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

Columbus
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**
Understand the Context (Existing and Future)

Part 1 | Visioning & Community Engagement
Bridge Street District

Interested in redevelopment of 80-acre office campus

Failing 60-acre retail center under new ownership

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
"Walkable urbanism creates significant value."

"Walkable urbanism attracts a talented workforce – and employers."

"Housing market demands choices in compact, walkable settings."

"Small businesses increasingly demand ‘cool’ office space."

"Expanded choices make walkable, mixed use places appealing."

Bridge Street District Vision Plan

Images of the Future
Images of the Future
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
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.

<table>
<thead>
<tr>
<th></th>
<th>NUMBER</th>
<th>UNIT TYPE</th>
<th>MARKET-ENTRY BASE RENTS/PRICES</th>
<th>UNIT SIZES</th>
<th>RENT/PRICE PER SQ. FT.</th>
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<td>Multifamily RENTAL</td>
<td>807</td>
<td>Lofts/Apartments</td>
<td>$675 to $1,950 per month</td>
<td>550 to 1,600 sf</td>
<td>$1.17 to $1.25</td>
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<td>Multifamily OWNERSHIP</td>
<td>425</td>
<td>Lofts/Apartments</td>
<td>$125,000 to $345,000</td>
<td>700 to 1,750 sf</td>
<td>$177 to $197</td>
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<td>28.3% of total</td>
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<td>SINGLE-FAMILY ATTACHED OWNERSHIP</td>
<td>175</td>
<td>Rowhouses/Live-Work</td>
<td>$190,000 to $325,000</td>
<td>1,050 to 1,900 sf</td>
<td>$171 to $181</td>
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<td>11.7% of total</td>
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<tr>
<td>SINGLE-FAMILY URBAN DETACHED OWNERSHIP</td>
<td>93</td>
<td>Urban Houses</td>
<td>$235,000 to $375,000</td>
<td>1,350 to 2,200 sf</td>
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<td>6.2% of total</td>
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<td><strong>TOTAL:</strong></td>
<td><strong>1,500 dwelling units</strong></td>
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How much development could actually happen here?
From an Illustrative Plan . . .
... to a Capacity Diagram
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
Transportation Planning

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

Streetscape and Wayfinding
Streetscape and Wayfinding

OPT. 2

EMERGING BRIDGE STREET DISTRICT

MAP KEY
- Existing (connector path)
- Potential (combined use connector path)
- Existing Secondary (connector path)
- Potential Secondary (connector path)
- Gateways
- Parking

[Diagram of streetscape and wayfinding elements, including directional signs, light poles, banners, and street identification signs.]

[Map of the Emerging Bridge Street District with various markers indicating existing and potential connector paths, gateways, and parking areas.]
Where will people play and relax?

How can we integrate natural features into an urban context?
From an Illustrative Open Space System . . .
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

- Improved Access to Dublin Arts Council, Scioto Park, and Holder-Wright Earthworks
- Greenways and Larger Parks Define Neighborhoods
- Greenway Transitions to Streetscape Open Spaces Toward Sawmill Road
- Active Open Spaces Integrated as Centerpiece of Shopping Corridors
- Larger Plazas Located Along State Route 161 at Key Intersections

Active Open Space Integrated as a Centerpiece of Shopping Corridors

Naturalized Greenway from M.L. Red Trabue Along Indian Run to a new Riverside Park

Central Green in Historic Dublin linked to Indian Run Greenway

Riverside Drive Parkway with new Riverside Park

Additional Open Spaces not Depicted
Within each District there will be additional Open Spaces accessible to the public along the Streetscape in the form of Pocket Parks and Plazas, Greens, and Squares. Each will respond to the unique location and needs of the adjacent users, and contribute to the creation of a comprehensive Open Space system in the Bridge Street Corridor.
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

