

Thursday, October 29, 2015

Land Use and Long Range Planning



Greenfield Development & Bridge Street District

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Session Outline & Objectives

1. Greenfield Development: Key Considerations

- a. Understand the context – existing & future
- b. Understand the implementation
- c. Understand the zoning regulations & process

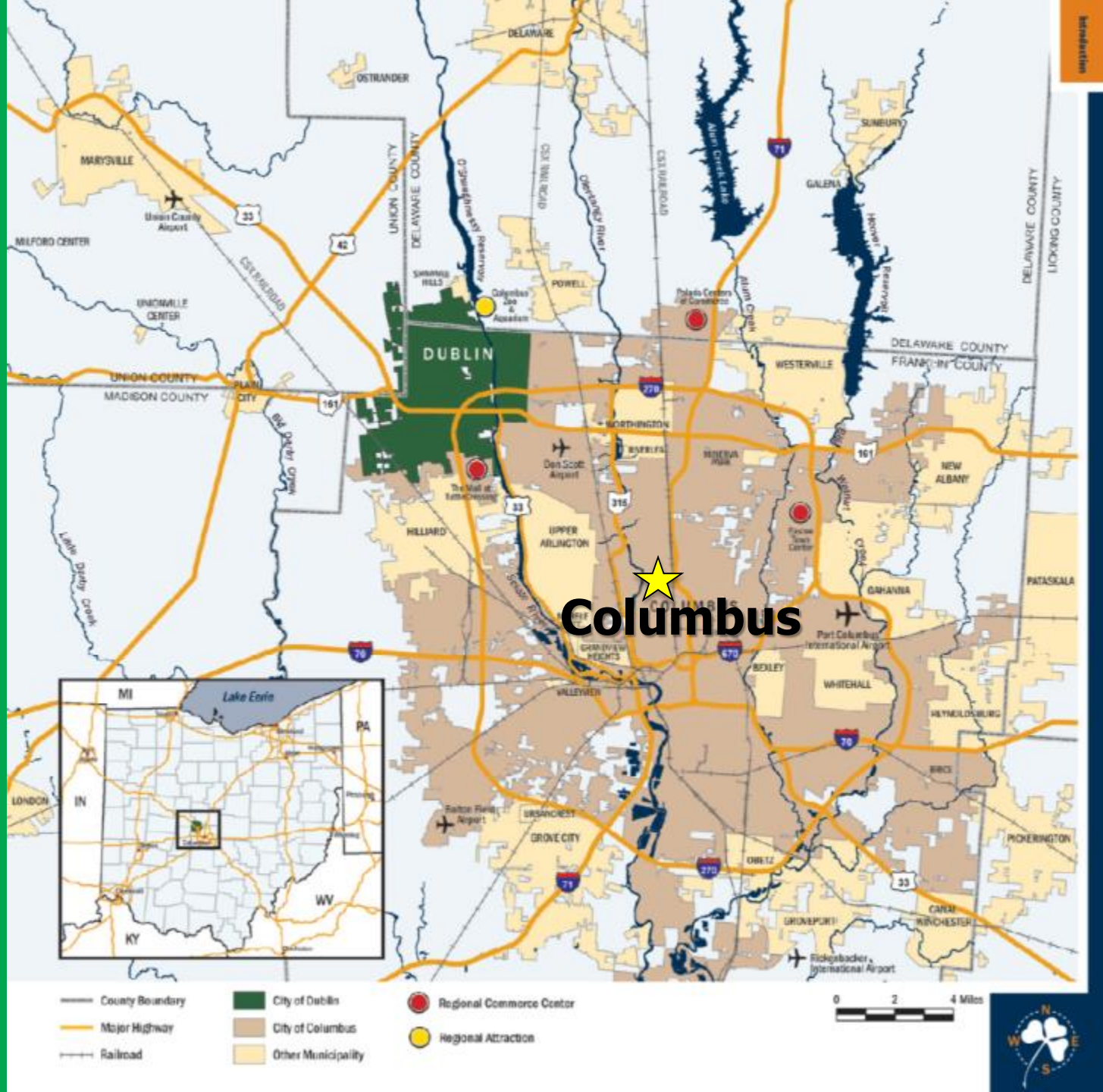
2. Building the Bridge Street District

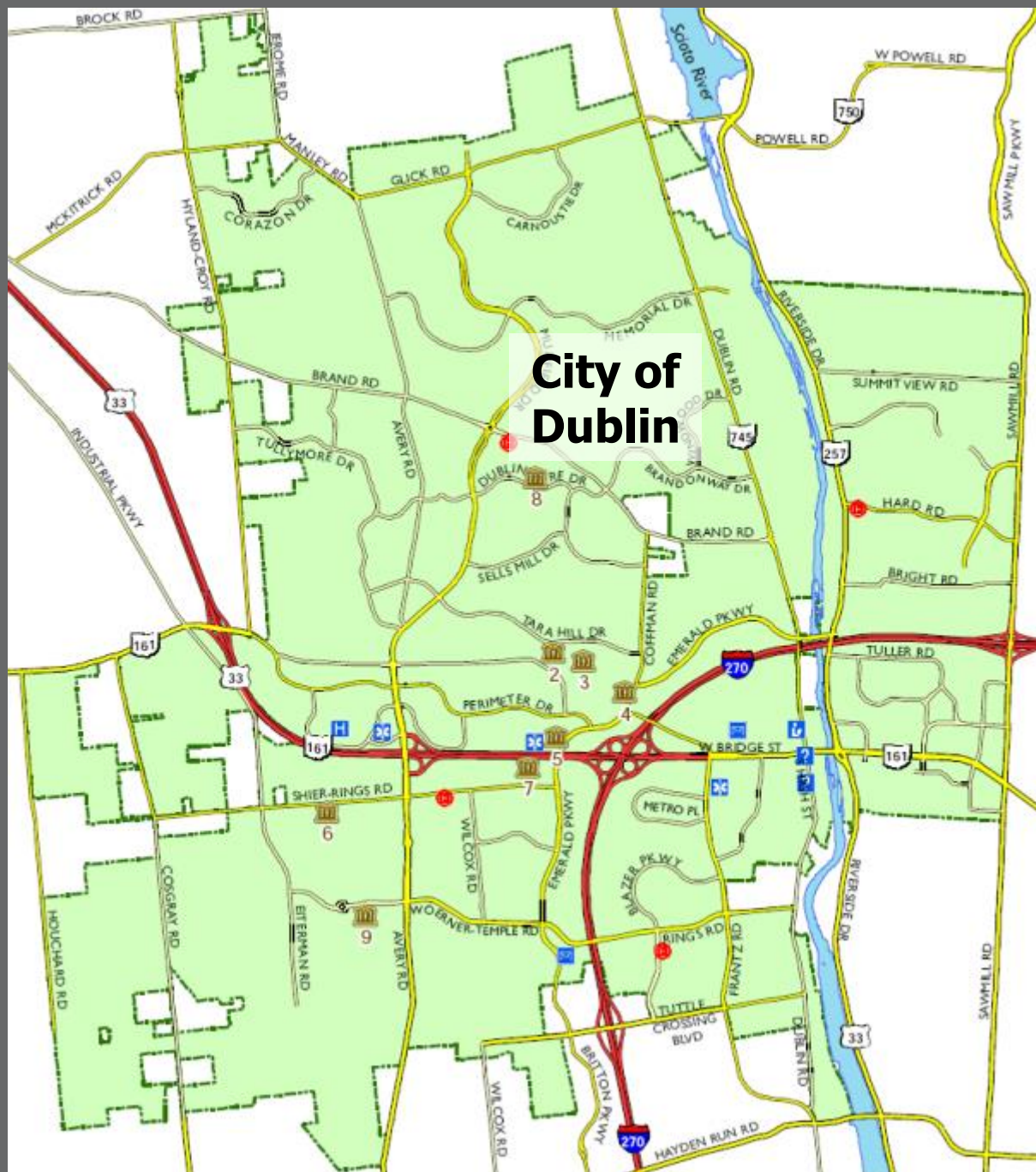
- a. Visioning & Community Engagement
- b. Implementation & Analysis

3. Your Challenge



Dublin, Ohio – Regional Context

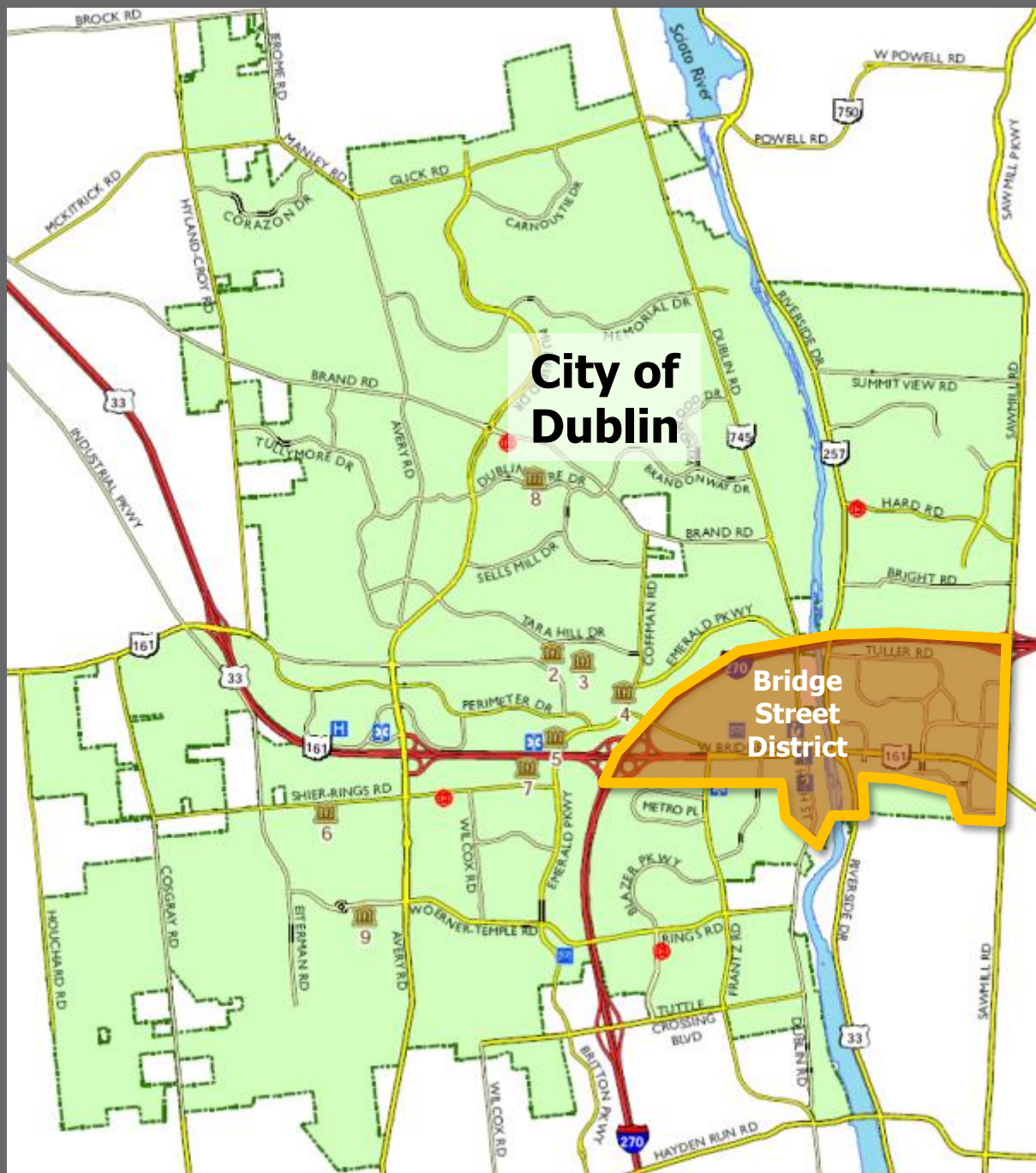




Dublin Profile

- **Area**
24.5 square miles
- **2013 Est. Pop.**
43,607
Well-educated community; high median income
- **Suburban Development Pattern**
Low Density, Commercial Concentrated Along Major Thoroughfares
- **History of Cutting-Edge Development**
Groundbreaking Golf Course Communities & High-Quality Office Campuses





Bridge Street District

- **Area**
Approx. 1,200 acres
(2 square miles)
- **6% of Dublin's Land Area**
- **Boundaries**
I-270, Sawmill Road, SR 161/Bridge Street, including the Historic District
- **Historic Downtown**



Thursday, October 29, 2015

Greenfield Development | Key Considerations



Understand the Context (Existing and Future)

Part 1 | Visioning & Community Engagement

Bridge Street District

**Failing 60-acre retail center
under new ownership**

**Interested in redevelopment
of 80-acre office campus**



**Future redevelopment possibilities
of 25-acre school site**

**Desire for "anchor" development
on 40 acres east of Scioto River**

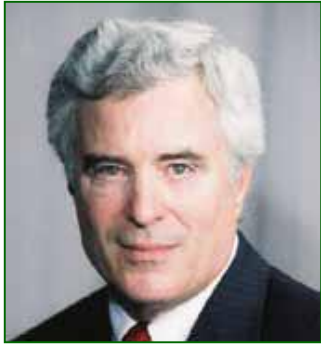


Learn from Other Communities

- **Visits to Franklin, Tennessee; Cary, North Carolina; Greenville, South Carolina**
- **Helped elected officials envision the exciting possibilities for Bridge Street**



Speaker Series



**Christopher
Leinberger,
Brookings Inst.**

*“Walkable
urbanism
creates
significant
value.”*



**Carol Coletta,
CEOs for Cities**

*“Walkable
urbanism
attracts a
**talented
workforce** –
and employers.”*



**Laurie Volk,
Zimmerman/Volk**

*“Housing
market
demands
choices in
compact,
walkable
settings.”*



**Sarah
Woodworth,
W-ZHA**

*“Small
businesses
increasingly
demand ‘**cool**’
office space.”*



**David Dixon,
Goody Clancy**

*“Expanded
choices make
walkable, mixed
use places
appealing.”*



Bridge Street District Vision Plan



Images of the Future



Images of the Future



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Greenfield Development | Key Considerations



Understand the Implementation

Part 2 | Implementation & Analysis

A Comprehensive Planning Effort . . .

- **Visioning & Market Analysis**
- **Zoning Regulations**
- **Water & Sewer Infrastructure**
- **Stormwater Management**
 - Infrastructure Planning
 - Design Standards
- **Transportation Planning**
 - Modeling & Street Sections
 - Phasing
 - Roadway Alignments
- **Fiscal Impact Analysis**
- **Public Project Coordination & Design**
- **Scioto River Corridor Planning**
- **Public Realm | Streetscape & Wayfinding**

GOODY CLANCY
ARCHITECTURE
PLANNING
PRESERVATION



W-ZHA, LLC

McBride DALE
CLARION



FARR

EMH&T

CDM



TETRA TECH

Nelson | Nygaard
consulting associates



AMERICAN
STRUCTUREPOINT
INC.



TischlerBise
Fiscal, Economic & Planning Consultants

GPD GROUP
Gibson, Pyle, Schinner, Dunn & Delaney, Inc.

MKSK

kolar



Who will live here?

. . . and how do they want to live?



Target housing unit mix for the Bridge Street Study Area, next 5–7 years.



	NUMBER	UNIT TYPE	MARKET-ENTRY BASE RENTS/PRICES	UNIT SIZES	RENT/PRICE PER SQ. FT.
Multifamily RENTAL 53.8% of total	807	Lofts/Apartments	\$675 to \$1,950 per month	550 to 1,600 sf	\$1.17 to \$1.25
Multifamily OWNERSHIP 28.3% of total	425	Lofts/Apartments	\$125,000 to \$345,000	700 to 1,750 sf	\$177 to \$197
SINGLE-FAMILY ATTACHED OWNERSHIP 11.7% of total	175	Rowhouses/ Live-Work	\$190,000 to \$325,000	1,050 to 1,900 sf	\$171 to \$181
SINGLE-FAMILY URBAN DETACHED OWNERSHIP 6.2% of total	93	Urban Houses	\$235,000 to \$375,000	1,350 to 2,200 sf	\$170 to \$174
TOTAL:	1,500 dwelling units				

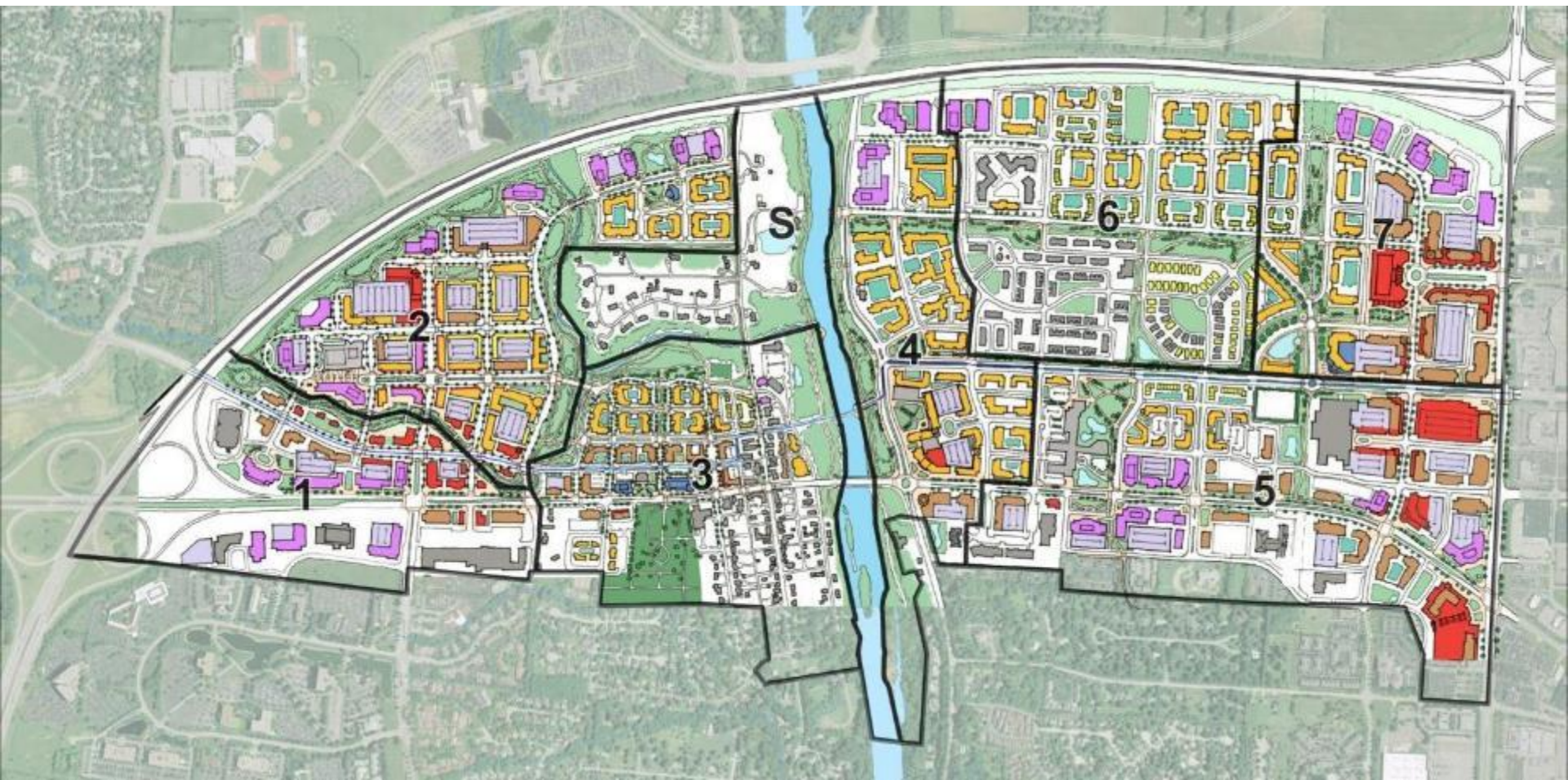
SOURCE: Zimmerman/Volk Associates, Inc., 2009

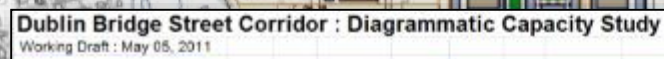


**How much development could
actually happen here?**



From an Illustrative Plan . . .



