



21-182PDP/FDP – 21-192CU – BRIDGE PARK, BLOCK F – THE BAILEY

Staff Report – Appendix A

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1. Site Overview

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)

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.

Road, Pedestrian and Bike Network

The site has frontage on two public streets (± 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 to be installed along Dale Drive (public) with the proposed development.

Utilities

The site is served by public utilities. A 12-inch sanitary sewer and 8-inch water main is located along Mooney Street, and at the intersection of Dale Drive and Winder Drive. Storm sewer is accessible across the site.

2. History

Block F – The Bailey (Building F2)

January 2022

The Planning and Zoning Commission reviewed and tabled the combined Preliminary and Final Development Plan and Conditional Use requests. The Commission was supportive of the direction of the project in general and commended the applicant on the progress made to date. However, there remained several areas of concern with the proposal which the Commission directed the applicant to continue to refine. The Commission was not supportive of the encroachment of the building toward Dale Drive and the lack of available space for landscaping between the building and sidewalk to soften this condition. A desire for increased use of primary building materials was expressed, specifically at the north elevation and as an alternate material to reduce the amount of wood-look metal panel material proposed throughout. Concerns were expressed regarding pedestrian circulation around the site, through open spaces, and a lack of connectivity to existing adjacent pedestrian facilities. The Commission recommended that the applicant explore ways to improve physical and visual access to the southern Pocket Park, and expressed reservations with the use of decomposed granite and gabion retaining walls in the design of this open space due to safety and comfort concerns. The Commission suggested that the southeast corner of this Pocket Park could be an opportunity for public art in coordination with the Dublin Arts Council.

September 2021

The Planning and Zoning Commission reviewed and approved the Concept Plan and with five waivers and thirteen conditions. Additionally, the Commission approved the combination of the Preliminary Development Plan and Final Development Plan steps. The PZC encouraged the applicant to provide high-quality, functional open spaces.

July 2021

The Planning and Zoning Commission conducted an Informal Review and provided non-binding feedback on a proposal to construct a six-story, podium apartment building with 87 residential units, 91 parking spaces and 0.30-acre of open space. The Commission was generally supportive of the proposal, although expressed concern regarding the amount of open space provided. Some members of the Commission expressed reservations regarding a reduced number of parking spaces while other members of the Commission were supportive of shared parking within Block B. The Commission identified the intersection of Dale Drive and Banker Drive as a gateway to Bridge Park that warrants elevated architecture and open space design. The Commission recommended the applicant consider opportunities to ensure a more pedestrian-friendly streetscape, particularly along Winder Drive.

Block F – Springhill Suites (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 an Economic 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.

3. BSD Code

www.dublinohiousa.gov/dev/dev/wp-content/uploads/2019/05/BSD-Code-Amended-4-26-21.pdf

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 age-restricted, multiple-family residential. The development is 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 a 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 street network that forms Block F is established. This proposal does not alter the existing network.