

21-093INF – BRIDGE PARK, BLOCK F – RESIDENTIAL

Summary

A request for informal review and non-binding feedback for construction of a six-story, podium apartment building consisting of 87 units with 91 parking spaces on a 1.77-acre site.

Site Location

Northwest of the intersection of Dale Drive and Banker Drive.

Zoning

BSD-SRN, Bridge Street District – Scioto River Neighborhood

Property Owner

Scioto Tuller Acquisition, LLC.

Applicant/Representatives

Don Brogan, Crawford Hoying
James Peltier, EMH&T
Dave Guappone, G2 Planning Design
Joe Pax, M+A Architects

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Nichole M. Martin, AICP, Senior Planner
(614) 410-4635
nmartin@dublin.oh.us

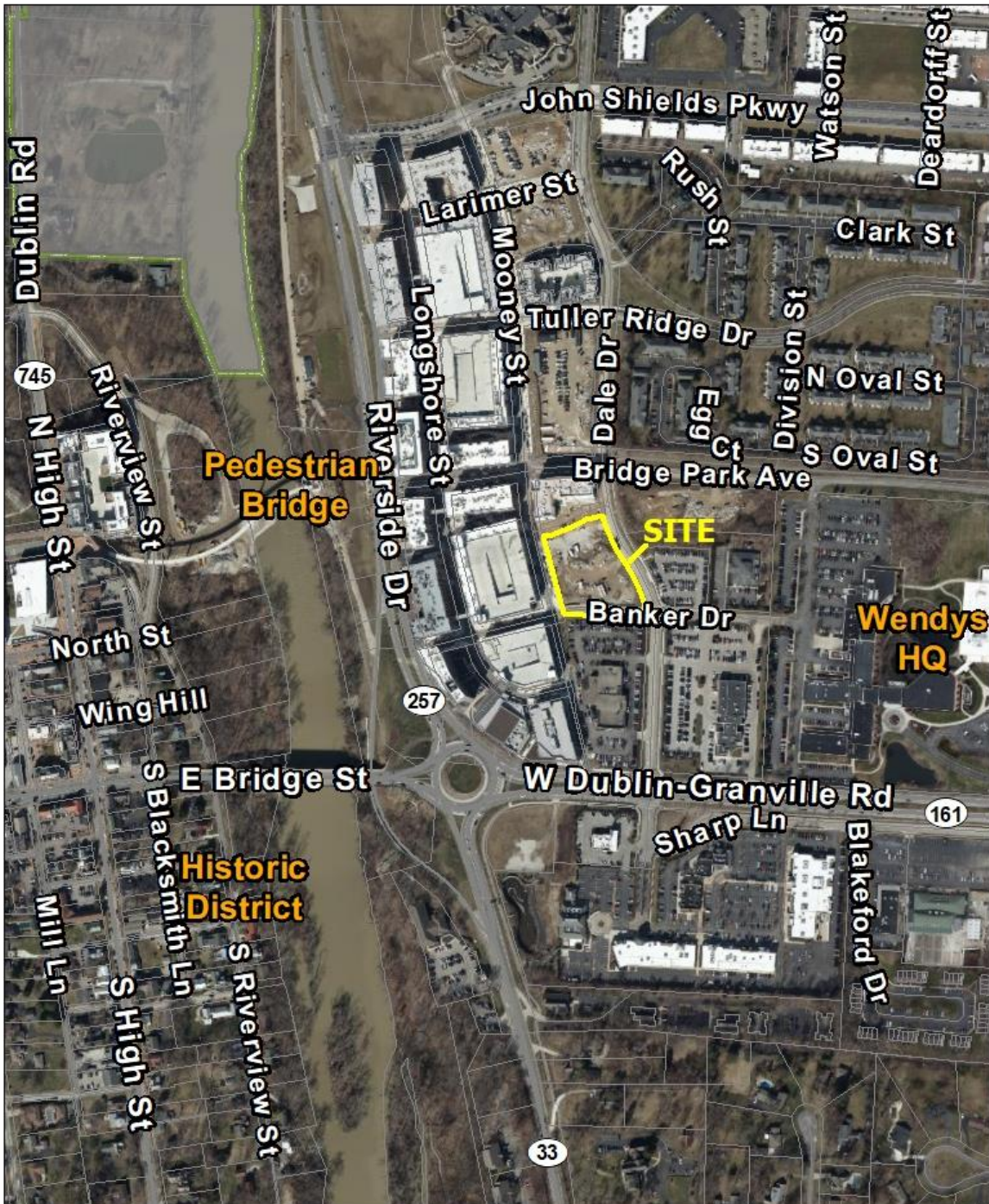
Next Steps



Following informal review and non-binding feedback, the applicant may submit a formal consideration by the Planning and Zoning Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-093INF Informal Review Bridge Park, Block F</p>	<p>0 190 380 Feet</p> 
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2. Overview

Background

Bridge Park, Block F is a ±2.27-acres block located north of Banker Drive between Dale Drive and Mooney Street, and south of Bridge Park Avenue. The site is comprised of three parcels: a 0.56-acre parcel developed with a seven-story, 145-room hotel (Building F1, Springhill Suites); a .22-acre parcel developed with a private, one-way street (Winder Drive); and a 1.77-acre site, the proposed site of this development.