[illegible]

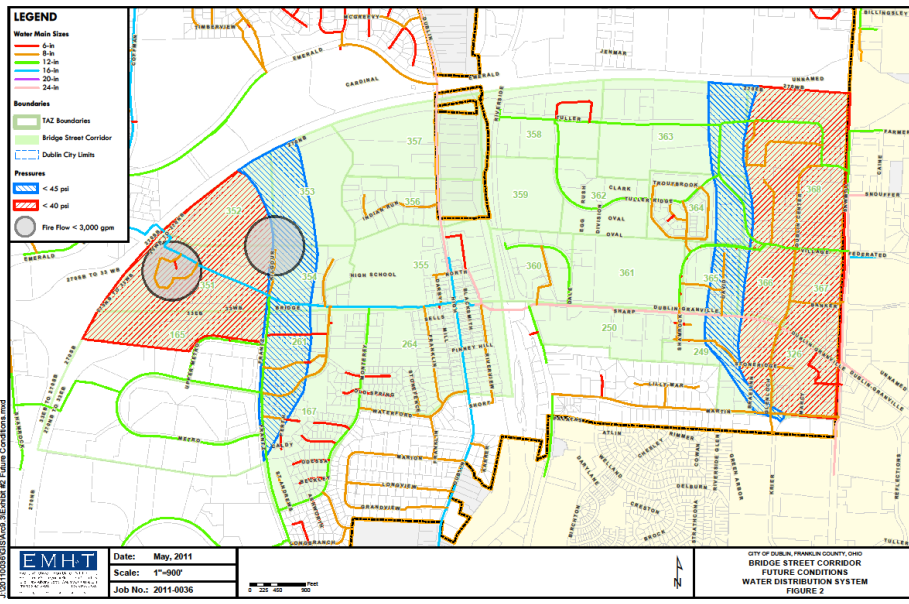
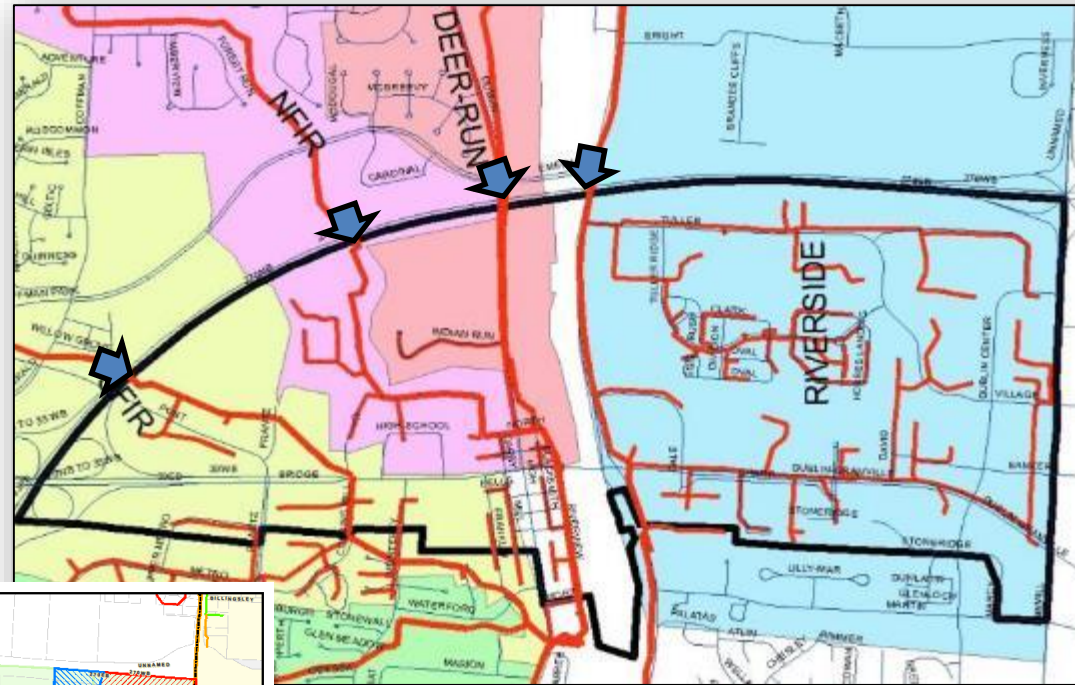
**Will the utilities infrastructure support
this much development?**

**How will we manage stormwater
runoff?**

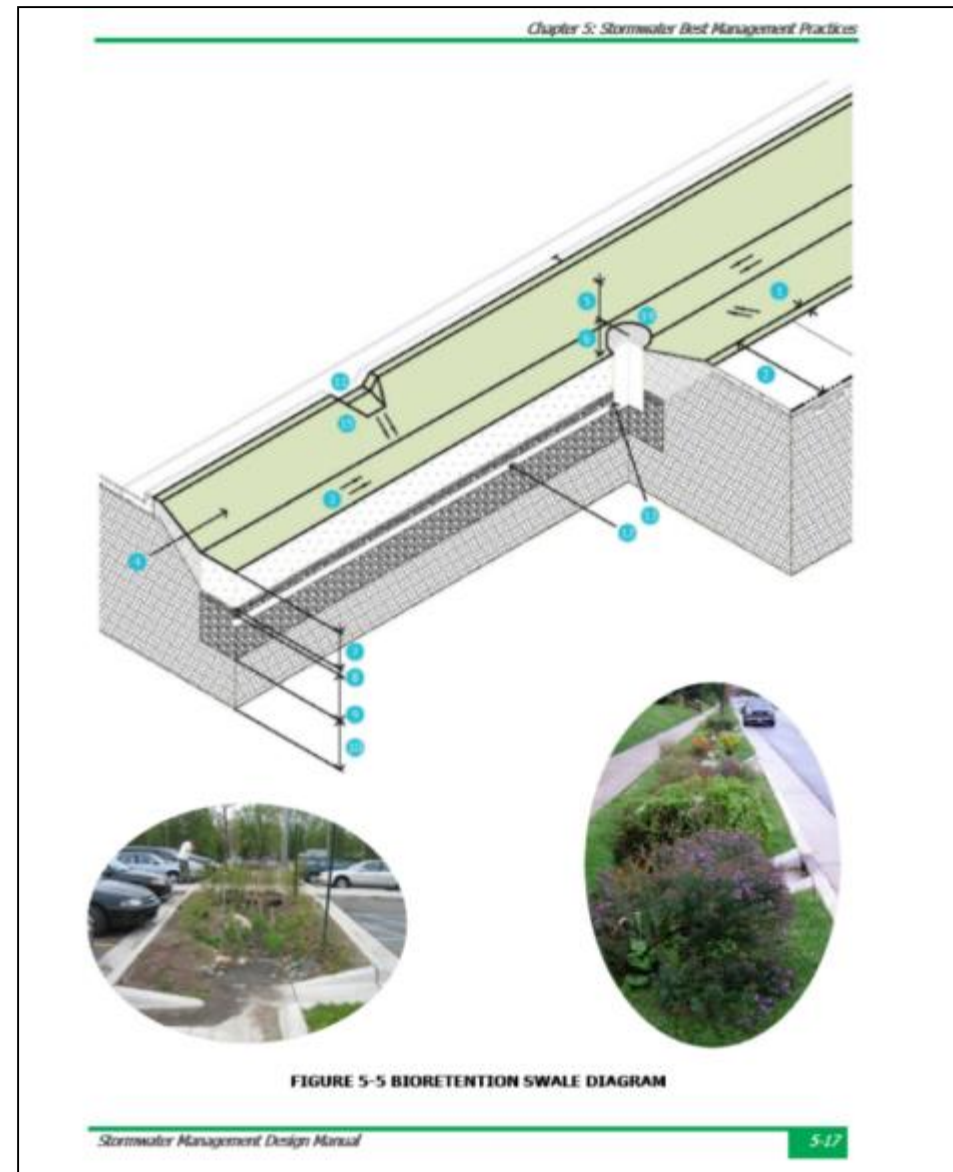
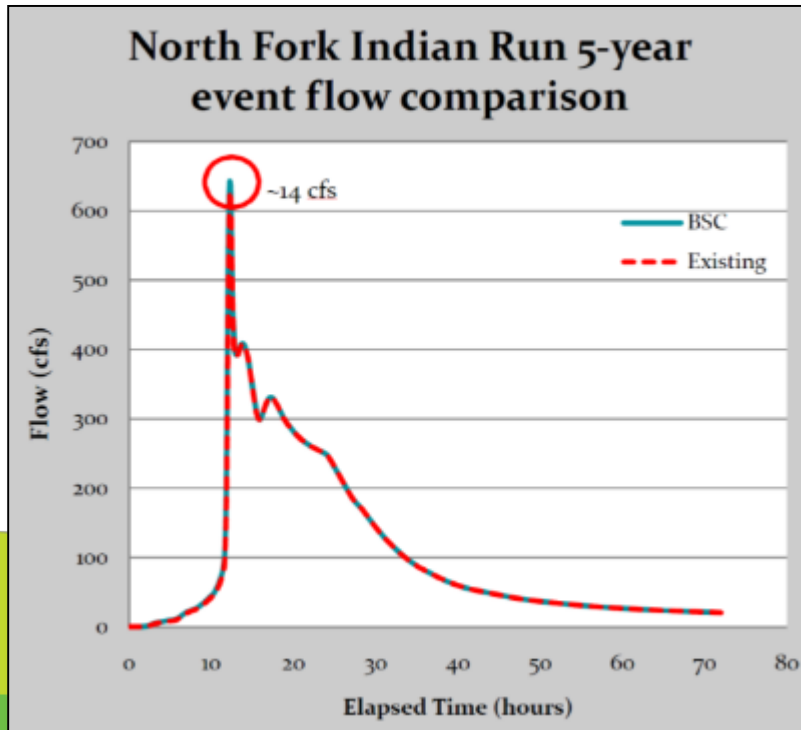


The location allows for efficient use of existing infrastructure

- Downstream location in the sanitary sewer network
- Minimal public improvements needed to support additional high density development



- Downstream location in contributing watersheds
- Minimal relative increase in stream volumes
- Need to control runoff quality in tighter spaces



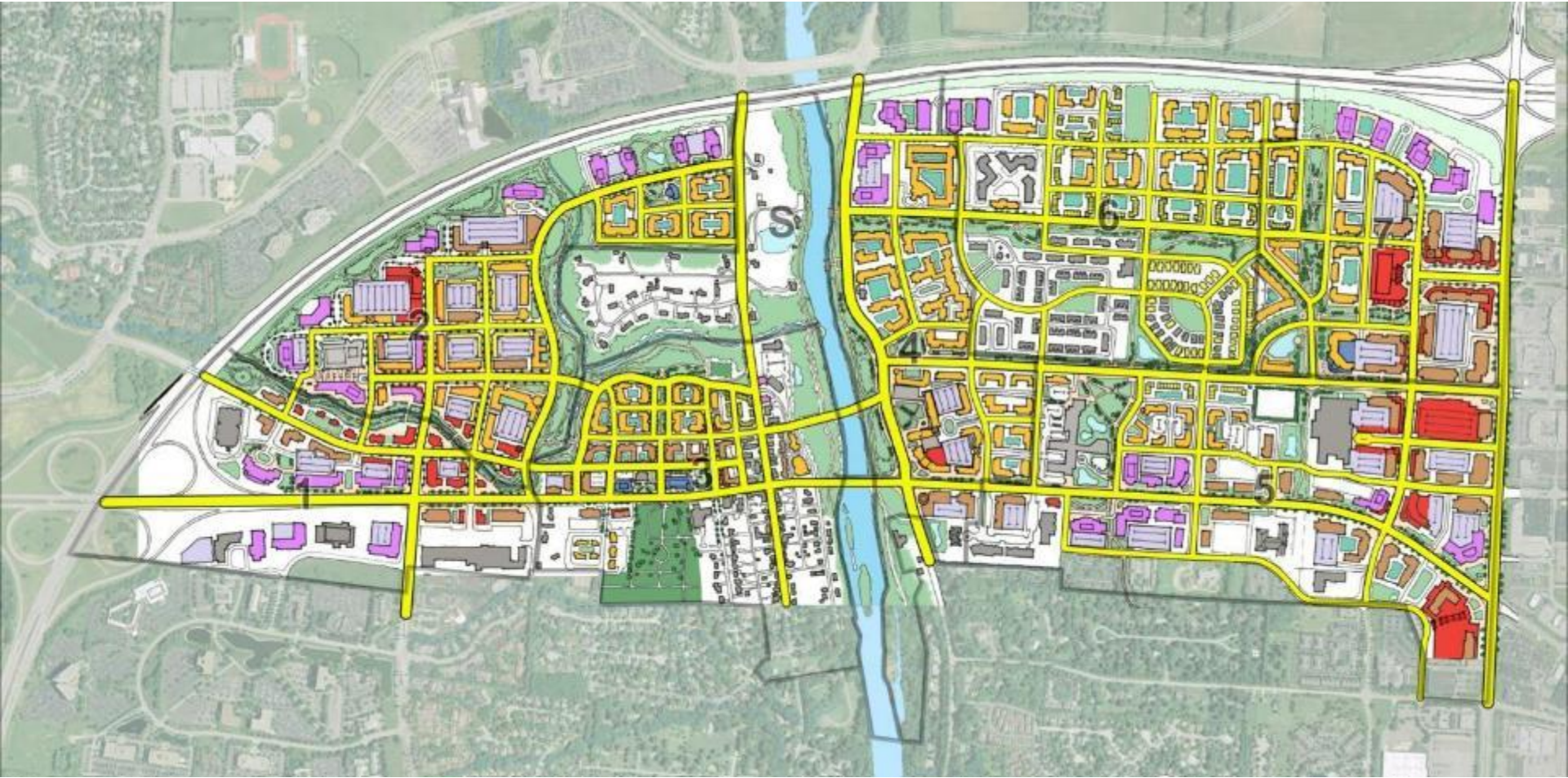
How will people travel?

What transportation improvements are necessary?

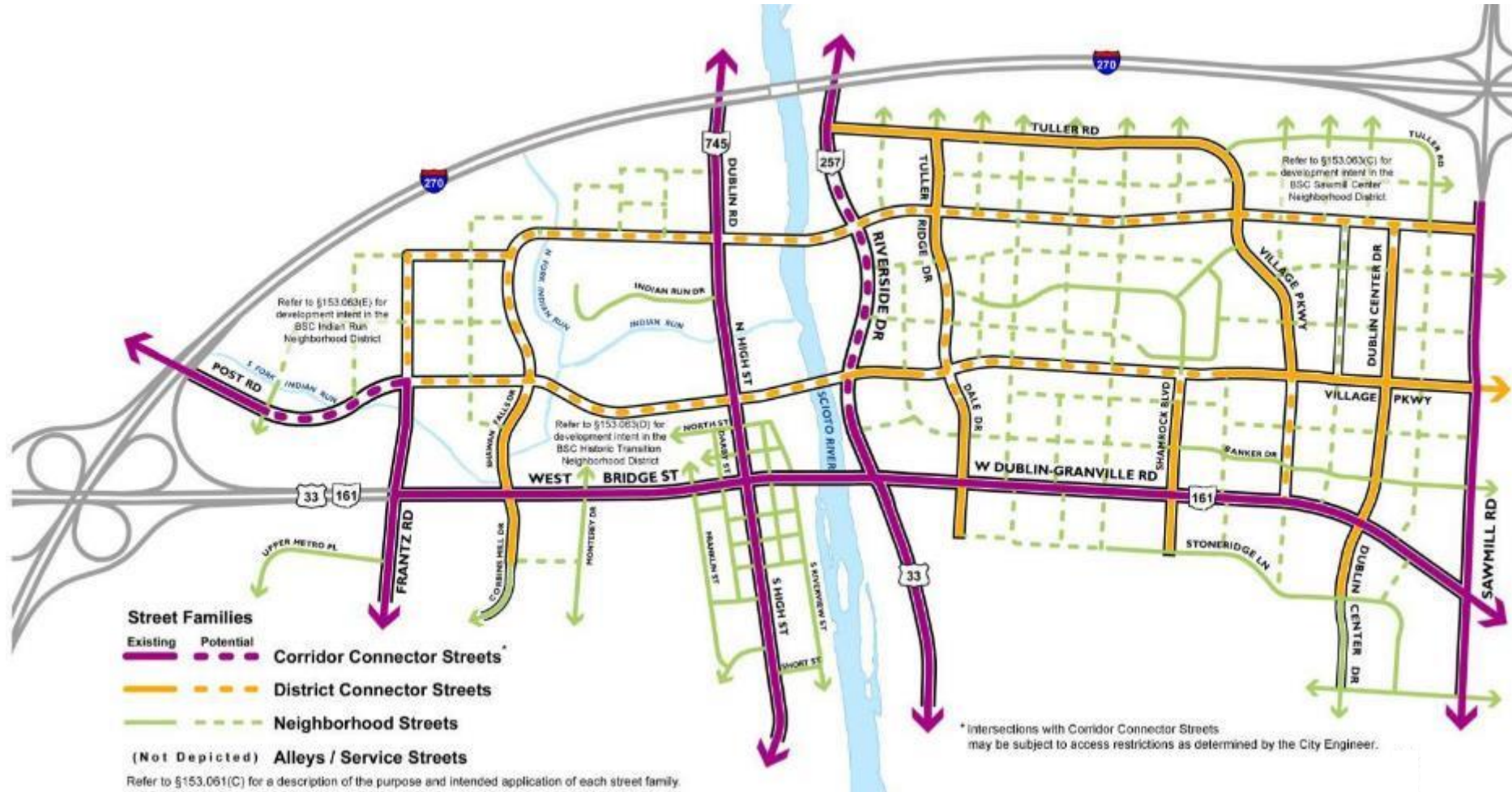
How should streets be designed?



From an Illustrative Street Network . . .