- Operating
- Capital
- Combined

Gateway: $17,325
Indian Run: $44,551
Historic Dublin: $55,354
Riverside: $53,730
Dublin / Granville Tullar / Greenway: $56,368
Sawmill: $56,350
How do we “memorialize” all of these plans and studies?
Where do we start?
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.
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)
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 Residential District

BSD Office

BSD Scioto River Neighborhood District

BSD Public 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/


GIS: http://maps.dublin.oh.us/dubscovery/
Zoning districts, utilities, aerial photos, parcel data, printing scaled site plans...
Thank You!
Questions?

www.dublinohiousa.gov

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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

BSD Training
General Land Use Character

- Mixed Residential (1.5 – 4.5 Stories)
- Office/Residential (1.5 – 7.5 Stories)
- Mixed Use Center (1 – 5.5 Stories)
- Office (3 – 7.5 Stories)
- Commercial Center (1 – 5 Stories)
- Transitional Mixed Use (1.5 – 4.5 Stories)
- Mixed Use Historic Center (1 – 2.5 Stories)
- Mixed Use Office Corridor (1.5 – 4.5 Stories)
- Mixed Use Center (1 – 5 Stories)
Final Bridge Street Corridor Zoning Map
As Adopted by Dublin City Council
Effective Date: May 9, 2012
Bridge Street Development Code Overview

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How Does The Code Work?

Building Types & Placement

Lots & Blocks

Street Network & Street Types

Zoning Districts & Uses
Transformational Zoning Strategies: Form-Based Elements
Principal Frontage Street
Maximum block size in the BSC Residential District
Lots and Blocks
Mid-Block Pedestrianway
Street Frontage
All lots must have street frontage.

Front Property Line

Corner Side Property Line
Required Building Zones

Front RBZ

Corner RBZ
Front Property Line Coverage
Integrated Stormwater

On-Street Parking

Rear Parking
Open Space Types
**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).
**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
Mixed Use Building Type

(6) Mixed Use Building

(a) Building Site

1. Street Frontage
   - Multiple Principal Buildings: Permitted
   - Front Property Line Coverage: 95%
   - Occupant of Corner: Required

2. Front RBD
   - 0-10 ft. with up to 25% of the front façade permitted between 10-20 ft.

3. Corner RBD
   - 0-10 ft.

4. RBFD Treatment
   - Patio or Streetscape

(b) Height

1. Minimum Height: 2 stories
2. Maximum Height: 5 stories

(c) Uses & Occupancy Requirements

1. Ground Story: Residential and general office uses prohibited in shopping corridors
2. Upper Story: No additional requirements
3. Parking within Building: Permitted in the rear of all floors and fully in any basement
4. Occupied Space: 30 ft. depth space from the front and/or corner side façades

(d) Façade Requirements

1. Street Façade Transparency
   - Ground Story Street Facing Transparency: Steepled with minimum 70%, otherwise, 60%
   - Upper Story Transparency: Minimum 60%
   - Blank Wall Limitations: Required

2. Non-Street Façade Transparency
   - General Transparency: Minimum 25%
   - General Blank Wall Limitations: Required

3. Building Entrance
   - Principal Entrance Location: Principal frontage street façade of building
   - Entrance Requirements: Entrance must be recessed if located within 5 ft. of front property line
   - Street Façade Number of Entrances: 1 per 75 ft. of façade

4. Façade Divisions
   - Vertical Increments: No greater than 45 ft.
   - 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
   - Required Change in Roof Plane or Type: No greater than every 80 ft.

5. Façade Materials
   - Permitted Primary Materials: Stone, Brick, Glass

6. Roof Types
   - Permitted Types: Parapet, pitched roof, flat roof, other types permitted with approval (refer to §153.062)(13)
   - Tower: Permitted on façades only at terminal vistas, corners at two principal frontage streets, adjacent to a plaza open space type, and/or with a crest use.

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-S: 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

Example: Mixed Use Building Type Requirements
Thank You!
Questions?

www.dublinohiousa.gov

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