Case History

Block F – Building F1

February 2019

The Planning and Zoning Commission approved a Site Plan/Development Plan for the development of Building F1. The application was approved with a Parking Plan, 15 Waivers, and eight conditions.

October 2018

City Council approved the Basic Plan with Development Agreement for Block F at their meeting on October 22, 2018 and appointed the Planning and Zoning Commission as the required reviewing body for future applications. City Council approved the Basic Plan with four Waivers and six conditions.

Process

The Code pertaining to the Bridge Street District development process was revised in Spring 2019 and Spring 2021. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the ART. The adopted Code amendments also revised nomenclature for the required three-step approval to more closely align with those in the Planned Unit Development Process: Step 1 – Concept Plan (formerly Basic Plan), Step 2 – Preliminary Development Plan (formerly Site Plan), and Step 3 – Final Development Plan (formerly Development Plan).

BSD Code

The site is zoned BSD-SRN, Scioto River Neighborhood District. The intent of the Scioto River Neighborhood, as outlined in the BSD Code, is to “create an active, walkable destination through the integration of a vibrant mix of uses” including residential, retail, and office. The applicant is proposing multiple-family apartments. The development is proposed to be a for-rent product.

Neighborhood Standards

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways. The proposal applies the principles defined in the Code for the Scioto River Neighborhood including establishing a network of interconnected linear open spaces.

Street Network Map and Street Types

The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets: Corridor Connectors, District Connectors, and Neighborhood Streets. Corridor and District Connectors are often designated as Principal Frontage Streets (PFSs), which are designated to ensure a continuous, pedestrian-oriented block.

Dale Drive is identified as a District Connector with a PFS designation, which is the highest priority street classification adjacent to the site. No vehicular access is proposed with the site layout, which aligns with the intent of the Thoroughfare Plan. Dale Drive is intended to be improved to a BSD street finish by the City as CIP project at a future date. The existing condition on Dale Drive and proposed pedestrian facilities are an interim condition. All other streets adjacent to the site are designated as Neighborhood Streets.

Lots and Blocks

The Lots and Blocks provide standards for minimum and maximum block sizes, which in turn establish lot size. The intent is to limit large blocks of development that are not pedestrian-oriented. The existing block dimensions exceed some numeric requirements due the curvature of surrounding streets. This condition was previously approved by City Council as part of the Basic Plan for Block F established in 2018.

Site Characteristics

Natural Features

The site is undeveloped and void of vegetation. There is significant grade change across the site with approximately 20 feet of fall from Dale Drive to Mooney Street.

Surrounding Zoning and Land Use

North: BSD-SRN – Scioto River Neighborhood (Bridge Park, Block G)
East: BSD-SRN – Scioto River Neighborhood (COTA Park and Ride)
South: BSD-SRN – Scioto River Neighborhood (Acura of Columbus)
West: BSD-SRN – Scioto River Neighborhood (Bridge Park, Block B)

Road, Pedestrian and Bike Network

The site has frontage on three public streets (± 270 feet on Banker Drive, ± 270 feet on Mooney Street and ± 370 feet on Dale Drive) and one private street (± 210 feet on Winder Drive). Sidewalks are existing along Banker Drive, Mooney Street, and Winder Drive. Sidewalk is proposed to be installed along Dale Drive with the proposed development.

Utilities

The site is served by public utilities. A 12-inch sanitary sewer is located along the west side of Mooney Street, and at the intersection of Dale Drive and Winder Drive. Storm sewer is accessible across the site.

Proposal

The proposal consists of a six-story podium apartment building containing 87 dwelling units (20, 3-bedrooms and 67, 2-bedrooms) with $\pm 2,500$ square feet of lobby, fitness, café, office, and an 89-space podium parking structure on the ground story. A total of ± 0.30 -acre of public open space is distributed across Block F (combined Buildings F1 and F2) and a ± 0.27 -acre private amenity space is provided for Building F2.

Use

Multiple-family residential is a permitted use. Consideration of a Conditional Use is required to permit a podium parking structure. Additional use-specific considerations are identified by the Building Type requirements, which would be considered in conjunction with Conditional Use criteria.