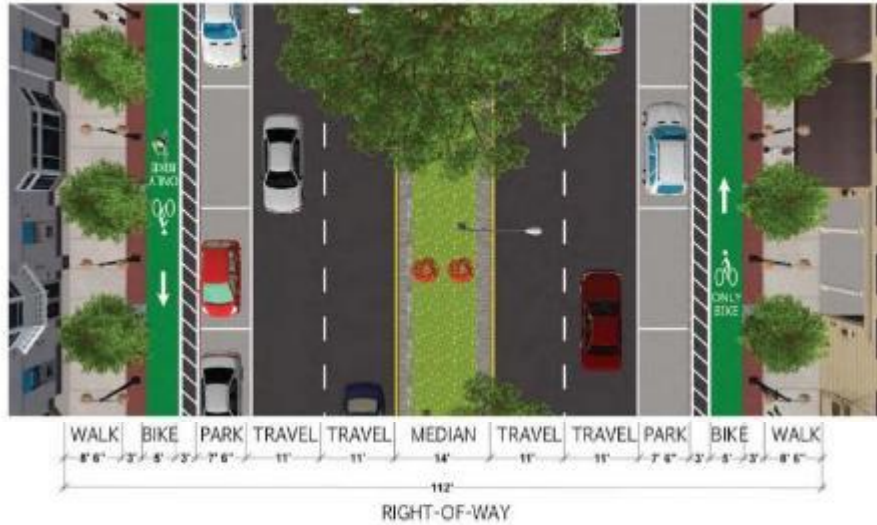


... to a Codified Thoroughfare Plan

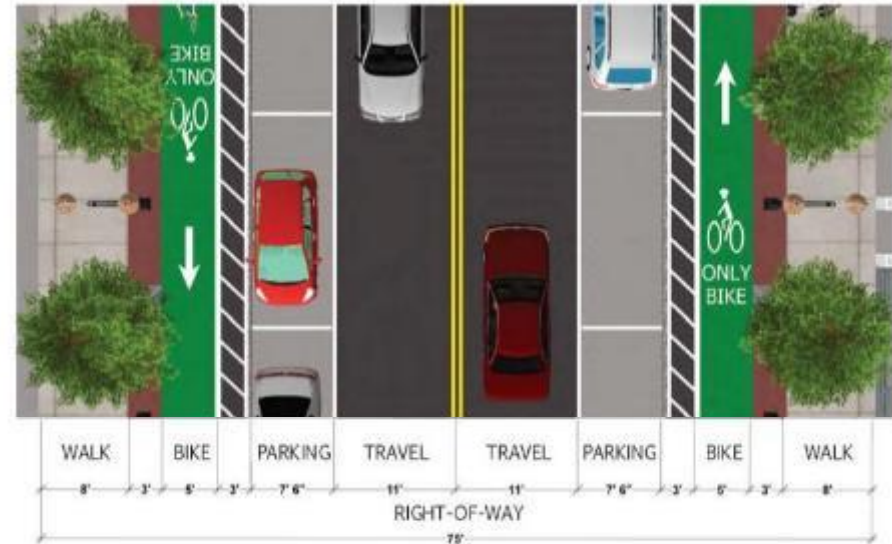


... with Streets Designed for Multiple Users

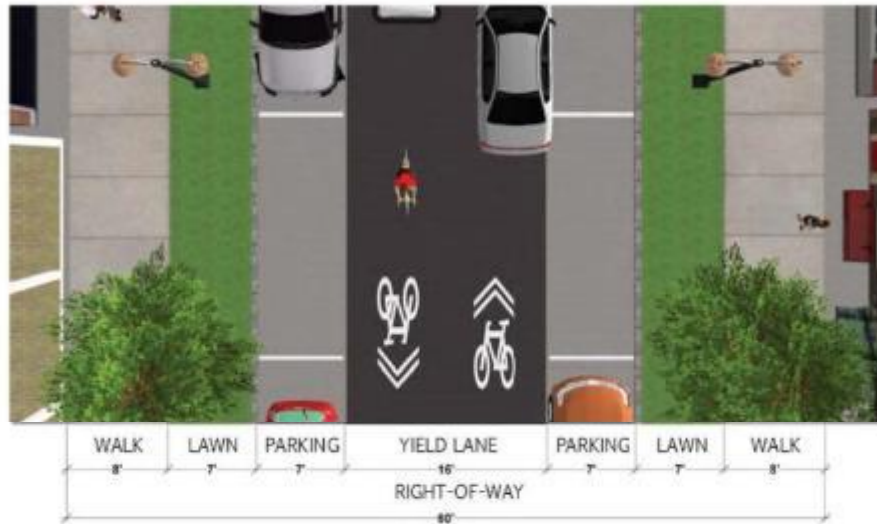
4-Lane Boulevards



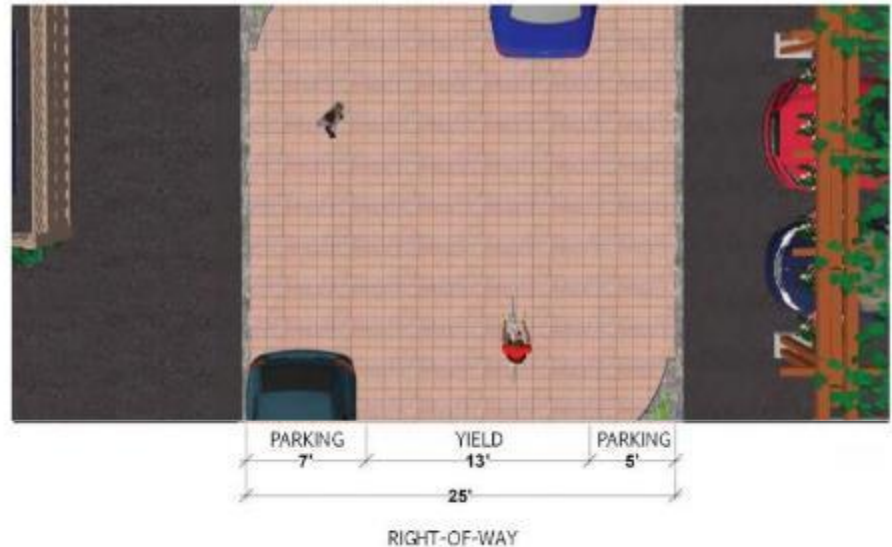
2-Lane Streets



Yield Streets



Shared Space Alley



Bridge Street District Bicycle Network





John Shields Parkway with Two-Way Cycletrack along Greenway

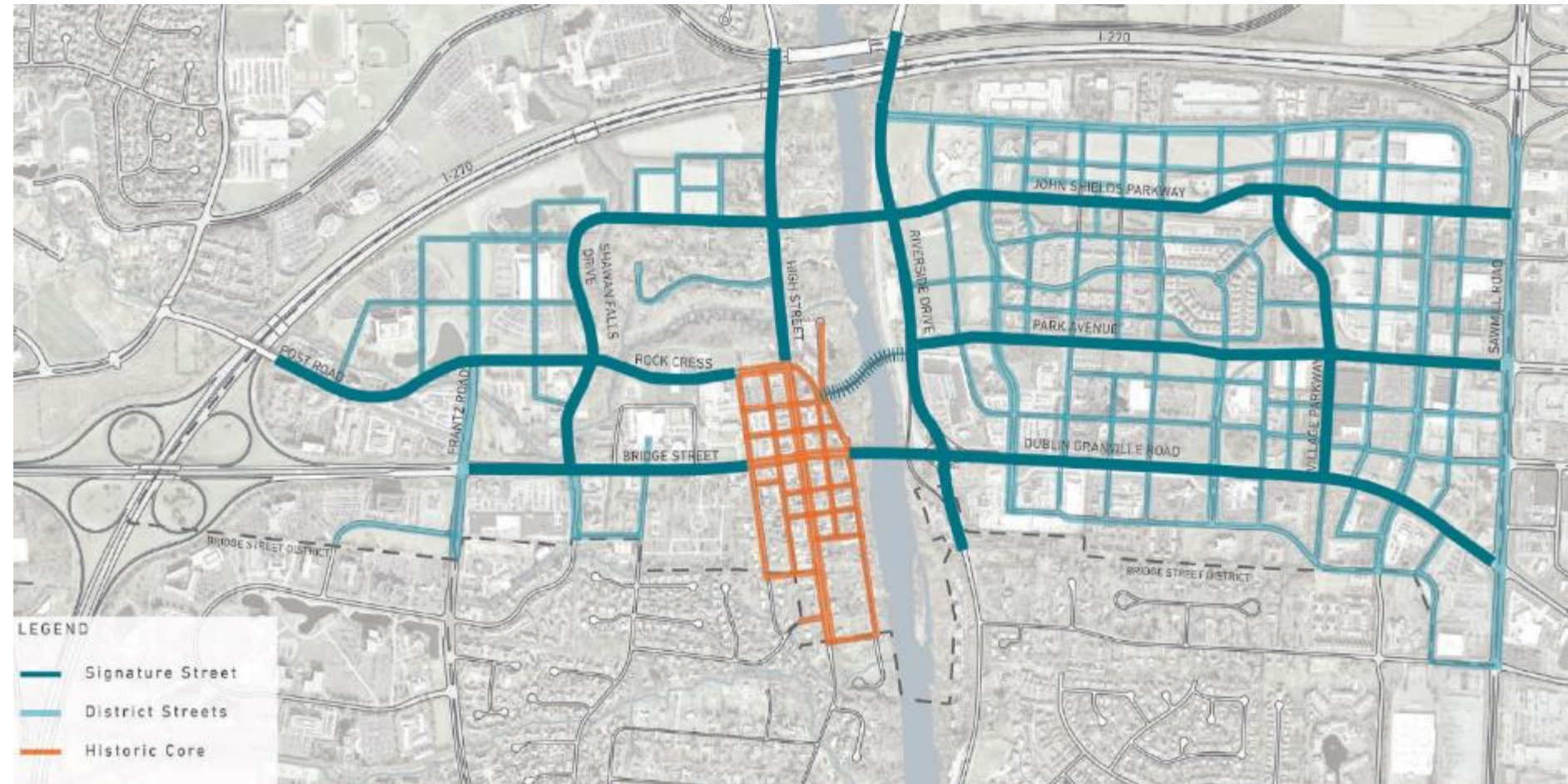


What will the streets look and feel like?

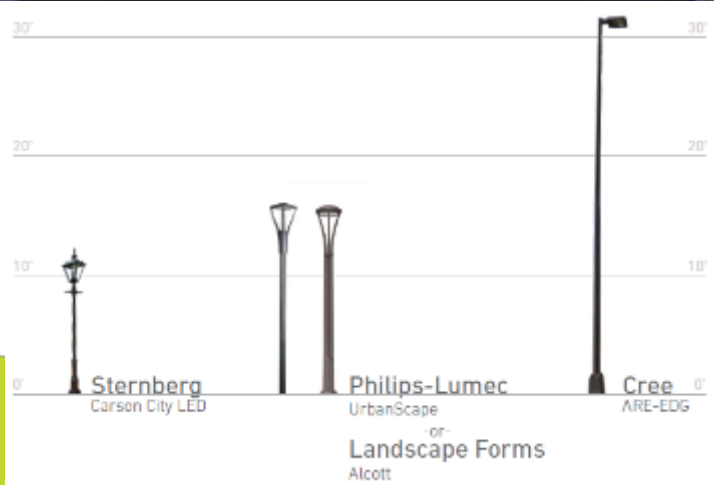
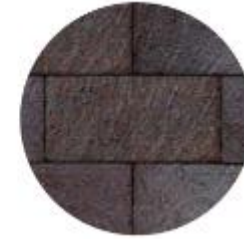
**How will people know when they're in
the Bridge Street District?**



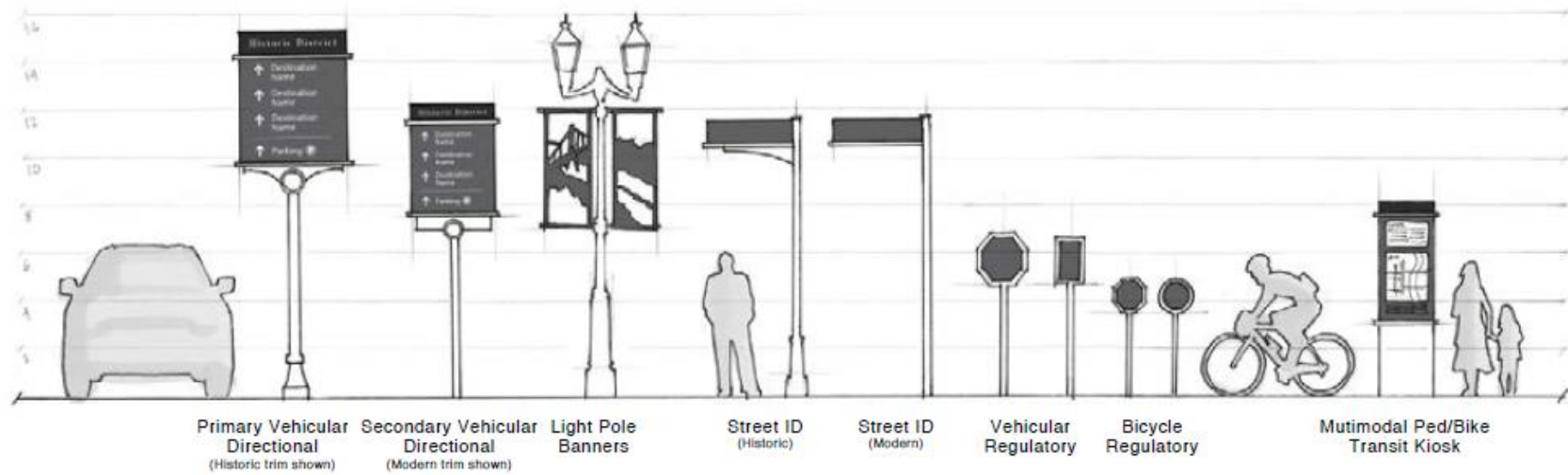
Bridge Street District Streetscape Character



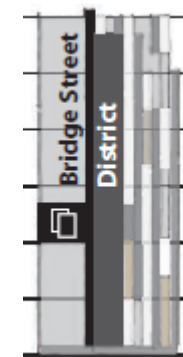
Bridge Street District Streetscape Character & Materials



OPT. 2



EMERGING BRIDGE STREET DISTRICT

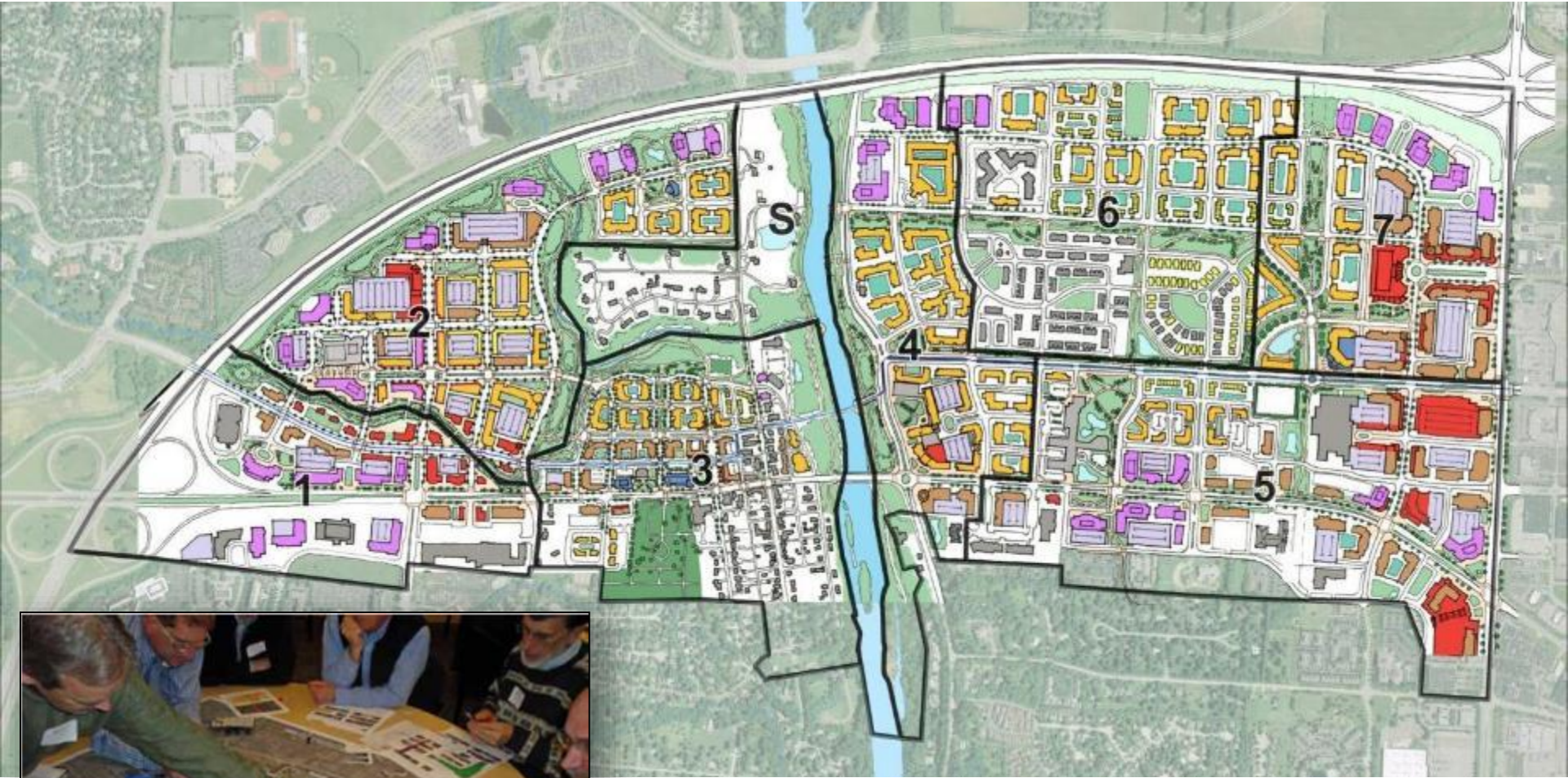


Where will people play and relax?

