



CITY OF DUBLIN.

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Memo

To: Dublin City Council, Architectural Review Board, Board of Zoning Appeals, Planning and Zoning Commission

From: Dana McDaniel, Deputy City Manager

Date: Tuesday, May 24, 2011

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Bridge Street Corridor – Joint Work Session #2 – Update Summary

Summary

The packet contents for this Joint Work Session are listed below. Also provided is a summary of the major changes in this version of the draft Bridge Street Corridor Development Code, a summary of public comments received regarding the draft code and proposed area rezoning, and other informational materials. Upcoming meeting dates are also provided.

Packet Table of Contents

These materials are intended to be inserted into the meeting binders provided at Joint Work Session #1 on April 14, 2011:

- Revised Table of Contents – Detailed and Annotated Versions
- Draft Bridge Street Corridor Development Code – May 24, 2011
- Revised Summary Use/Building Type/District Matrix
- Comparison charts of other cities' form-based codes and approval processes
- Public Comment – A letter from Smith and Hale re. Bridge Point Shopping Centre (dated May 5, 2011), approved PZC Minutes (May 5, 2011), and draft ARB Minutes (April 27, 2011)

Bridge Street Corridor Development Code

The first draft of the Bridge Street Corridor Development Code was made available to Dublin City officials, stakeholders, and the public as part of the first Joint Work Session on April 14, 2011. Since then, revised draft code sections on the Bridge Street Corridor Code have been posted on the Corridor website as they have become available for public review. As was noted at the first Joint Work Session, the language provided with the first draft was generally intended to provide an overview of the Code sections, with the understanding that additional work was needed. All sections of the draft Bridge Street Corridor Development Code have had some modifications since the first draft. While some changes were relatively minor and relate to such elements as grammar, cross referencing, formatting and similar items, others were more substantial, and are summarized below.

153.058 – District Intent

An important provision added was the requirement to make the use of the Bridge Street Corridor Districts mandatory. Without this provision it would be difficult, if not impossible, to build the proper framework to create the walkable, active area desired in the corridor.

153.059 – Permitted Uses

- **Existing Uses & Structures:** This addition was made in recognition of the long term implementation of the code. Planning has received comments from businesses and property owners concerned that making their existing uses and structures “nonconforming” will undermine their investments in the community and make it difficult to make needed improvements to their properties. Rather than imposing nonconforming status of existing uses and structures, Section 153.059(A)(10)-(11) has been modified to allow greater flexibility for existing uses and structures. The previous nonconforming use and structure language has been eliminated from other sections of the draft code and incorporated into these provisions.
- **Use Table:** Several additional use classifications have been added or modified, primarily to be consistent with the uses in the new zoning code uses in the Tech/Flex and Economic Advancement Zone districts.
- **Use Specific Standards:** Specific requirements have been added to address issues related to live/work uses, fueling/service stations, drive-in/drive-through uses, and alternative energy equipment. Additionally, the provisions limiting all vehicles sales only to those establishments existing on the effective date of the amendment have been deleted in lieu of the new Existing Uses and Structures provisions previously described.

153.060 – Lots and Blocks

Maximum Block Size: The Lots and Blocks section is intended to create a network of interconnected streets with walkable block sizes. The revised draft includes maximum dimensions of each block for each BSC district according to its desired character. The smallest scale blocks are located in the BSC Historic Core and BSC Historic Transition Neighborhood districts to reflect the existing development pattern and character.

153.062 – Building Types (General)

Architectural Details: Additional residential-scale building details have been added to foster higher quality architecture in the Bridge Street Corridor. Details include a requirement for functioning hardware for window shutters, a prohibition on flush-mounted windows for residential and historic building types, and a prohibition on flat roofs in the BSC Historic Core district.

153.065(B) – Parking & Loading

- **Required Vehicle Parking Table:** The required vehicle parking table has been updated to reflect the changes made to the Permitted Use table.
- **Bicycle Parking:** Additional bicycle parking requirements have been added, including amounts required per use category, requirements for bicycle parking facility types and locations, and installation standards.

