



**Administrative Review Team**  
April 30, 2020

# 20-047MPR BRIDGE PARK, BLOCK G MASS EXCAVATION

## Summary

A mass excavation plan for Block G of Bridge Park on the east side of Mooney Street, north of Bridge Park Avenue. No construction is proposed.

## Site Location

Located on the west side of Dale Drive, northwest of the intersection with West Dublin-Granville Road. The site is zoned Bridge Street District, Scioto River Neighborhood

## Property Owner

Crawford Hoying Development Partners

## Applicant/Representative

James Peltier, EMH&T Inc.

## Applicable Land Use Regulations

Code Sections 153.066(G)

## Case Manager

Claudia D. Husak, AICP, Senior Planner/Current Planning Manager  
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## Next Steps

Upon approval from the Administrative Review Team, the applicant will be eligible to begin mass excavation.

## Zoning Map



## 1. Context Map



 City of Dublin	20-047MPR Minor Project Review Bridge Park, Block G - Mass Excavation Bridge Park Avenue	0    65    130 Feet	
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## 2. Overview

### A. Background

On January 23, 2020, the Planning and Zoning Commission reviewed and commented on a request for informal feedback for the construction of three new buildings on a ±2.29-acre block—a seven story building containing ±144,954 square feet of office space, with ±11,000 square feet of retail and ±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.

The Commission requested the applicant make revisions to the garage elevations to create a design aesthetic similar to the existing garage in Bridge Park. The Commission appreciated the ware-house look of the multi-family building and encouraged the applicant to treat the blank interior wall with art or greenery. The Commission also requested that the applicant work toward creating a unique open space for this block and to investigate additional detailing for the office building architecture. No formal action was taken and the applicant will be required to obtain approvals from the Commission for preliminary and final developments plans before any building construction may occur.

In 2017, the Administrative Review Team approved a minor project for the mass excavation for Block F and an extension of Bridge Park Avenue.

City Council reviewed the Basic Development Plan and Basic Site Plan on July 5, 2016 for Block G, which included 11,428 square feet of retail, 10,769 square feet of office, 180 residential units ranging from micro units to three-bedroom units, 396 structured parking spaces, and 0.33-acre of open space. Council approved the Basic Plans including Waivers for Max. Distance to Open Space, a Parking Structure Entrance on a Principal Frontage Street, and to the Ground Story Height of Building G1. Council designated the Planning and Zoning Commission as the reviewing body for future applications.

### B. Site Characteristics

#### 1. Natural Features

The site currently is currently vacant except for construction staging for other block within Bridge Park.

#### 2. Historic and Cultural Facilities

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

#### 3. Surrounding Land Use and Development Character

- North: Bridge Street District, Scioto River Neighborhood District (H Block Condominiums)
- East: Bridge Street District, Residential District (Sycamore Ridge)
- South: Bridge Street District, Scioto River Neighborhood District (F Block, Spring Hill Suites Hotel)
- West: Bridge Street District, Scioto River Neighborhood District (C Block)

#### **4. Road, Pedestrian and Bike Network**

The site has frontage on Dale Drive, Bridge Park Avenue, Mooney Street, and Tuller Ridge Drive. The streets will be developed or have been developed to the City's street character guidelines.

#### **5. Utilities**

The site will be served by extending public utilities, including sanitary and water. Electrical and gas will be provided from extensions on site.

### **C. Proposal**

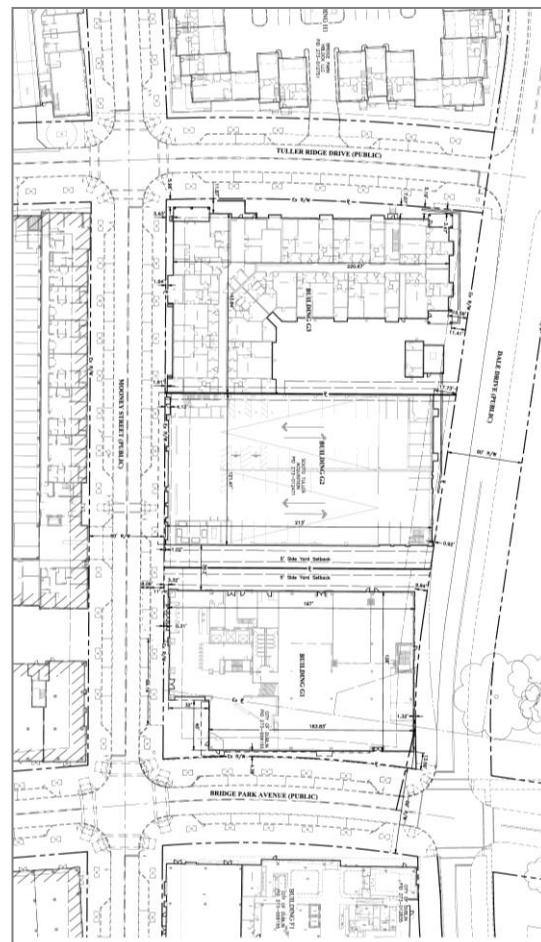
#### **1. Summary**

This is a request to begin preparing parcels for future development, including mass excavation, sediment control measures, and a temporary construction entrance (the subject parcels have not yet received all approvals required for development to begin). The proposal includes required plans for stormwater and erosion control as part of this activity. This proposal does not permit construction of roadways, concrete building pads, building foundations, or any other project-specific development components. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval.

#### **2. Use**

The Bridge Street District – Scioto River Neighborhood District permits a mix of uses including multiple family, office, retail, and structured parking.

Residential is a permitted use on the ground story as long as the building does not front along a designated shopping corridor. Parking is a permitted use within the building as long as the building is completely lined by space available for occupancy.



### **3. Analysis**

#### **Applicable Minor Project Review Criteria [§153.066]**

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(d) Efficient Internal Circulation

*Criterion met with conditions.* The proposed access to the construction site via the driveways from the existing street will provide sufficient appropriate access to the activity area. The right of entry shall be signed by both the City and the applicant prior to the start of the permitted activity.

(h) Stormwater Management

*Criterion met with condition.* The applicant shall demonstrate that the proposed work meets the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control as part of the permit (Site-Only Permit).

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

*Criterion met.* The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

### **4. Staff Recommendation**

This proposal complies with the minor project review criteria and therefore approval of this request is recommended with two conditions.

**Approval** of the Minor Project Review with the following conditions is recommended:

- 1) That the right of entry is signed by both the City and the applicant prior to the start of construction;
- 2) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.