**How can we integrate natural features
into an urban context?**



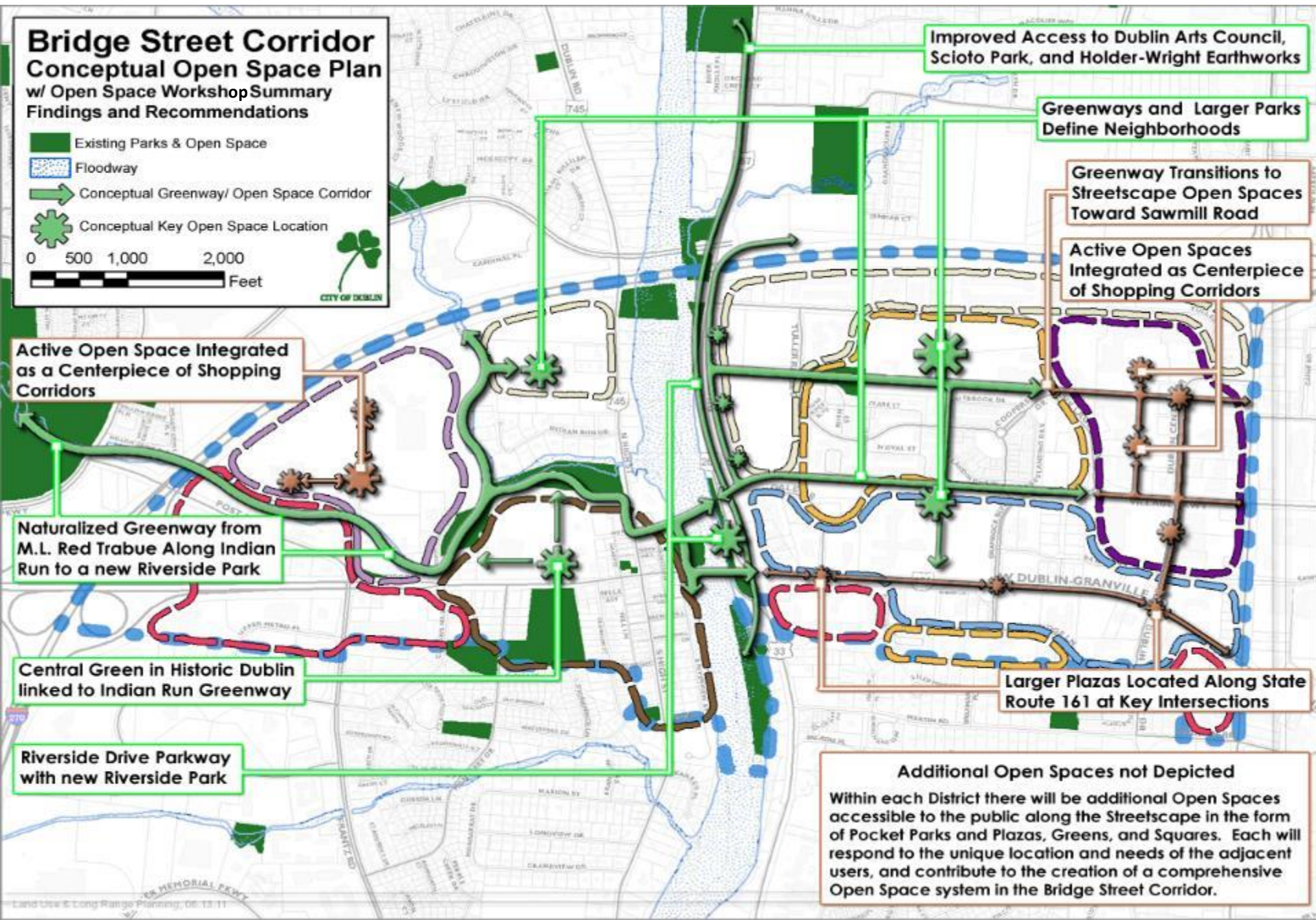
From an Illustrative Open Space System . . .



... to a Conceptual Open Space Plan

Bridge Street Corridor Conceptual Open Space Plan w/ Open Space Workshop Summary Findings and Recommendations

- Existing Parks & Open Space
 - Floodway
 - Conceptual Greenway/ Open Space Corridor
 - Conceptual Key Open Space Location
- 0 500 1,000 2,000 Feet
-  CITY OF DUBLIN



Bridge Street District John Shields Parkway Greenway



Bridge Street District John Shields Parkway Greenway



Does this pay for itself?
... and who pays for what?



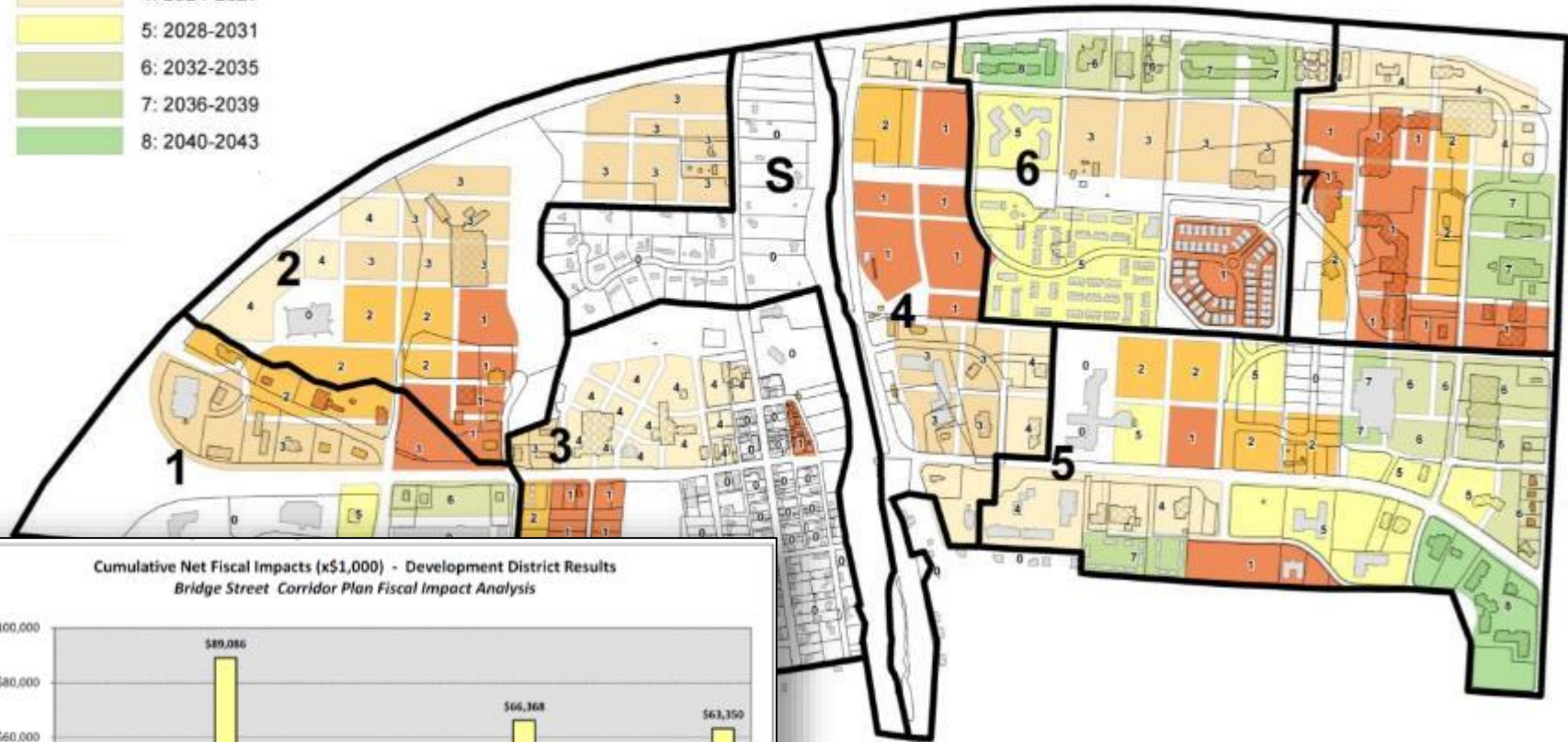
Anticipating the Timing of Revenues and Expenditures

Development Phase

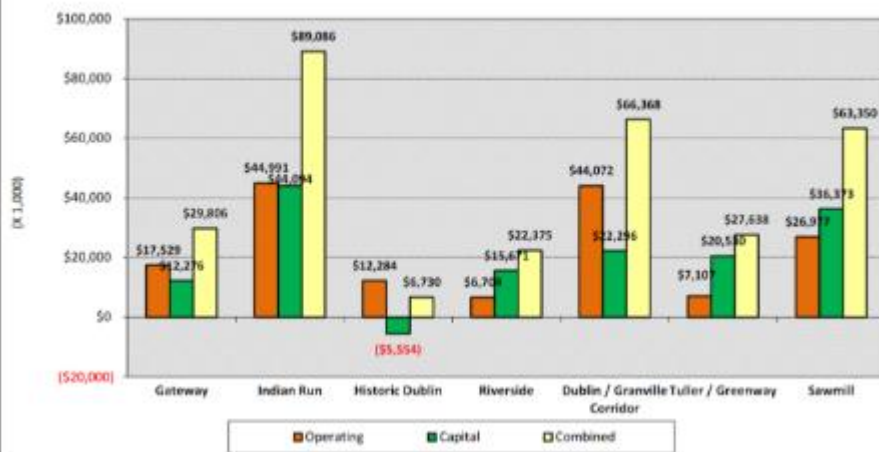
- 1: 2012-2015
- 2: 2016-2019
- 3: 2020-2023
- 4: 2024-2027
- 5: 2028-2031
- 6: 2032-2035
- 7: 2036-2039
- 8: 2040-2043

Existing Buildings

- Redeveloped in Capacity Study
- Remaining in Capacity Study



Cumulative Net Fiscal Impacts (x\$1,000) - Development District Results
Bridge Street Corridor Plan Fiscal Impact Analysis



How do we “memorialize” all of these plans and studies?



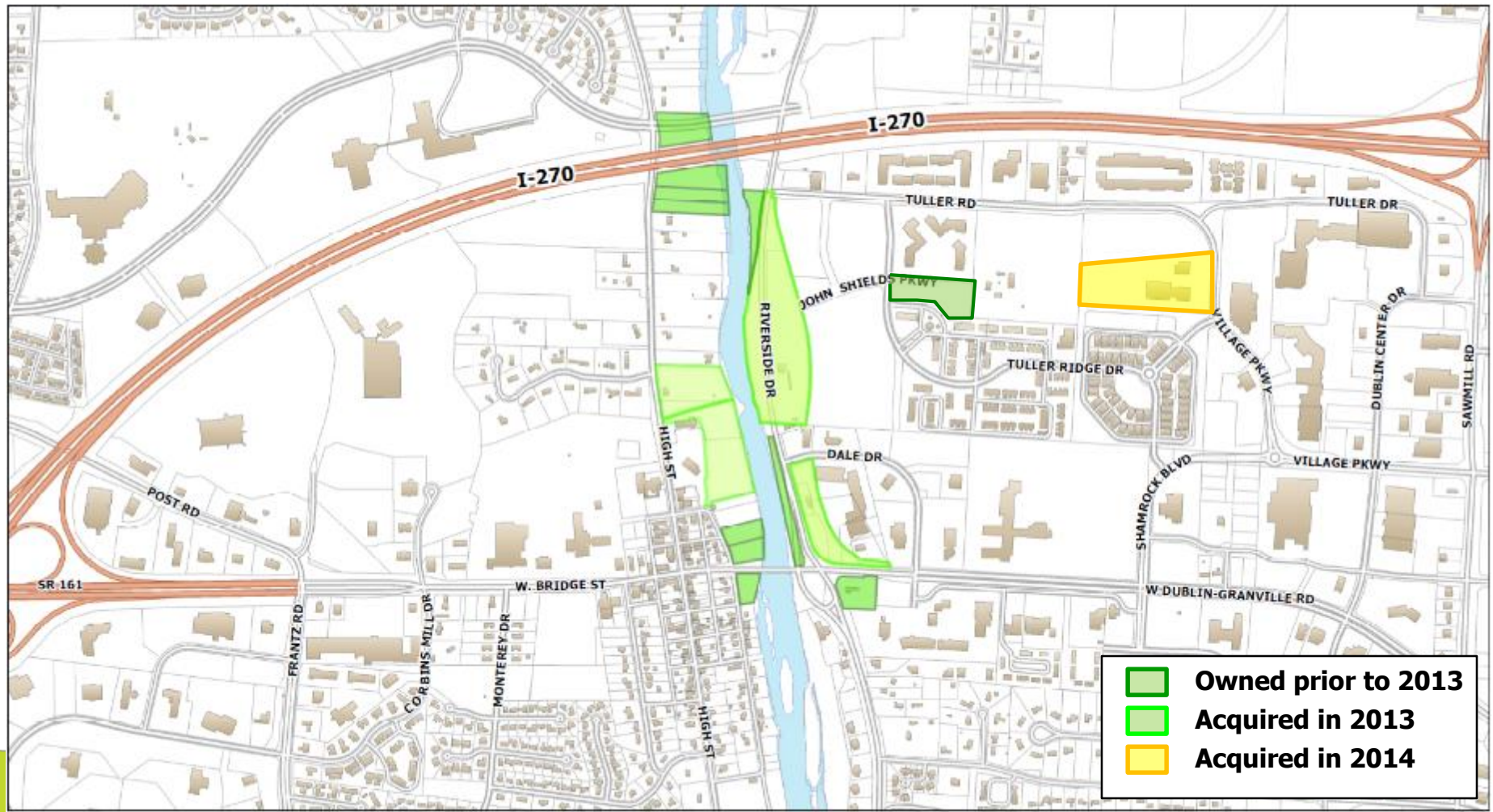
Where do we start?



Bridge Street District | Scioto River Corridor



City-Owned Property | Scioto River Corridor



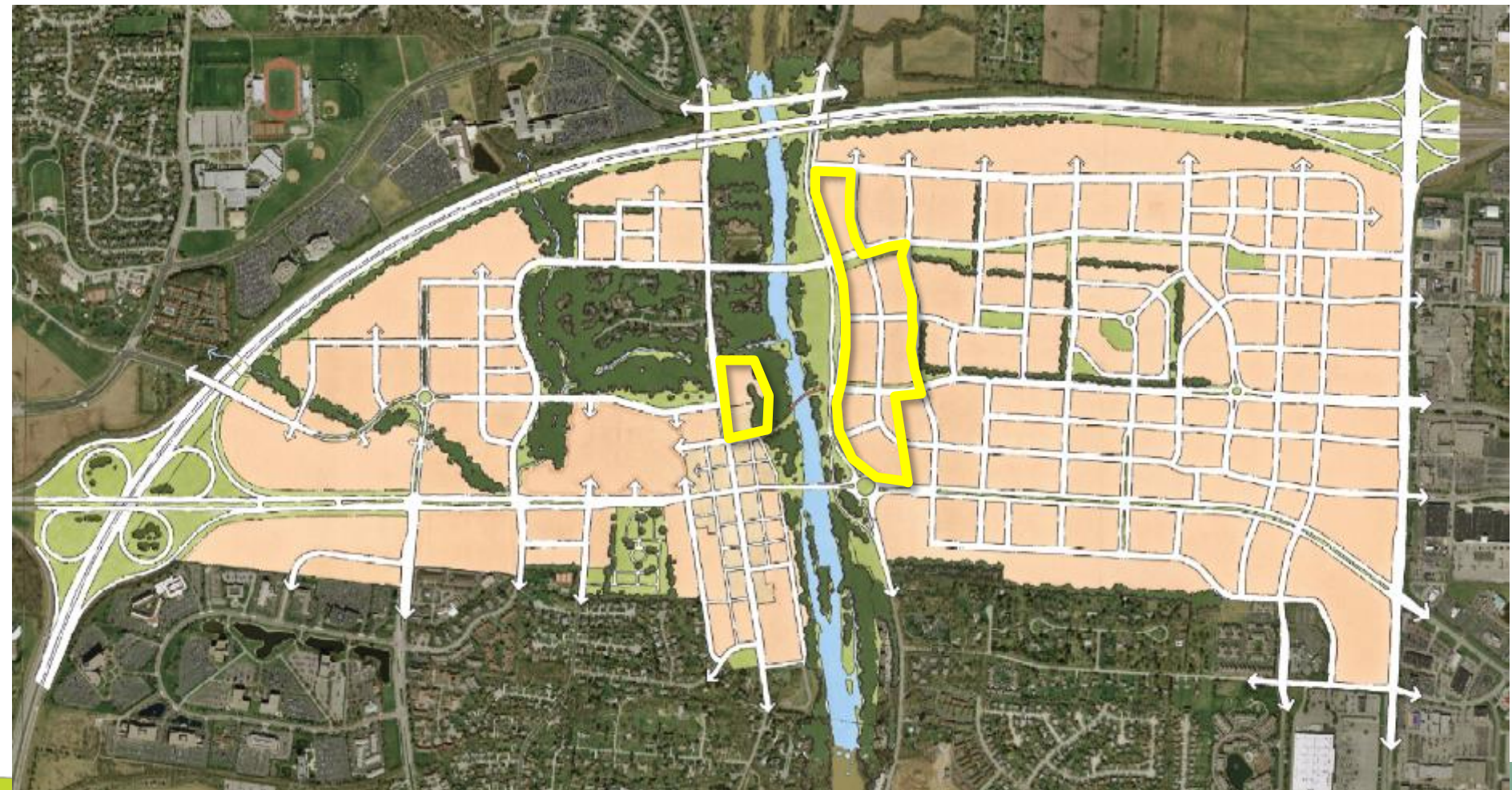
Bridge Street District | Existing



Bridge Street District | Future



Development Projects



Crawford Hoying | Bridge Park



Phase 1

Residential

371 dwelling units

Commercial

256,319 sq. ft.



Overall Project

Residential 1,105,283 sq. ft.

Parking 1,028,265 sq. ft.
(3,165 garage

spaces)

Office 222,000 sq. ft.

Hotel/

Conference 136,000 sq. ft.

Restaurant 92,000 sq. ft.

Fitness 25,000 sq. ft.

Retail/Service 120,000 sq. ft.

TOTAL: 2,728,548 sq. ft.

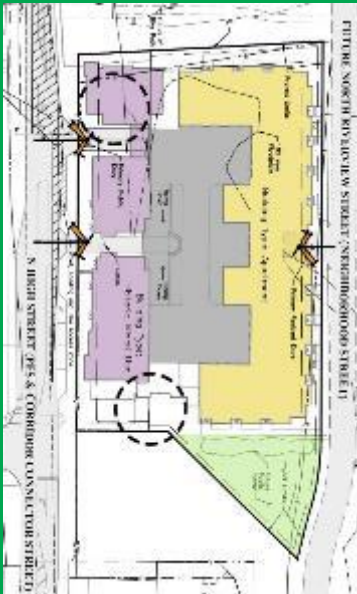


Crawford Hoying | Bridge Park – West



North High Street | West Elevation

North High St.



North Riverview St.



North Riverview Street | East Elevation
Facing the Scioto River

Overall Project

Residential: 42 units

Office: 16,650 sq. ft.

Restaurant: 11,800 sq. ft.

