | Condition of Approval |
| (d) | <p>Outdoor Waste and Storage Containers and Enclosures</p> <p>1. All waste, refuse and recycling containers shall be incorporated within the footprint of the principal structure to the maximum extent practicable. If impracticable, containers shall be screened from view on all sides by landscaping or a decorative wall finished to match the materials of the nearest wall of the principal structure and shall be fully opaque year round.</p> <ul style="list-style-type: none"> • <i>All trash is proposed to be located within the G2 Parking Structure.</i> | Met |
| (e) | <p>Off-Street Loading Areas. Off-street loading docks or areas used for the storage and staging of materials shall be screened from view on all sides facing a street right-of-way or adjacent property, as practicable.</p> <ul style="list-style-type: none"> • <i>No areas for storage or staging of materials is proposed.</i> | N/A |
| (F) Exterior Lighting | | |
| (6) | <p>Lighting Uniformity. Lighting across a horizontal surface shall have an average range from one to three footcandles.</p> <ul style="list-style-type: none"> • <i>Average light levels in the Pocket Park between Buildings G1 and G2 are below 1.0 across the majority of the space.</i> • <i>Average light levels in the Dog Park are above 3.0 across the majority of the space.</i> | Condition of Approval |
| (7) | <p>Light Trespass. Light generated on site shall not add more than one footcandle to illumination levels at any point at grade level ten feet beyond the property line.</p> <ul style="list-style-type: none"> • <i>The dog park photometric plan indicates footcandle levels between 3.3 along the property line, and where there are no existing exterior lights.</i> | Condition of Approval |
| (8) | <p>Lighting plans. Lighting plans shall include existing lighting from streets and adjacent buildings developed under these standards, and proposed lighting generated from light poles and building lighting.</p> <ul style="list-style-type: none"> • <i>The photometric plan for the G1 Building does not include existing light poles along Bridge Park Avenue</i> | Condition of Approval |
| (G) Utility Undergrounding | | |
| (1)-(3) | | TBD |
| (H) Signs | | |
| <ul style="list-style-type: none"> • <i>No sign details have been submitted.</i> | | |
| (I) Walkability Standards | | |

| | | |
|-----|--|------------|
| (1) | Intent and Purpose | |
| | Enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments. | |
| (2) | Walkability Objective: Connectivity | |
| (a) | Mid-block Pedestrianways. Are required on all blocks exceeding 400 feet in length. <ul style="list-style-type: none"> • <i>'Block G is ±449 feet in length. A Mid-Block Pedestrianway is provided between Buildings G2 and G1, meeting all requirements for location and design.</i> | Met |
| (b) | Mid-building Pedestrianways. <ul style="list-style-type: none"> • <i>Not required based on proposed building length.</i> | N/A |
| (4) | Walkability Objective: Comfort and Convenience | |
| (a) | RBZ Treatment: All areas between the front and corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio or streetscape treatment as required by building type. <ol style="list-style-type: none"> 1. 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"> • <i>Landscape Plans have been provided including foundation planting where required.</i> | Met |
| (b) | Building Entrances: A principal building entrance shall be on any principal frontage street or the front façade of the building. <ul style="list-style-type: none"> • <i>All buildings incorporate principal building entrances.</i> | Met |

Recommendation and Conditions

Recommendation of approval with 8 conditions:

- 1) That the applicant provide window specifications for Building G1 for staff review prior to submitting for permits;
- 2) That the applicant provide installation details for the proposed Juliet balconies on Building G3 with the building permit application;
- 3) That the applicant submit all proposed site furnishings associated with public open spaces for staff review prior to submitting for permits;
- 4) That the applicant designate the location and quantity of required bicycle parking with the building and/or site permit applications;
- 5) That the applicant verify if parking structure security techniques and surveillance will be implemented in Building G2;
- 6) That the applicant provide the three required loading spaces on the site plan for staff review prior to submitting for permits;
- 7) That the applicant submit details of the proposed ground mounted mechanical enclosures with the building/site permit application; and
- 8) That the applicant adjust the proposed site lighting plans to provide the required lighting uniformity with the site permit application.