Layout

The site is defined by existing public and private streets on all four sides. The resulting lot is polygonal in shape following the curvature of Dale Drive and Banker Drive. The proposed site layout is generally consistent with the development pattern established on Block F. A 'U' footprint building is sited along Winder Drive with a vehicular drop-off similar to Building F1. Access to the podium parking structure is provided via Mooney Street. The podium is partially hidden by the grade change across the site. A private amenity deck on level 2 accesses a public open space at the intersection of Dale Drive and Banker Drive.

Parking

Based on the proposed combination of unit types, a minimum of 141 parking spaces are required. A total of 91 parking spaces are proposed with 89 parking space located within the building and 2 parking space located on-street. All required bicycle parking spaces are proposed to be provided within the parking structure. Approval of a Parking Plan is necessary to permit fewer parking spaces on-site than required. A total of 850 parking spaces are located within the Block B garage, located approximately 65 feet from Building F2. The Block B garage is proposed to be modified with this application to establish a new lobby/elevator adjacent to Block F. The applicant will be required to provide a shared parking analysis with a future formal application.

Building Type

The BSD Code identifies Building Types that are permitted in each zoning district. The 'Podium Apartment' Building Type is permitted within the Scioto River Neighborhood District. The Building Type establishes the applicable development standards including building siting, height/stories, and the physical and functional form. The applicant has provided a conceptual building form and mass for the Commission's consideration. Given the project is at the formative stages, conceptual architectural character is not included.

The Required Build Zone (RBZ) for the Podium Apartment Building is 5-20 feet with a minimum front property line coverage of 75 percent. The proposed building is sited within the RBZ along Dale Drive and Mooney Street. Due to the curvature of Dale Drive and the open space programming along Banker Drive, Waivers will likely be required to the RBZ and minimum front

property line coverage. Given the conceptual nature of the proposal, lot coverage is not identified. Based on the Building Type requirements, a maximum of 70 percent impervious, with an additional 20 percent semi-pervious, lot coverage is permitted.

The Podium Apartment Building is limited to a minimum of 3-stories and maximum of 4.5-stories in height with stories of 10-14 feet in height. The proposal is for a six-story building with parking on the ground story and five floors of residential above. A Waiver would be required to permit the additional 1.5-stories. The proposed building is one story shorter than Building F1 (Springhill Suites) and the same number of stories as Building B4/B5 (Block B – Parking Garage).

Parking within the ground story of the building is permitted provided approval of a Conditional Use is obtained. Parking visible along the street is required to be architecturally integrated and screened by a 90 percent opaque element or combination of elements. Masonry is required to be the primary cladding material at the ground story of the building. Enhanced landscape treatments are required along the exposed portions of the podium parking structure. On all street-facing elevations, a minimum 20 percent transparency is required for upper stories. The proposed building appears at-grade along Dale Drive with the podium most visible along Mooney Street.

Open Space

Open space within the district is contemplated by block. Based on the proposed combination of uses in Block F, including the existing hotel, a minimum of 0.49-acre of publicly accessible open space is required to be provided within 660 feet of the main entrances of the existing and proposed buildings.

A total of 0.30-acre of publicly accessible open space is able to be provided on-site. The applicant is requesting to use a portion of the dog park established in Block G to provide .14-acre of open space off-site, resulting in a total amount of .44-acre of open space. Block G is located approximately 600 feet away from Block F. Staff recommends consideration of a Waiver to permit 0.30-acre of open space for Block F versus allocating portions of open spaces in previously approved blocks. Additionally, a 0.27-acre private amenity deck is proposed for residents of Building F2.

The applicant is proposing to rework open space developed on the south side of Winder Drive with Building F1 and to establish a new open space along Banker Drive. In detail:

- A ±1,624-square-foot open space is proposed north of Building F2. The area conceptually accommodates green space with groupings of trees.
- A ±9,781-square-foot open space is proposed along Banker Drive including a plaza incorporating curvilinear walkways and planting areas at the intersection of Dale Drive and Banker Drive. A terraced garden is proposed along Banker Drive at the intersection with Mooney Street.
- A ±11,568-square-foot private amenity deck is proposed within the footprint of Building F2 providing access to the public open space along Banker Drive.

3. Recommendation

Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, parking, building, and open space details.

- 1) Is the site layout appropriately integrated with the surrounding development pattern?
- 2) Is the Commission supportive of the Podium Apartment Building – Building Type including a Conditional Use to permit a podium parking structure?
- 3) Is the Commission supportive of a Waiver to the maximum number of stories for the Podium Apartment Building – Building Type?
- 4) Does the Commission support a Waiver to RBZ and front property line coverage requirements along Dale Drive and Banker Drive?
- 5) Is the Commission supportive of a Parking Plan to provide a reduced amount of parking for Building F2, with the remaining parking being provided in Block B?
- 6) Does the Commission support providing a reduced amount of publically accessible open space for Block F?
- 7) Other considerations by the Commission.