Retail/Service: 4,200

**TOTAL: 124,650 sq. ft.
(plus structured parking)**



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Greenfield Development | Key Considerations



Your Challenge

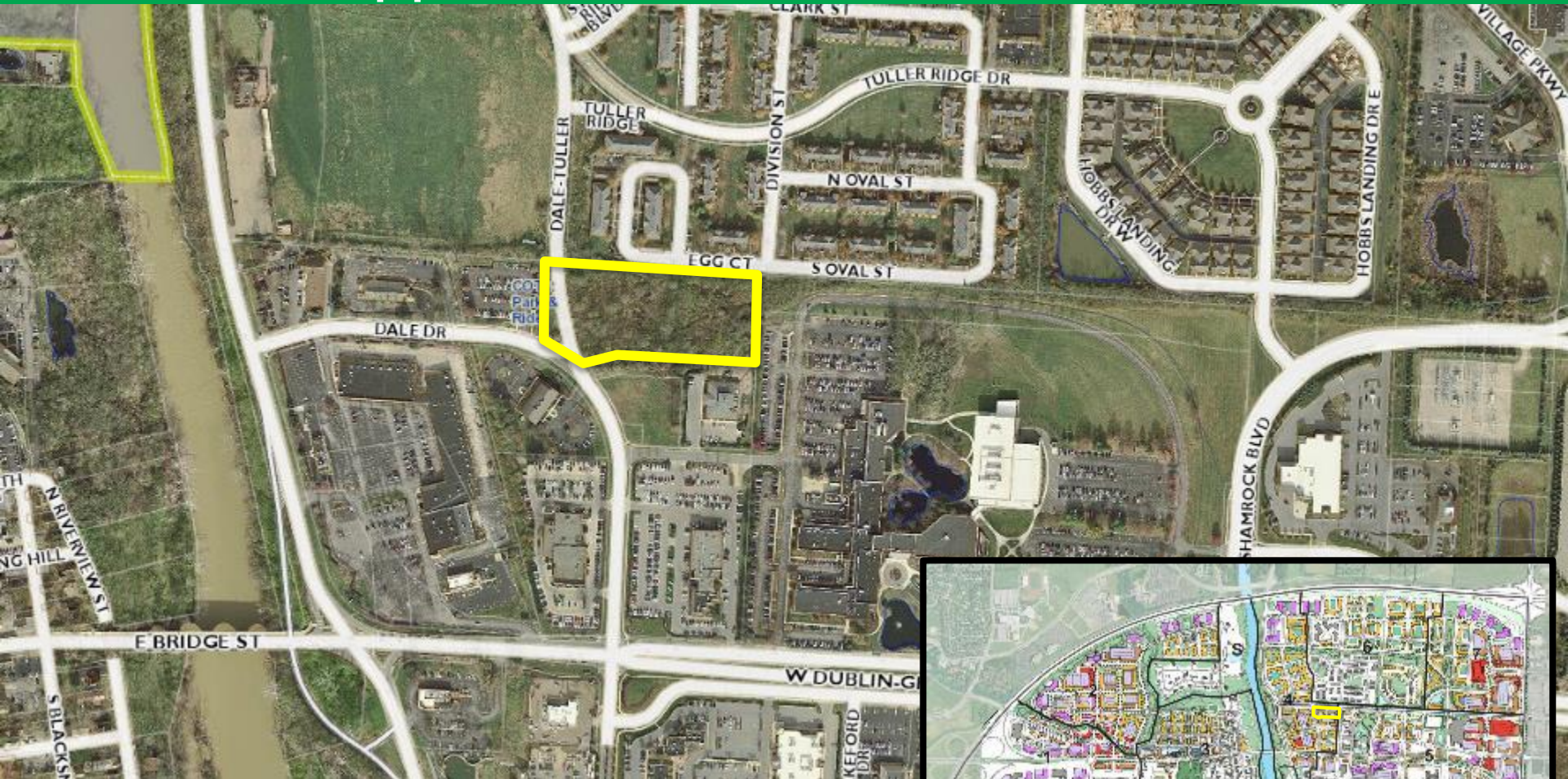
Part 3 | Building the Bridge Street District

Development Hints

- ☐ Determine Zoning District
- ☐ Review permissible uses and use requirements
- ☐ Examine street requirements, rights-of-way, bike network
- ☐ Determine lot and block requirements
- ☐ Determine permitted building types
- ☐ Review building type & siting requirements
- ☐ Review open space dedication & siting requirements
- ☐ Review site development requirements (parking, landscaping, signs, etc.)



The Site: approx. 3.75 acres

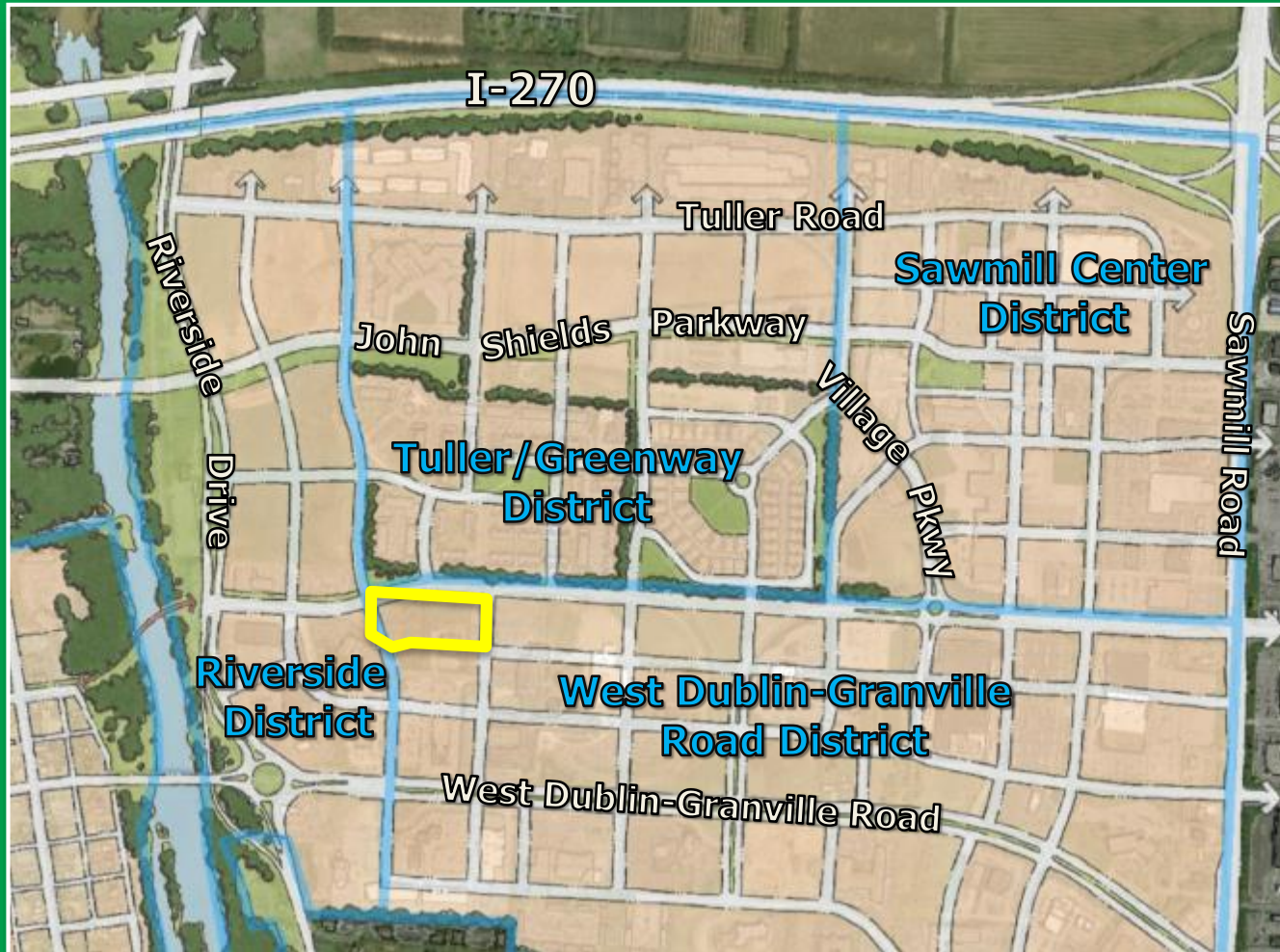


1 Parcels

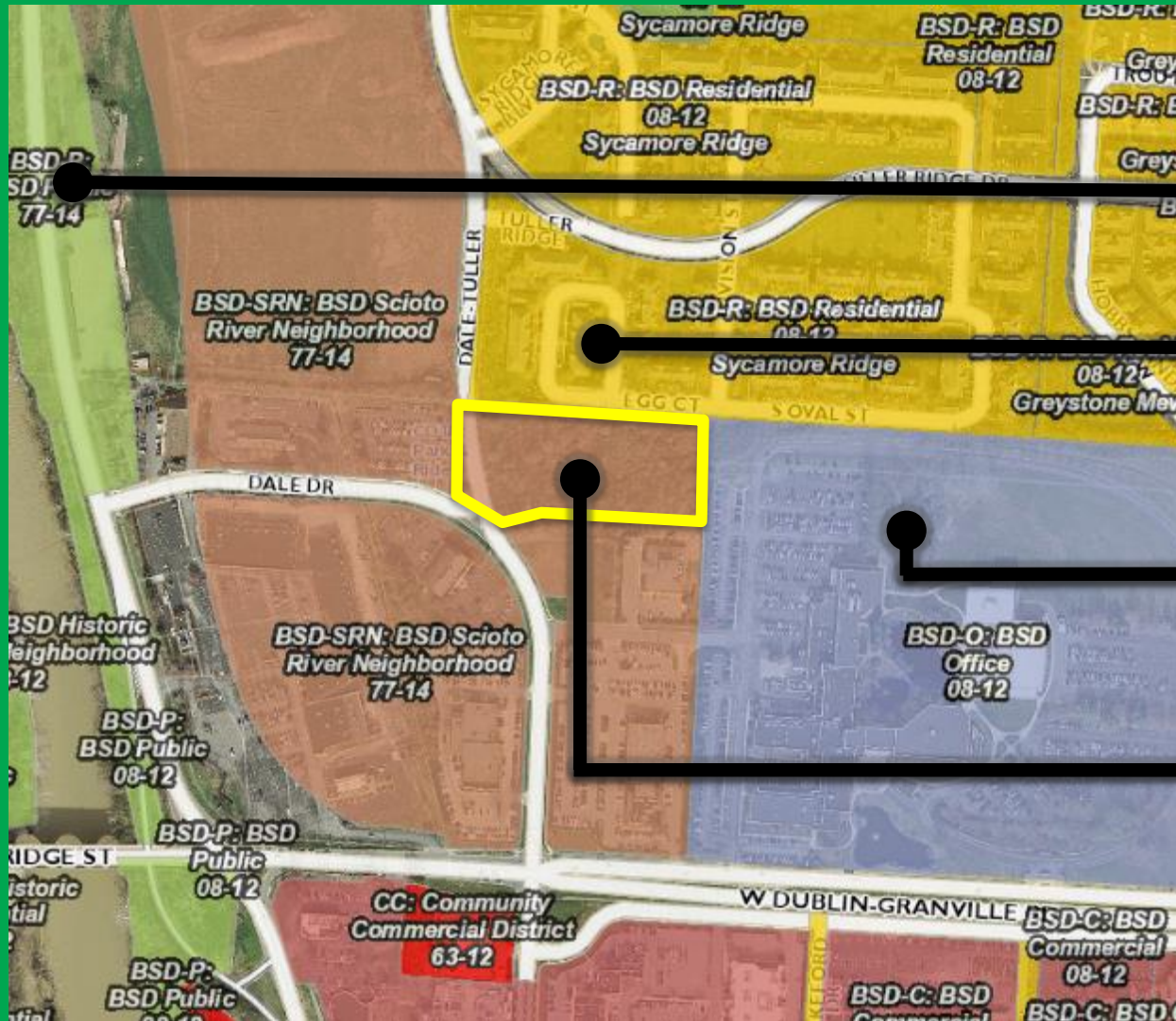
- Dale Drive (273-008242) – approx. 3.75 acres



Bridge Street District Plan (Dublin Community Plan)



Bridge Street District Zoning



BSD Public District

BSD Residential District

BSD Office

BSD Scioto River Neighborhood District



Street Network Map (Bridge Street Zoning Regulations)



Resources

Bridge Street District Zoning Regulations:

<http://dublinohiousa.gov/bridge-street/developing-the-district/>

Community Plan: <http://communityplan.dublinohiousa.gov/>

Thoroughfare Plan (includes street network & bikeway plan):

<http://communityplan.dublinohiousa.gov/transportation/thoroughfare-plan/>

Bridge Street District Special Area Plan:

<http://communityplan.dublinohiousa.gov/special-area-plans/bridge-street-district/>

Stormwater Design Manual: <http://dublinohiousa.gov/dev/dev/wp-content/uploads/2013/06/2013-Stormwater-Design-Manual.pdf>

GIS: <http://maps.dublin.oh.us/dubscopy/>

Zoning districts, utilities, aerial photos, parcel data, printing scaled site plans...

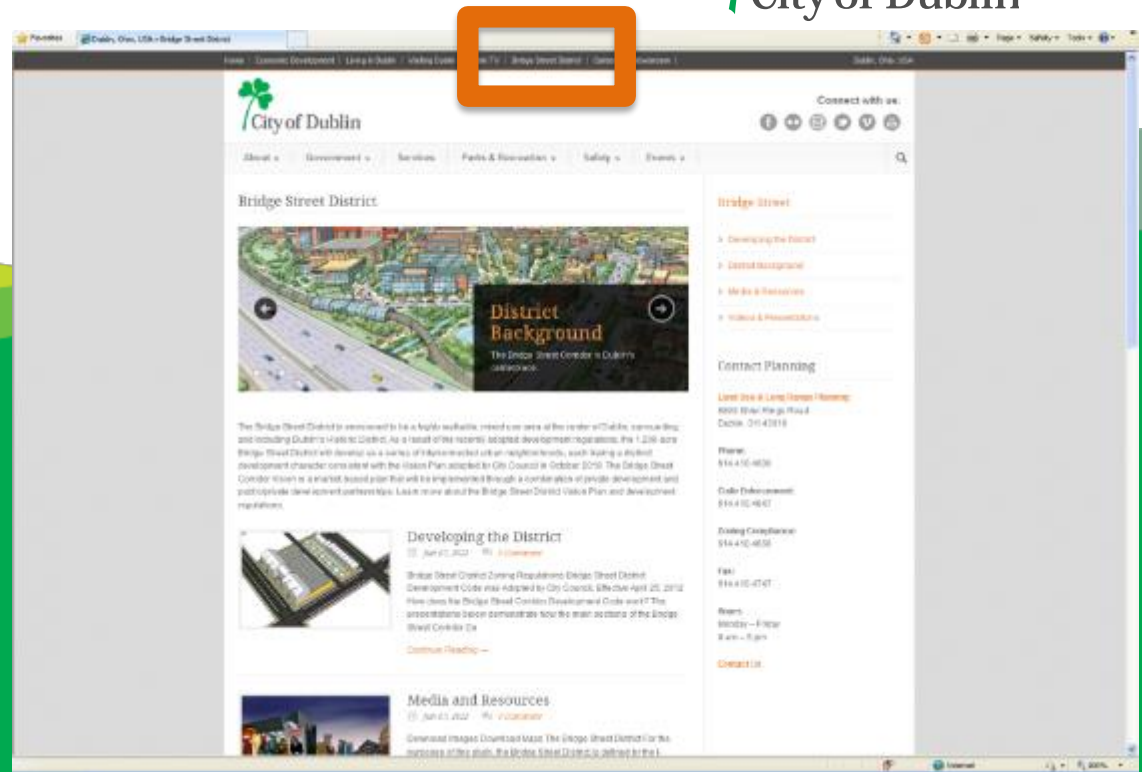


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**Greenfield Development |
Building the Bridge Street District**



Thank You! Questions?



www.dublinoh.us →

Bridge Street District

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Greenfield Development | Key Considerations