153.065(D) – Landscaping and Tree Preservation

The original draft of the landscaping code maintained many of the requirements of the existing landscaping code. The draft landscaping code has since been altered to create a more urban landscape standard specific to the Bridge Street Corridor. Some of the more significant modifications include:

- **Street Tree Requirements:** Tree wells and structural soils are required to promote the health and sustainability of street trees.
- **Perimeter Buffering Requirements:** Perimeter buffering is only required along boundaries adjacent to properties not within the Bridge Street Corridor and, to a lesser extent, new single-family detached and attached building types. The previous draft required a traditional suburban standard of 10-foot wide buffers with a six-foot screen between all residential/non-residential boundaries.
- **Parking Lot Landscaping:** Rather than the interior parking lot landscaping requirements currently required, the draft requires interior landscaping to be consolidated in areas that will be more conducive to the health of trees and other landscape material in an urban environment.

153.065(E) – Fencing, Walls, and Screening

- **Screening Material:** The revised draft allows environmentally friendly vegetated screens to be used to screen ground- and roof-mounted mechanical equipment.
- **Screening Requirements:** Other screening requirements have been made consistent with the existing Zoning Code requirements for screening which are still appropriate for the Corridor.

153.065(H) – Signs

- **BSC Historic Core and Historic Transition Districts:** The sign requirements for these districts have been modified to address comments from the Architectural Review Board, which had been working on sign issues prior to the development of the draft code. Provisions have been added for multi-tenant buildings, directory signs, display signs, and sandwich board signs. The revised draft also allows the Architectural Review Board to approve sign plans for multi-tenant buildings.
- **BSC Indian Run and Sawmill Center Districts:** The draft has been revised to have the Planning and Zoning Commission approve special sign plans for these two special districts, recognizing that the sign regulations may not be able to anticipate the innovation and creativity that may be desired in these special places in the Bridge Street Corridor. If a sign plan is not used, the proposed requirements would apply the same sign regulations as the BSC Office, Office Residential, and Commercial districts.

153.066 – Review and Approval Procedures and Criteria

- **Council Appeals:** The appeals procedure has been eliminated based on the recent Council action.
- **Approval Criteria:** A criterion for approval of Development Plans and Site Plans has been added, requiring that “the relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of this development within the surrounding area and the larger community and maintains the image of Dublin as a quality community.”

153.067 – Definitions

This section will ultimately be relocated to Zoning Code Section 153.002 so that all definitions will be in one location. The revised draft includes definitions used in the Bridge Street Corridor Code as well as the Technology Flex and the Economic Advancement Zone districts.

Further Analysis

There are several areas of the Code that need further analysis and work. For example, a key element of the Corridor work is that being conducted by Nelson Nygaard for determination of street sections and classifications. Several parts of the code hinge on this effort. In addition, staff members from Planning, Engineering, and Parks & Open Space, among others, continue to refine several other code sections. Some of these are described below. Changes to these sections will likely prompt the need for other revisions in this interconnected code.

- **Street Types:** The street types cannot be finalized until final street section designs and a conceptual street network are recommended by Nelson Nygaard after completion of the transportation network analysis.
- **Neighborhood Standards:** Further analysis is required for the neighborhood standards for each of the three neighborhood districts to ensure that the regulations will achieve the placemaking objectives desired for these districts. This includes actively working with the major property owners in these areas to coordinate with their individual planning efforts, consistent with the Vision Plan and the rest of the code.
- **Open Space Types:** The initial analysis of this section of the code did not adequately address the amount, type, and character of open spaces desired, as described in the Open Space Workshop and other reviews. Further effort is needed to ensure that open space areas are adequate in size, distribution, and use.

Public Comment

Planning and Zoning Commission

The Planning and Zoning Commission reviewed the draft Bridge Street Code at their May 5, 2011 meeting and provided comments and potential modifications to be considered in the revised draft of the Code. The Commission asked that wind turbines be made a conditional use, consistent with the EAZ Code modifications. The appropriateness of drive-throughs in the Corridor and the specific requirements associated with them, such as stacking spaces were also highlighted. The Commission discussed the importance of the architectural design details to ensure a quality design outcome throughout the Corridor, and the importance of scale and context with the building types permitted within the Historic District to ensure complementary and seamless development patterns. Integration of the lots and blocks with the street network were discussed and the importance of the design details for transportation network were also a focus.

The Commission discussed the importance of modified landscape requirements that do not reduce the amount of required landscape materials, but focus on a better use of landscape areas within an urban area. Suggested modifications included urban tree care standards, larger, consolidated landscape areas within vehicular areas in lieu of multiple, small-sized tree islands within a parking area, and consolidated or shared landscape buffering between sites. The Commissioners expressed

concerns regarding the administrative review process and how to ensure a high quality outcome. The approved meeting minutes from the May 5, 2011 Planning and Zoning Commission meeting are included with this packet.