Understand the Zoning Regulations & Procedures

Part 4 | Form-Based Zoning Regulations

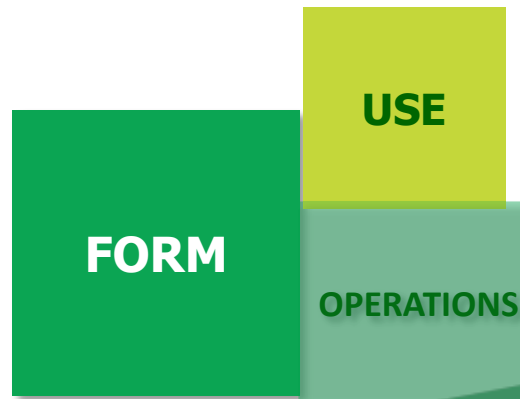
Conventional Zoning



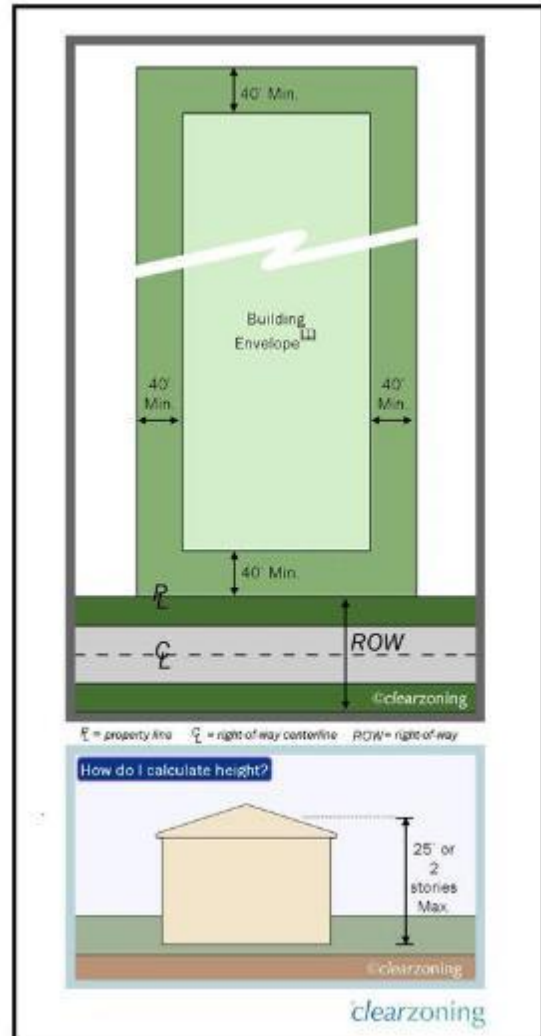
Form-Based Zoning



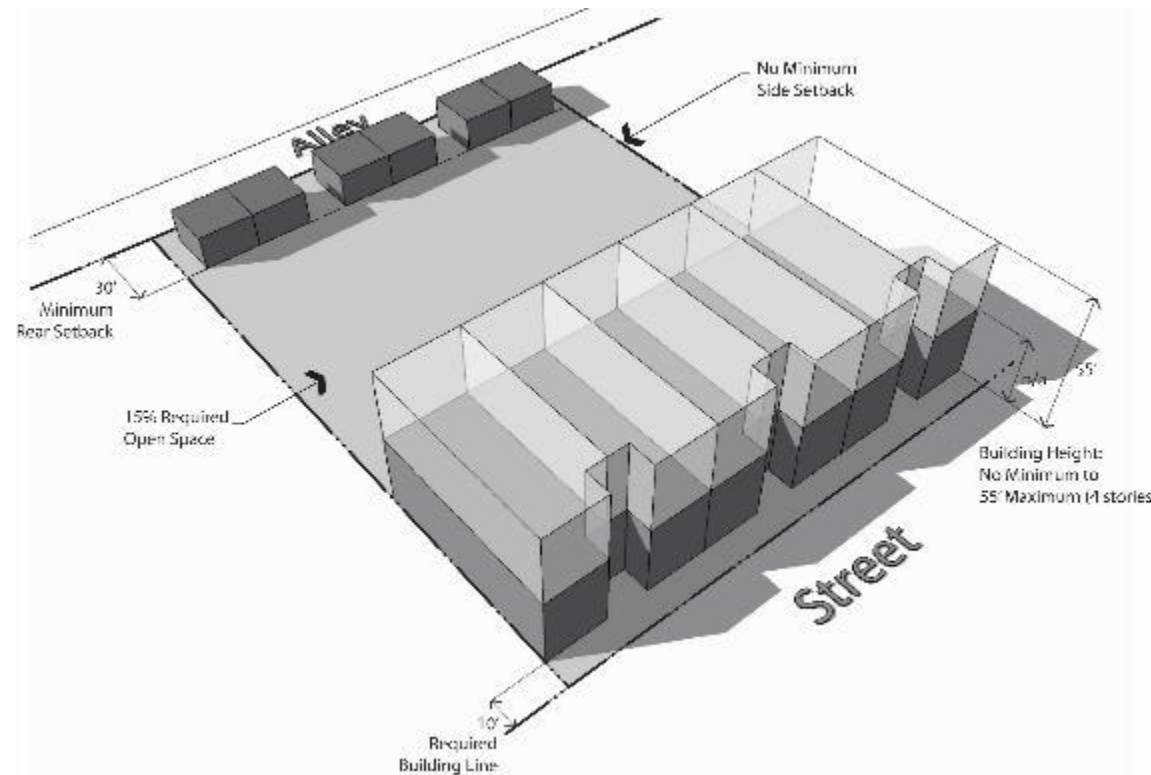
Hybrid / Form-Based Approach

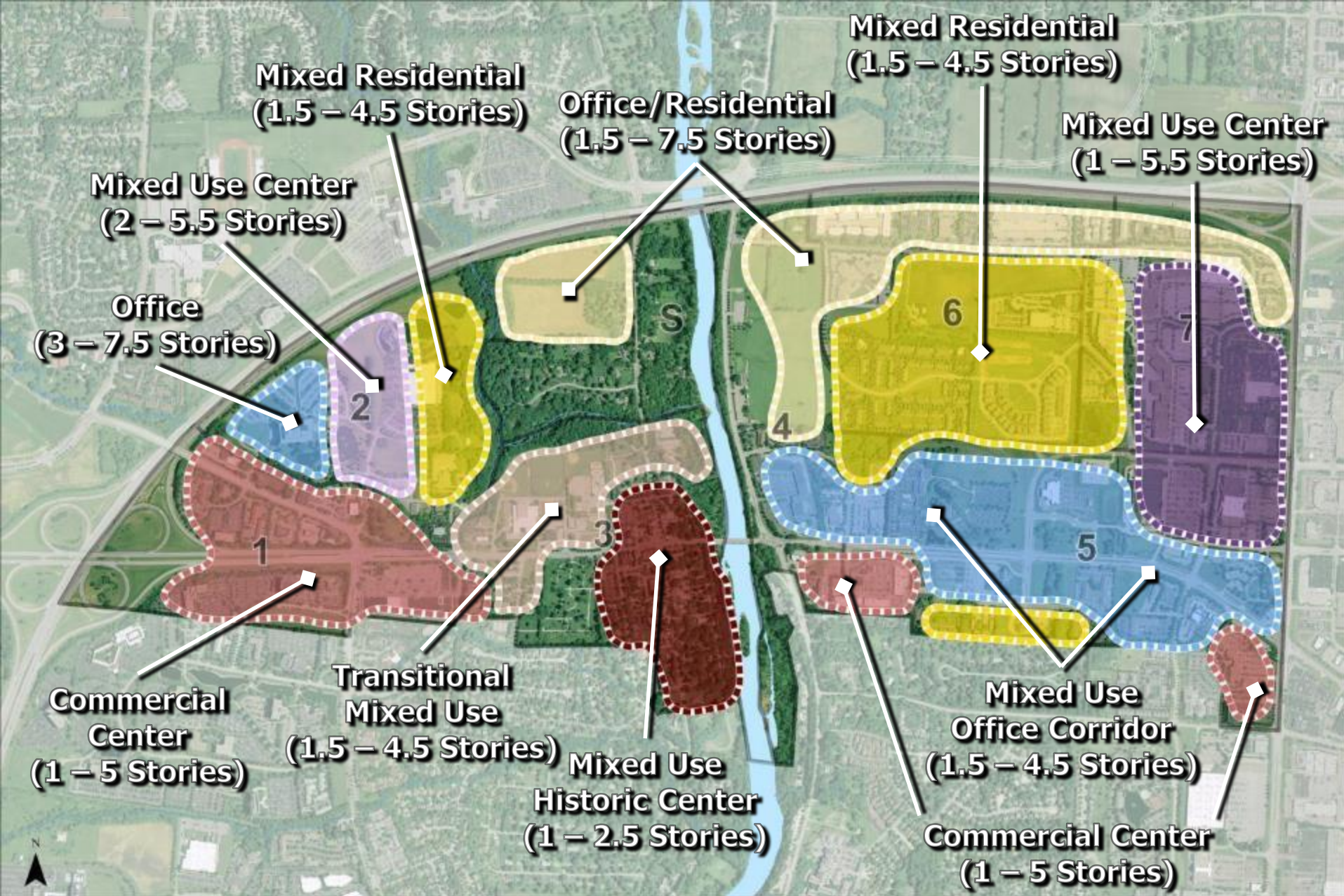


Conventional Zoning



Form-Based Zoning

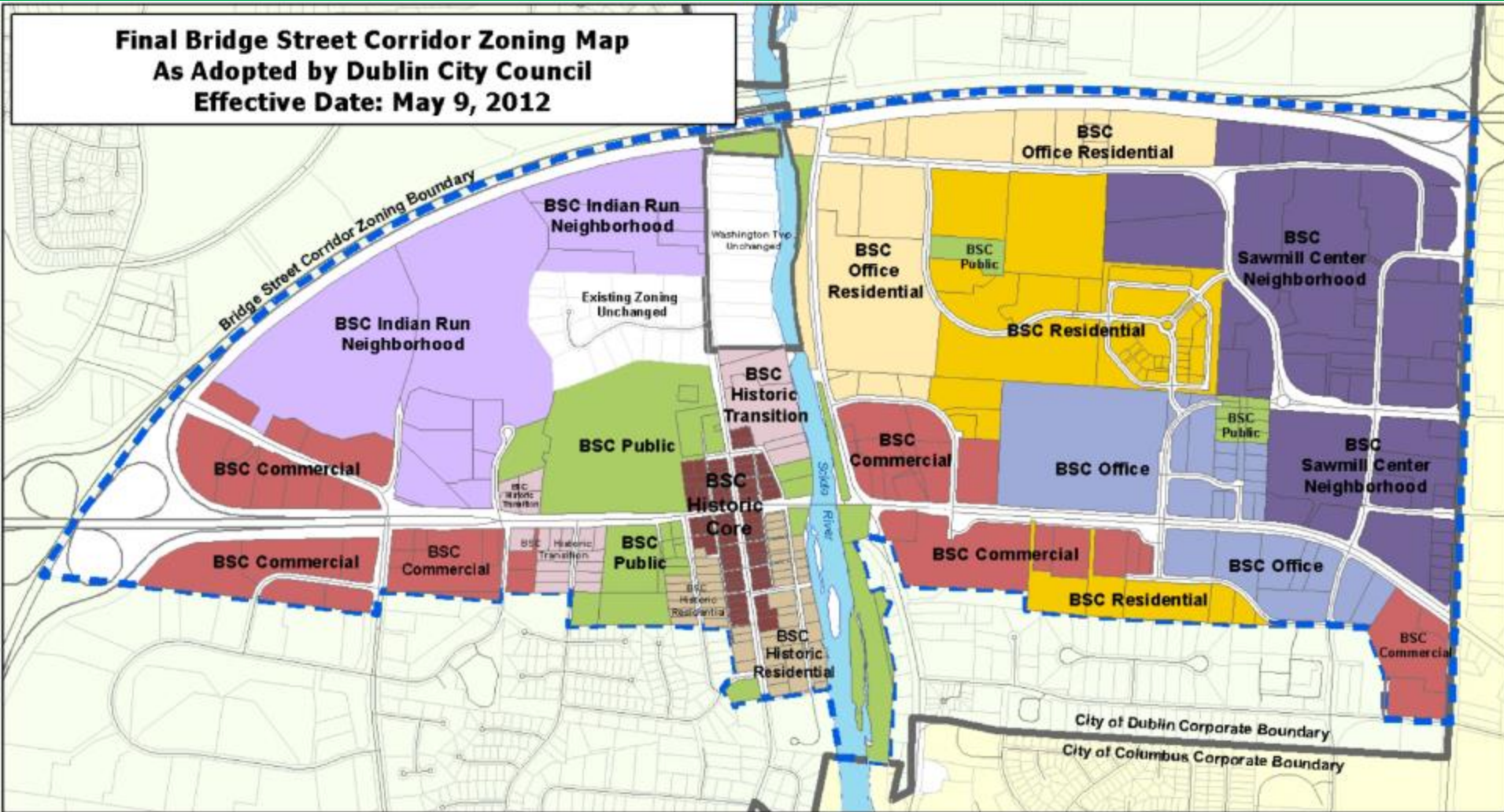




General Land Use Character



**Final Bridge Street Corridor Zoning Map
As Adopted by Dublin City Council
Effective Date: May 9, 2012**



Bridge Street Zoning Map



Bridge Street Development Code Overview



Table of Contents

Conventional

■ General Purpose

■ Districts Intent

■ Uses

■ Lots and Blocks

■ Street Types

Form-Based

■ Building Types

■ Neighborhood Standards

■ Open Space Types

■ Site Development Standards

Conventional

■ Review and Approval

■ Definitions *



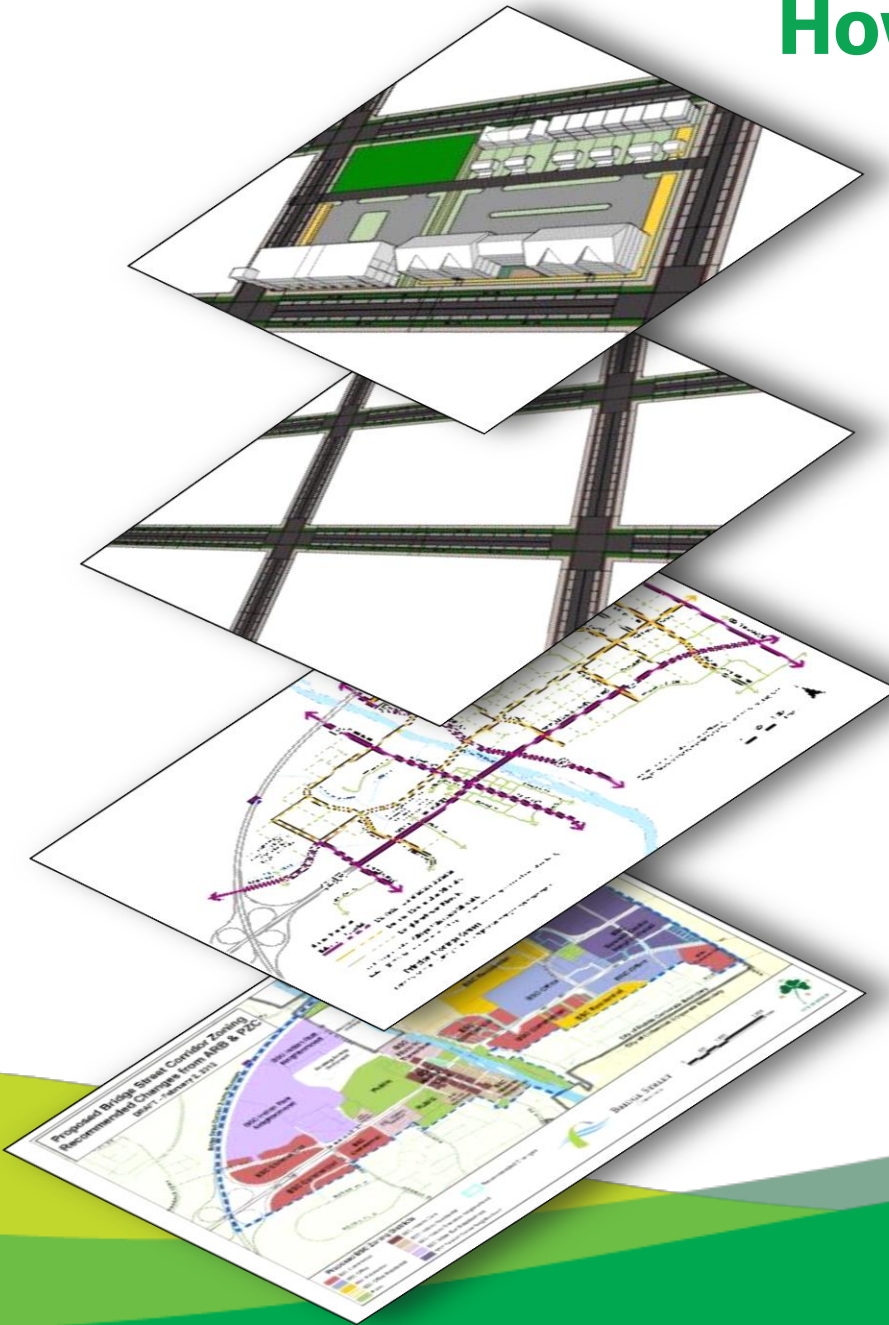
How Does The Code Work?

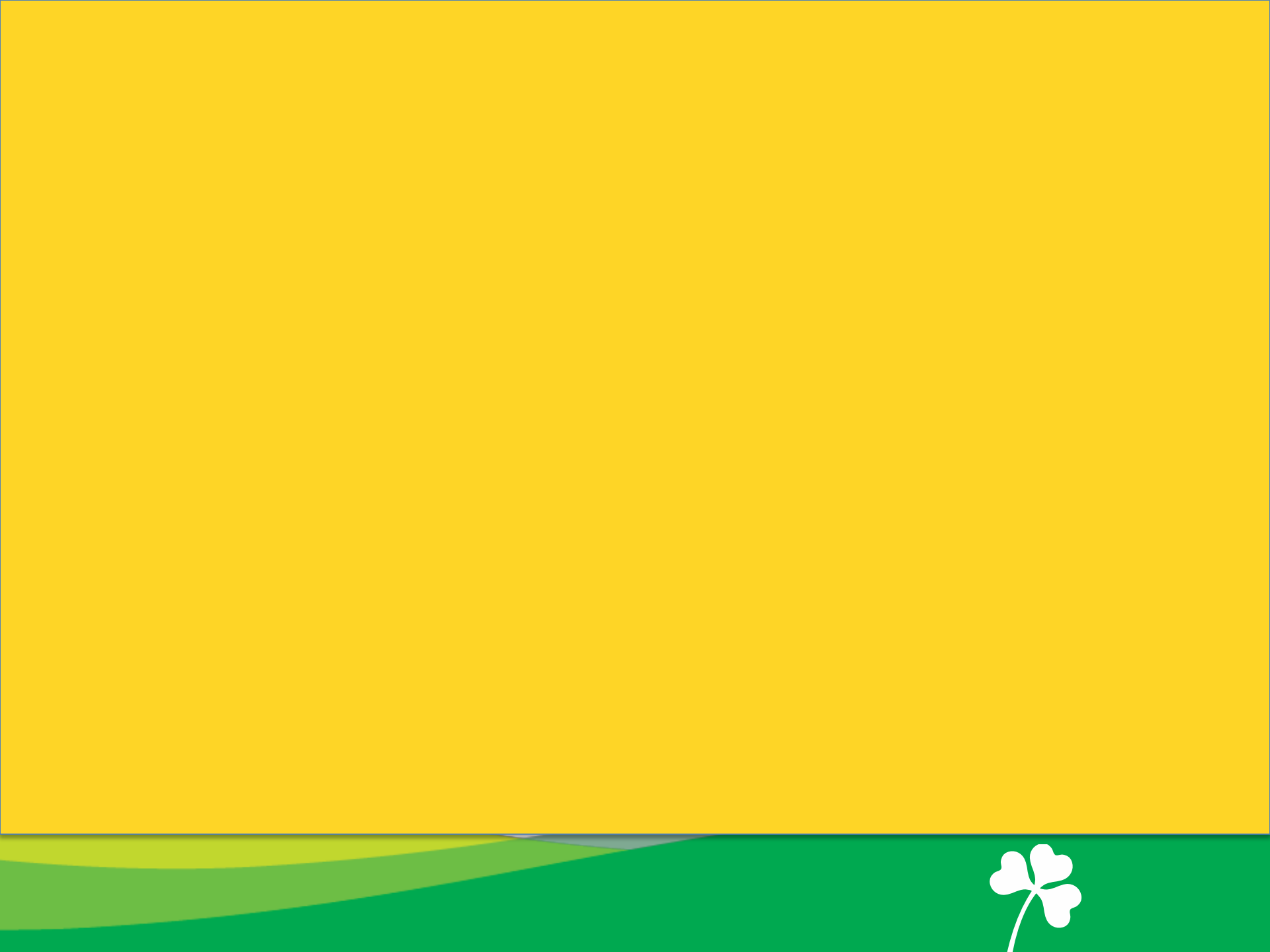
Building Types & Placement

Lots & Blocks

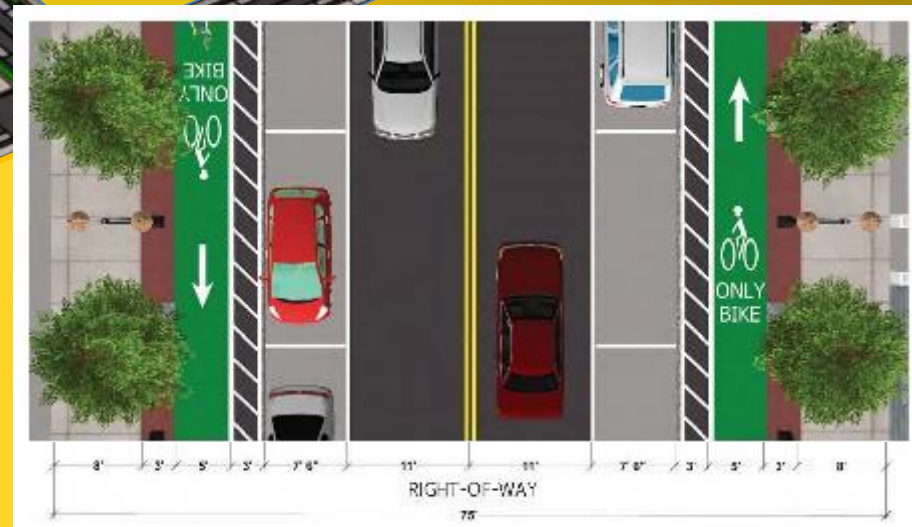
Street Network & Street Types

Zoning Districts & Uses

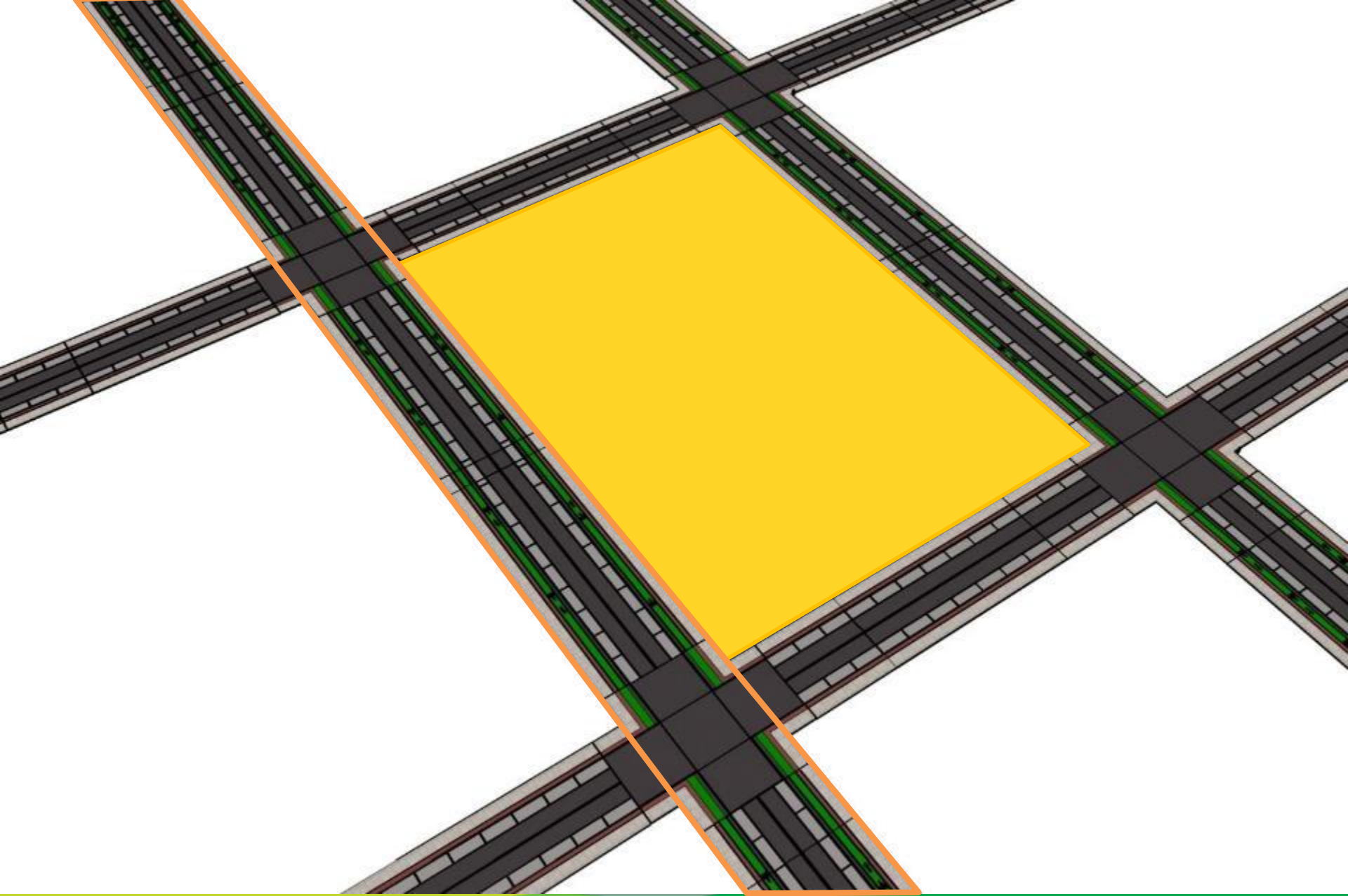


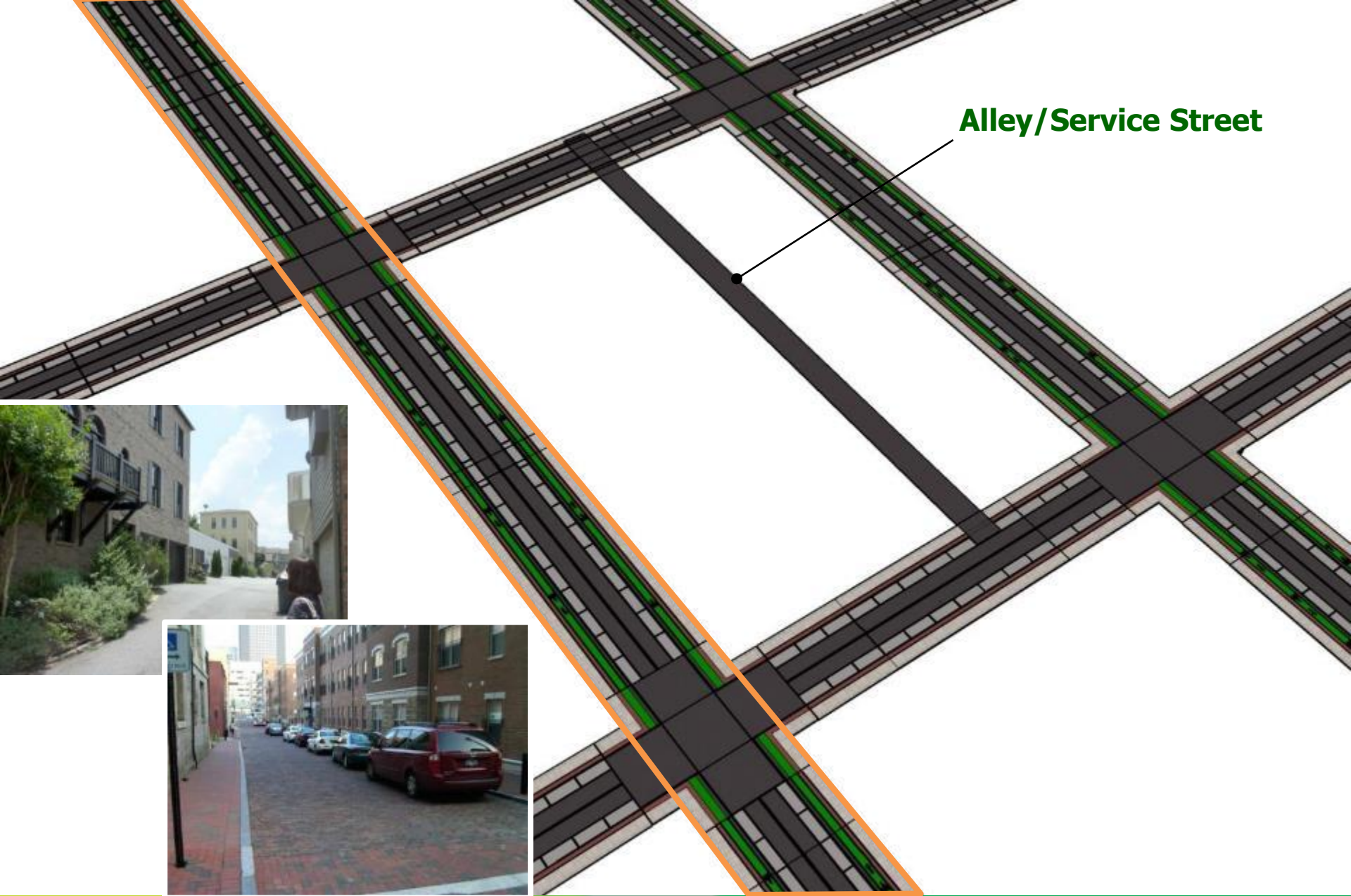


**Principal
Frontage
Street**









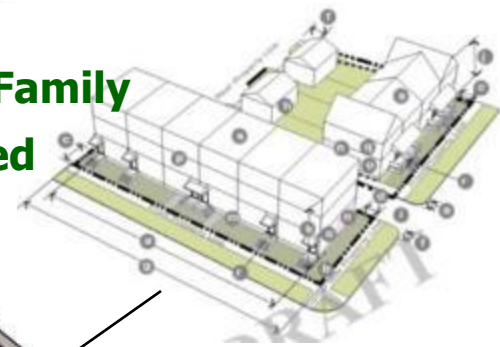
Alley/Service Street



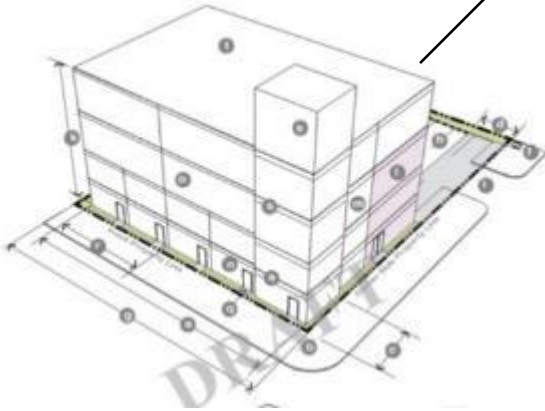
**Mid-Block
Pedestrianway**



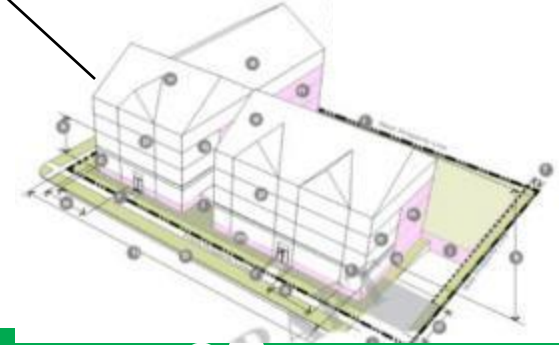
**Single Family
Attached**



Loft Building



Apartment Building





The diagram shows a street intersection with a central green lot. A diagonal orange line runs from the top-left to the bottom-right, passing through the intersection. A yellow dashed line forms a parallelogram around the green lot, with black dots at its corners. Labels with leader lines point to the 'Front Property Line' (left dot) and 'Corner Side Property Line' (right dot). The text 'Street Frontage' and 'All lots must have street frontage.' is on the left.

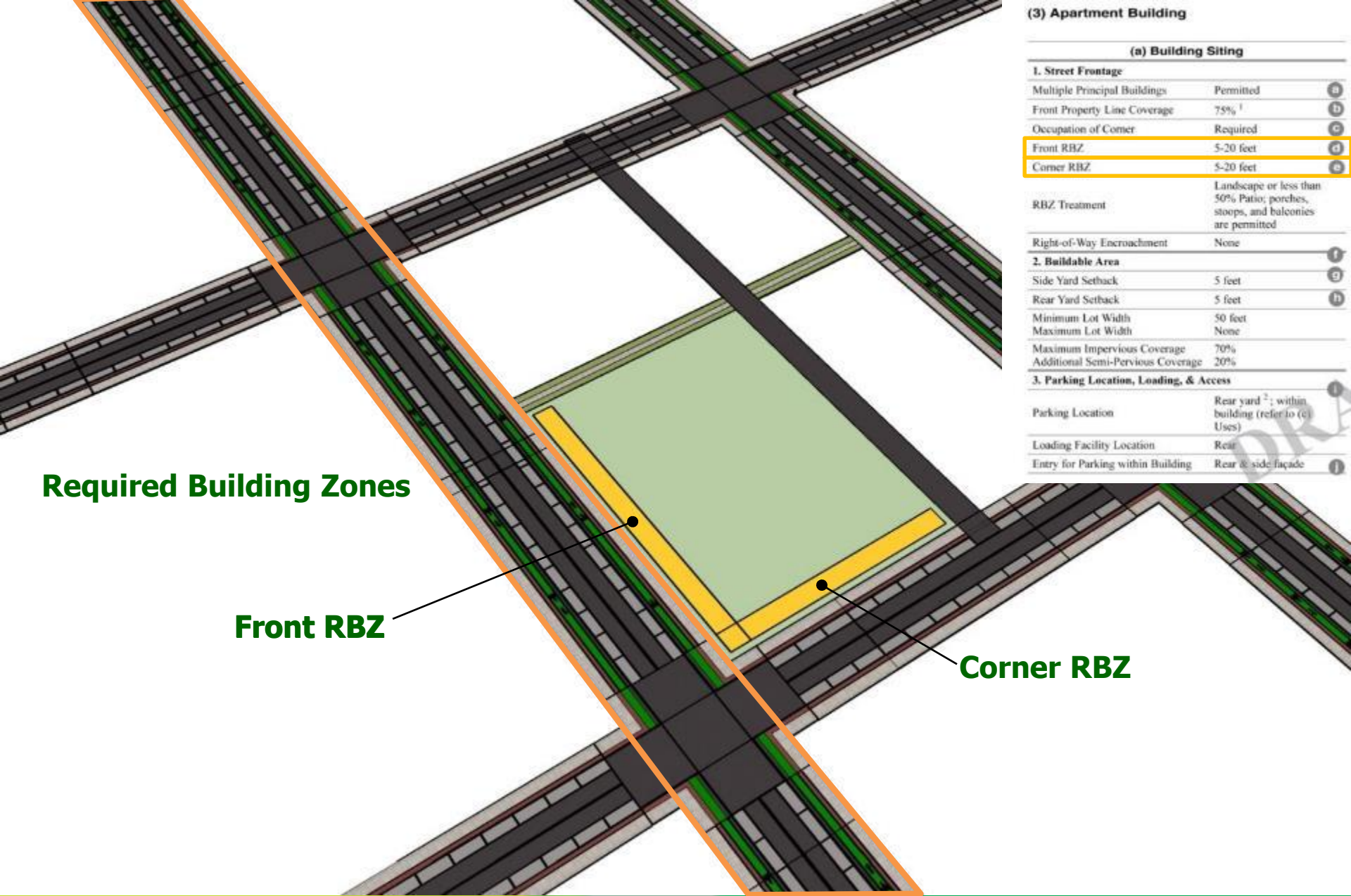
Street Frontage

All lots must have street frontage.

Front Property Line

Corner Side Property Line





Required Building Zones

Front RBZ

Corner RBZ

(3) Apartment Building

(a) Building Siting

1. Street Frontage

Multiple Principal Buildings	Permitted	(b)
Front Property Line Coverage	75% ¹	(b)
Occupation of Corner	Required	(c)
Front RBZ	5-20 feet	(d)
Corner RBZ	5-20 feet	(e)

RBZ Treatment

Landscape or less than 50% Patio; porches, stoops, and balconies are permitted

Right-of-Way Encroachment	None	(f)
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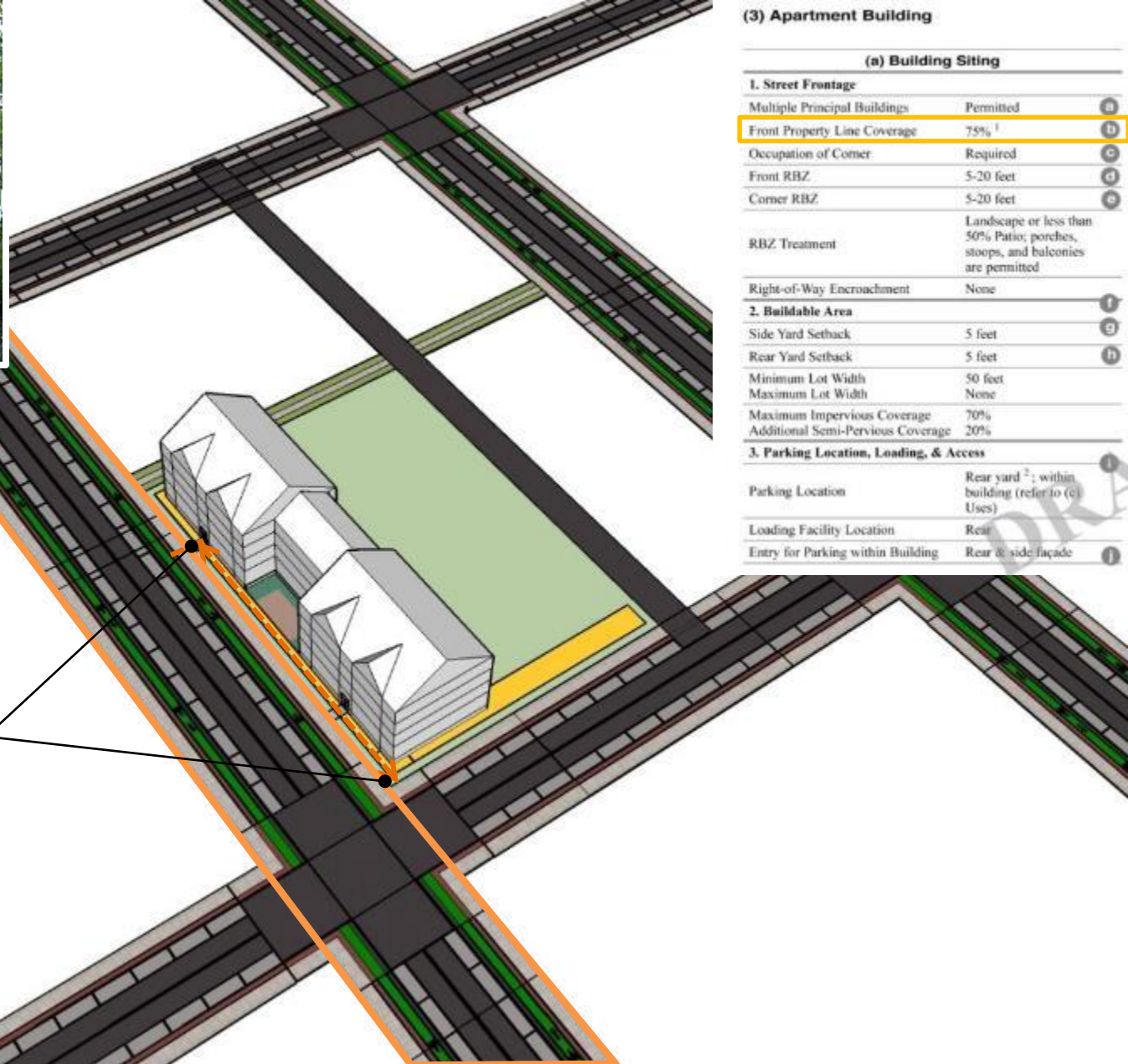
2. Buildable Area

Side Yard Setback	5 feet	(g)
Rear Yard Setback	5 feet	(h)
Minimum Lot Width	50 feet	
Maximum Lot Width	None	
Maximum Impervious Coverage	70%	
Additional Semi-Pervious Coverage	20%	

3. Parking Location, Loading, & Access

Parking Location	Rear yard ² ; within building (refer to (c) Uses)	(i)
Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	(j)