Architectural Review Board

At the April 27, 2011 meeting, the Architectural Review Board reviewed the sign portion of the Bridge Street Code for the Historic Core District. The Board members agreed that businesses and property owners should be permitted the same number and types of signs throughout the District. The Board identified various sign combinations that are appropriate and should include wall, window, ground, awning, and projecting signs as permanent signs options. Sandwich board sign requirements were also discussed and determined to be appropriate with limitations on size, number and location. The Board also discussed the need to distinguish between window signs and window display. Sign design, such as font, color and materials were also discussed. The draft meeting minutes from the April 27, 2011 Architectural Review Board Meeting are also included with this packet.

Public Open House #1 (Monday, May 2, 2011)

Following the release of the initial code draft, Planning, with assistance from Engineering, conducted an open house, inviting all property owners in the Corridor. Approximately 40 individuals came to ask questions and provide comments, many of which are reflected in the following discussion. The open house displays provided information on the districts, uses, and development requirements. A second Open House is planned for June 8th to give property owners, stakeholders, and other interested individuals another opportunity to learn more about the draft development requirements and draft zoning plan.

Property Owners and Stakeholders

In addition to the Open House, Planning, Engineering, and Economic Development have had numerous discussions with property owners and prospective developers. For the most part, there has been a great deal of excitement and attention from the development community as they begin to understand what the City is doing. Some have participated in the staff discussions with the consultants to help them understand Dublin's unique issues. At the same time many of the stakeholders have gained a significant understanding of what the code is and how it can benefit their plans.

The most consistent concern has been from property owners and operators of existing businesses. The City has responded to these concerns by working out language that would accommodate those existing conditions and permit an appropriate implementation of the Bridge Street Corridor Vision over time. Other, more specific concerns have been noted regarding issues such as tree preservation requirements in an area being encouraged as a more urban environment, and some have inquired as to how they may request changes to the draft zoning plan.

Bridge Street Corridor Zoning Plan and Area Rezoning

The implementation plan for this code envisions an area rezoning coincident with the code adoption. Accordingly, a draft zoning plan was shown to allow property owners to see how their property may be zoned, based on the code's district descriptions and general land use patterns

shown on the Vision Plan. It has been stressed that the map is general in nature and subject to change. Property owners with concerns about their zoning have been asked to submit letters expressing their concerns and any requests for changes. In addition, internal reviews are underway to identify any changes the City may wish to make.

Letters Requesting Changes

Ben Hale, representing the Bridgepointe Shopping Center has requested a change from BSC Office to BSC Commercial. This letter is included in the packet.

Staff Proposed Changes

It was apparent from the consultant's analysis conducted as part of the Corridor Vision, retail uses have somewhat limited growth potential in the Corridor. It is likely that what retail uses will be needed can be accommodated in the Sawmill and Indian Run Neighborhood areas, and as accessory uses for the planned office corridor along SR 161. As a result, staff will be recommending that the property at the Shoppes at River Ridge be changed from BSC Commercial to BSC Office. Further discussion will be held as the code progresses.

Form-Based Code Comparison Summary

A summary comparing form-based codes in other communities is provided. The summary highlights the major components of the code in comparison to the draft Bridge Street Corridor Development Code. A summary of the review and approval processes for each of these communities is also provided.

As discussed at the first Joint Work Session, there is no "one size fits all" approach to form-based codes, since every form-based code is tailored to meet the unique objectives of each community in which it is intended to apply based on the existing development context and the community's desired vision. These summaries are intended to demonstrate the variety of codes and review processes that have been implemented in other communities.

Links to the form-based codes from the other communities may be reviewed online here:
http://dublin.oh.us/bridgestreet/form_based_code.php

Upcoming Meetings

Public Open House #2 – DCRC Tallas, Wednesday, June 8, 2011, 2:00-7:00 p.m.

A second open house is planned to allow property owners, business owners, and other stakeholders and interested individuals an opportunity to learn more about the proposed Bridge Street Corridor Development Code and draft zoning plan.

Joint Work Session #3 – Council Chambers, Monday, June 20, 2011, 6:30 p.m.

The purpose of the third Joint Work Session is to provide an update to the transportation, water, sewer, and fiscal analyses. A third and final draft of the Bridge Street Code and recommended area rezoning map will be prepared for final action or recommendation.