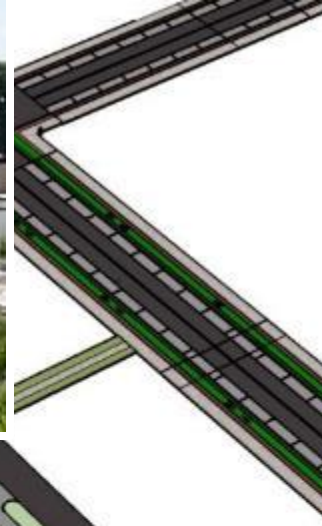
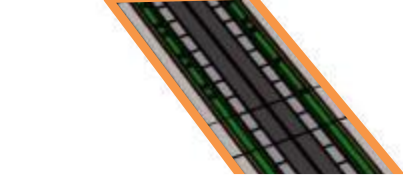
Front Property Line Coverage

(3) Apartment Building

(a) Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted	a
Front Property Line Coverage	75% ¹	b
Occupation of Corner	Required	c
Front RBZ	5-20 feet	d
Corner RBZ	5-20 feet	e
RBZ Treatment	Landscape or less than 50% Patio; porches, stoops, and balconies are permitted	
Right-of-Way Encroachment	None	f
2. Buildable Area		
Side Yard Setback	5 feet	g
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Minimum Lot Width	50 feet	
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Loading Facility Location	Rear	
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(3) Apartment Building

(a) Building Siting

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RBZ Treatment	Landscape or less than 50% Patio; porches, stoops, and balconies are permitted	
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Loading Facility Location	Rear	
Entry for Parking within Building	Rear & side façade	

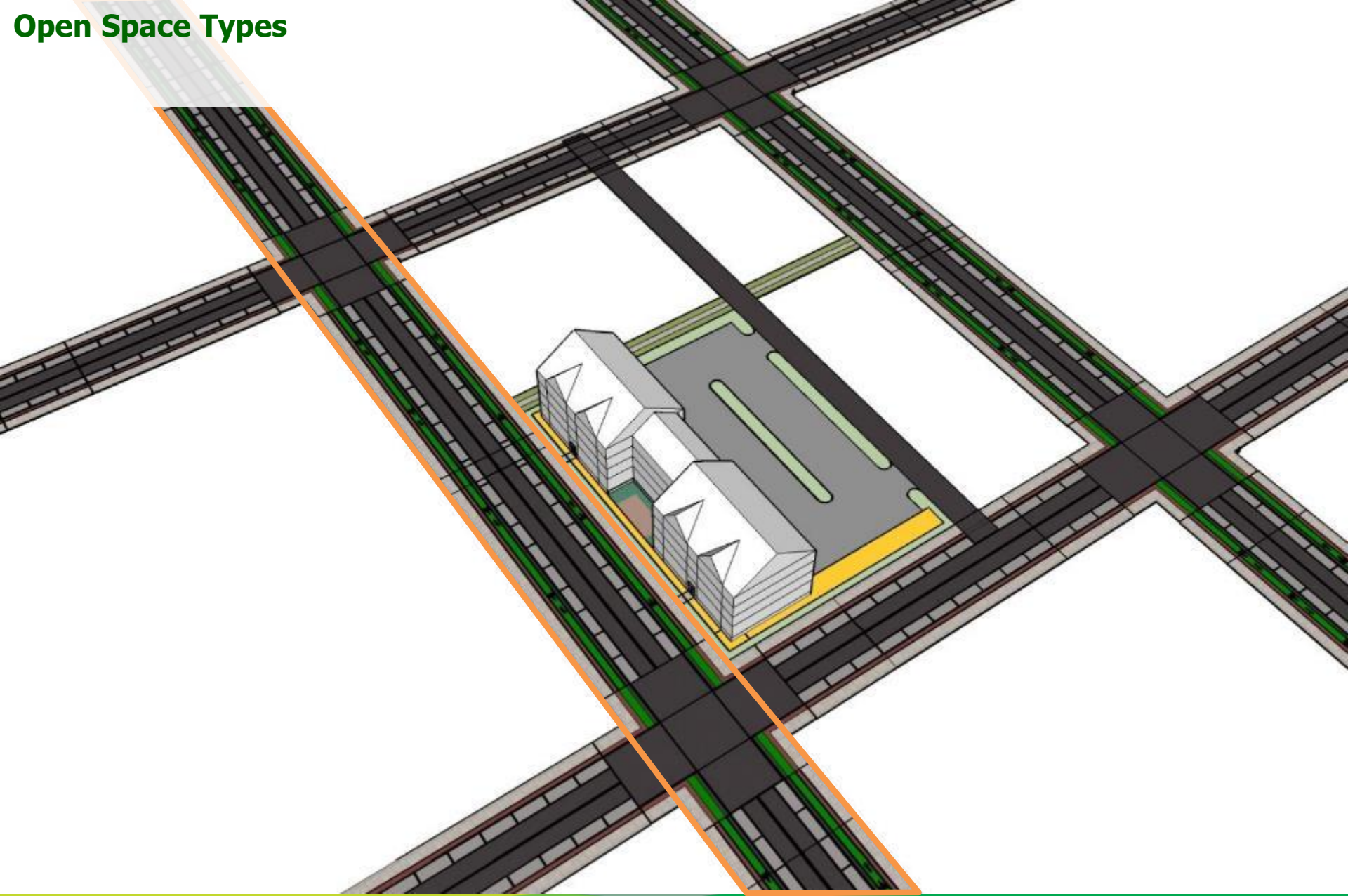
Integrated Stormwater

On-Street Parking

Rear Parking



Open Space Types





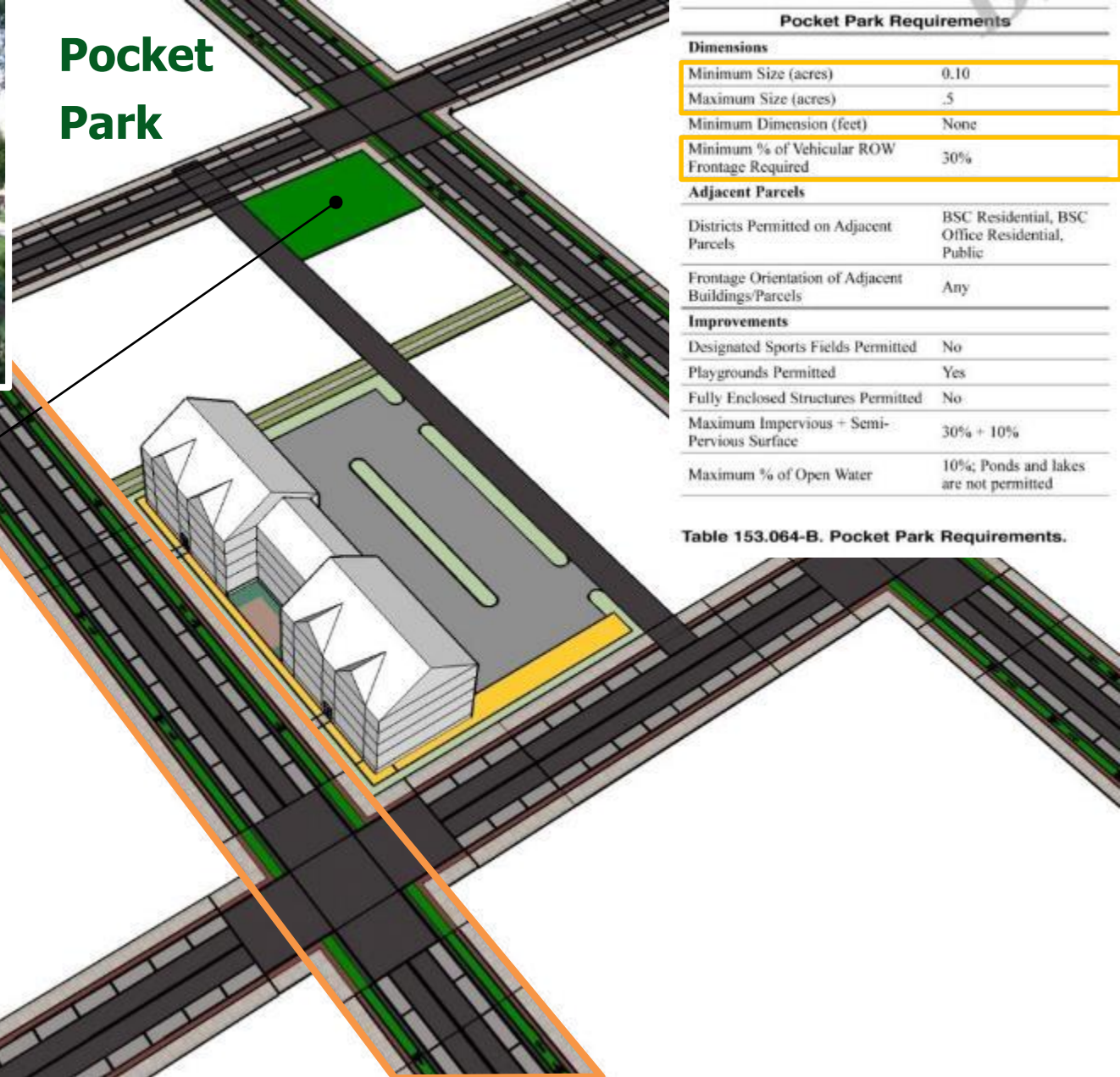
Pocket Park

Required Open Space

- 200 square feet per dwelling unit
- Within 660 feet of main entrances

Example:

36 dwelling units
7,200 square feet of open space (0.16 acres).



Pocket Park Requirements	
Dimensions	
Minimum Size (acres)	0.10
Maximum Size (acres)	.5
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	30%
Adjacent Parcels	
Districts Permitted on Adjacent Parcels	BSC Residential, BSC Office Residential, Public
Frontage Orientation of Adjacent Buildings/Parcels	Any
Improvements	
Designated Sports Fields Permitted	No
Playgrounds Permitted	Yes
Fully Enclosed Structures Permitted	No
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	10%; Ponds and lakes are not permitted

Table 153.064-B. Pocket Park Requirements.





Required Open Space

Example:

47 total dwelling units

9,600 square feet of
additional open space (0.2
acres).





Required Open Space

Example:

85 total dwelling units

17,000 square feet of total open
space (0.4 acres).







Neighborhood Park (2 acres +)



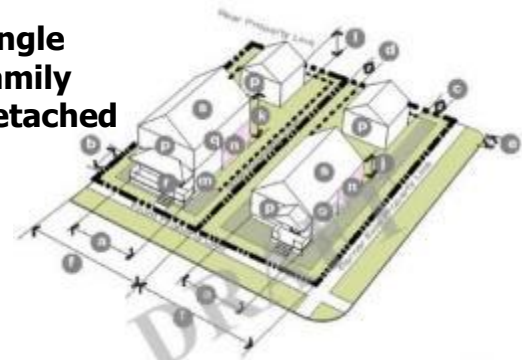
Building Types

- General & Specific Requirements
- Attention to Detail, Emphasis on Quality
- Required Building Zones (RBZ)
- Street Frontage & Façade Requirements

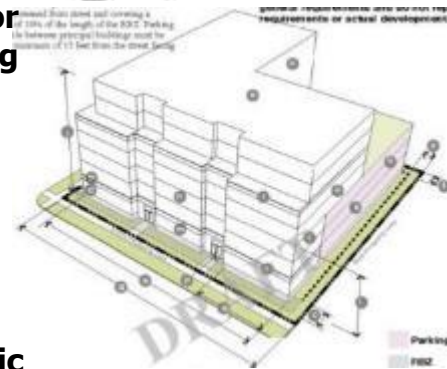
TABLE 153.062-A. PERMITTED BUILDING TYPES IN EACH BSC DISTRICT

	BSC DISTRICTS									
	Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Public
Single Family Detached	•									
Single Family Attached	•	•				•	•	•		
Apartment Building	•	•	•			•	•	•		
Loft Building	•	•	•			•	•	•		
Corridor Building		•	•				•	•	•	
Mixed Use Building		•	•	•			•	•	•	
Commercial Center				•			•	•		
Large Format Commercial Building				•			•	•	•	
Historic Mixed Use Building					•	•				
Historic Cottage Commercial					•					
Civic Building	•	•	•	•	•	•	•	•		•
Parking Structure	•	•	•	•	•	•	•	•	•	•
Podium Apartment Building						•	•	•		

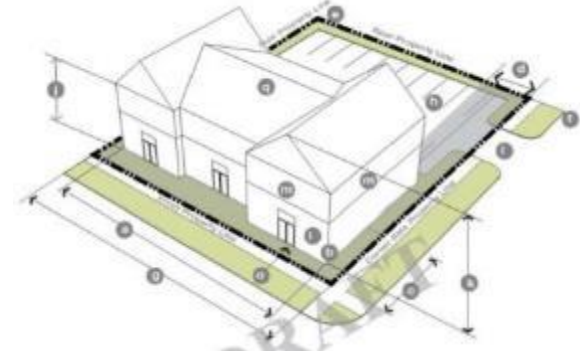
Single Family Detached



Corridor Building



Historic Mixed Use



Mixed Use Building Type

(6) Mixed Use Building

(a) Building Siting		(d) Façade Requirements	
1. Street Frontage		Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.	
Multiple Principal Buildings	Permitted	1. Street Façade Transparency	
Front Property Line Coverage	95%	Ground Story Street Facing Transparency	Storefront with minimum 70%; otherwise, 65%
Occupation of Corner	Required	Upper Story Transparency	Minimum 30%
Front RBZ	0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.	Blank Wall Limitations	Required
Corner RBZ	0-10 ft.	2. Non-Street Façade Transparency	
RBZ Treatment	Patio or Streetscape	General Transparency	Minimum 15%
Right-of-Way Encroachment	Projecting signs, eaves, awnings, patios & canopies	General Blank Wall Limitations	Required
2. Buildable Area		3. Building Entrance	
Side Yard Setback	0 ft.	Principal Entrance Location	Principal frontage street façade of building
Rear Yard Setback	5 ft.	Entrance Requirements	Entrance must be recessed if located within 5 ft. of front property line
Minimum Lot Width	50 ft.	Street Façades: Number of Entrances	1 per 75 ft. of façade
Maximum Lot Width	None	Parking Lot Façades: Number of Entrances	Minimum of 1
Maximum Impervious Coverage	85%	Mid Building Pedestrianway	In shopping corridors, 1 required for buildings greater than 250 ft. in length
Additional Semi-Pervious Coverage	10%	4. Façade Divisions	
3. Parking Location & Loading		Vertical Increments	No greater than 45 ft.
Parking Location	Rear; within building (refer to (e) Uses & Occupancy Requirements)	Horizontal Façade Divisions	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of the top of the ground story
Loading Facility Location	Rear	Required Change in Roof Plane or Type	No greater than every 80 ft.
Entry for Parking within Building	Rear, side, or corner façade on non-principal frontage street	5. Façade Materials	
(b) Height		Permitted Primary Materials	Stone, Brick, Glass
Minimum Height	2 stories	6. Roof Types	
Maximum Height	5 stories	Permitted Types	Parapet, pitched roof, flat roof, other types permitted with approval (refer to §153.062(D))
Ground Story: Minimum Height	16 ft.	Towers	Permitted on façades only at terminal vistas, corners at two principal frontage streets, adjacent to a plaza open space type, and/or with a civic use
Ground Story: Maximum Height	24 ft.		
Upper Stories: Minimum Height	10 ft.		
Upper Stories: Maximum Height	14 ft.		
(c) Uses & Occupancy Requirements			
Ground Story	Residential and general office uses prohibited in shopping corridors		
Upper Story	No additional requirements.		
Parking within Building	Permitted in the rear of all floors and fully in any basement		
Occupied Space	30 ft. depth space from the front and/or corner side façades		

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

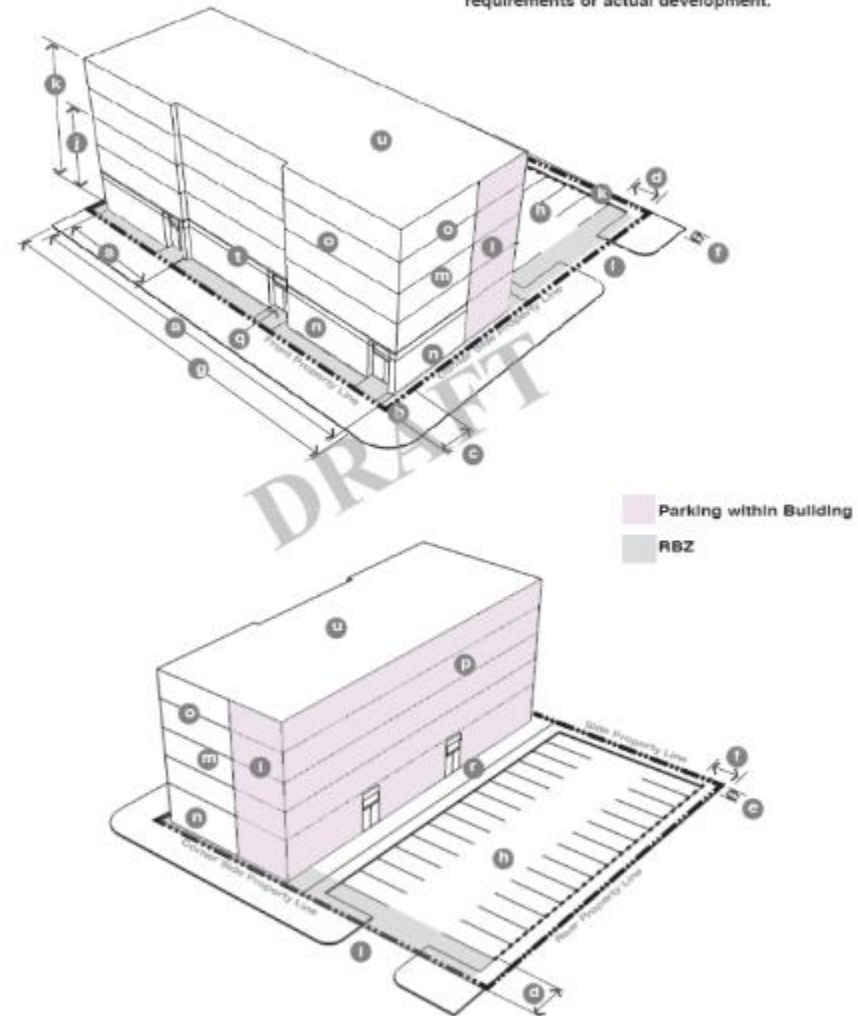


Figure 153.062-G: Mixed Use Building Type Diagram.



Vertical Façade Divisions

- Created by recesses and projections along façade a minimum of 18 inches
- Required every 45 feet, minimum

Ground Story Street Façade Transparency

- Measured between 2 and 8 feet above the sidewalk.
- 70% required for storefronts



Ground Story
Street Façade
Transparency

Example: Mixed Use Building Type Requirements



Thursday, October 29, 2015

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Thank You! Questions?



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Bridge Street District

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