

Zoning Report

Site Information

| | |
|-----------------|--|
| Address | 800 N HIGH ST, COLUMBUS, OH |
| Mailing Address | 555 METRO PL N STE 600 DUBLIN OH 43017-1341 |
| Owner | |
| Parcel Number | 010001383 |
| In Columbus? | Yes |
| County | FRANKLIN |

Zoning Information

| | |
|---|---------------------------------------|
| Zoning | ORIG, Commercial, C4, 2/27/1928, H-35 |
| Historic District | Italian Village |
| Council Variance | None |
| Board of Zoning Adjustment (BZA) Variance | None |
| Commercial Overlay | None |
| Planning Overlay | I-670 Graphics Control |
| Graphics Variance | None |
| Area Commission | None |
| Historic Site | No |
| Flood Zone | Out |
| Airport Overlay Environs | None |

Pending Zoning Action

| | |
|---|------|
| Zoning | None |
| Board of Zoning Adjustment (BZA) Variance | None |
| Council Variance | None |
| Graphics Variance | None |

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA-17-013 Date Received: 2/13/17
 Application Accepted by: D. Reiss Fee: \$1,900.00
 Commission/Civic: Italian Village
 Existing Zoning: C-4
 Comments: 4/25/17

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit B, Statement of Hardship

LOCATION

Certified Address: 800 North High Street City: Columbus Zip: 43215

Parcel Number (only one required): 010-001383

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Hubbard High Acquisition, LLC - Nelson Yoder Phone Number: 614-335-2020 Ext.: _____

Address: 6640 Riverside Drive Suite 500 City/State: Dublin, OH Zip: 43017

Email Address: nyoder@crawfordhoying.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: EMH&T, Inc. - Brian Quackenbush Phone Number: 614-775-4390 Ext.: _____

Address: 5500 New Albany Road City/State: Columbus, OH Zip: 43054

Email Address: bquackenbush@emht.com Fax Number: 614-775-4800

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brian Quackenbush

of (1) MAILING ADDRESS 5500 New Albany Road Columbus, Ohio 43054

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 800 North High Street

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Hubbard High Acquisition, LLC
Nelson Yoder
6640 Riverside Drive, Suite 500
Dublin, OH 43017

APPLICANT'S NAME AND PHONE # (same as listed on front application) Nelson Yoder
614-335-2020

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Italian Village Commission
50 W. Gay Street, 4th Floor
Columbus, OH 43215

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

| (6) PROPERTY OWNER NAME | (6a) PROPERTY ADDRESS | (6b) PROPERTY OWNER MAILING ADDRESS |
|-------------------------|-----------------------|-------------------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 10 day of February, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC Tracy Lynn Foltz

8/19/19
My Commission Expires



PLEASE NOTE: Incomplete information will result in the rejection of this application.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer.

BZA17-013
800 North High Street

Hubbard High Acquisition LLC
Nelson Yoder
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017

CMH Midtown Properties
Or Current Occupant
861 N. High Street
Columbus, Ohio 43215

Italian Village Commission
Historic Preservation Office
50 W. Gay Street, 4th Floor
Columbus, Ohio 43215

Short North Partners, LLC
Or Current Occupant
21 W. Hubbard Avenue, Suite D
Columbus, Ohio 43215

E W Hubbard High LLC
Or Current Occupant
1220 Dublin Road
Columbus, Ohio 43215

City of Columbus
Or Current Occupant
90 W. Broad Street
Columbus, Ohio 43215

RGB LLC
Or Current Occupant
772 N. High Street, Suite 200
Columbus, Ohio 43215

Cada Di Citta LLC
Or Current Occupant
PO Box 20858
Columbus, Ohio 43220

Warren & High LLC
Or Current Occupant
21 W. Hubbard Avenue, Suite D
Columbus, Ohio 43215

High & Hubbard LLC
Or Current Occupant
939 N. High Street, Unit 206
Columbus, Ohio 43201

Greystone Court Associates
Or Current Occupant
815 N. High Street, Suite R
Columbus, Ohio 43215

EXHIBIT A

Statement of Hardship

The 800 North High Street project is located at the southeast corner of Hubbard and High Street. Currently existing on the site is an existing single story restaurant space with an unappealing asphalt parking lot. The proposed project will bring an urban street presence and vitality to the neighborhood. The highly valued office space and hotel will increase pedestrian foot traffic to the surrounding businesses and is a pronounced investment into the revitalization of the area.

The surrounding area is a bustling urban environment, with options for public parking and public transportation, including COTA buses and bicycle rentals. However, the Urban Commercial Overlay does not extend to this property, limiting the flexibility for development within the area. The applicant has provided a creative solution for additional parking by implementing car lifts to allow two cars to park in a single space. The lifts almost double the parking that would be provided by a standard stall. A valet service will be utilized to park all cars within the garage. The application falls within similar design standards and variance requests to other approved and constructed projects within the North High Street Corridor. In addition to the parking on site, the Hubbard public parking garage is located directly north across the street on Hubbard, containing 250 public parking spaces in addition to the 146 spaces being proposed with this project. There are also additional public spaces within a 5 to 10 minute walk of the proposed project.

The Applicant requests the following variances:

Parking Variance 3312.49 (See parking calculations next sheet)

To reduce the number of spaces from 411 to 146 within the site boundaries. It is not practical to provide the required 411 spaces without significantly reducing the program of the building or increasing the height.

Building Line 3356.11

To reduce the building setback on High Street (4-2D per CTP) from 60' to 0', and reduce the setback on Hubbard from 25' to 0'. This keeps within the precedent set by the Hubbard project located at the northeast corner of High Street and Hubbard.

Height 3309.14

To increase the maximum allowable height from 35 feet to 139 feet. The proposed project is designed to incorporate the program necessary to feasibly redevelop this site utilizing massing that is carefully crafted to address the surrounding existing buildings of varying height. The South side of the building addresses the 2 story Eagle, and the other facades maintain strong 2 and 5 story datums to react to the Hub and Parkside on Pearl. The height to the tallest mass (139') is slightly shorter than the Bollinger tower to the North and slightly taller than the Jackson on High to the North, so the proposed project massing is complementary to its surroundings and helps reinforce the rhythm of height in the Short North.

Loading Space 3312.53

To reduce the number of required loading spaces from 2 to 0. The low volume of traffic on Pearl allows for loading spaces to be utilized there. The first floor parking garage has potential for smaller trucks to park and load.

Vision Clearance 3321.05

To remove the vision clearance requirement onto Pearl Street. Standard practice does not hold the 10' site triangle to low volume streets acting as an alley way.

PARKING CALCULATIONS

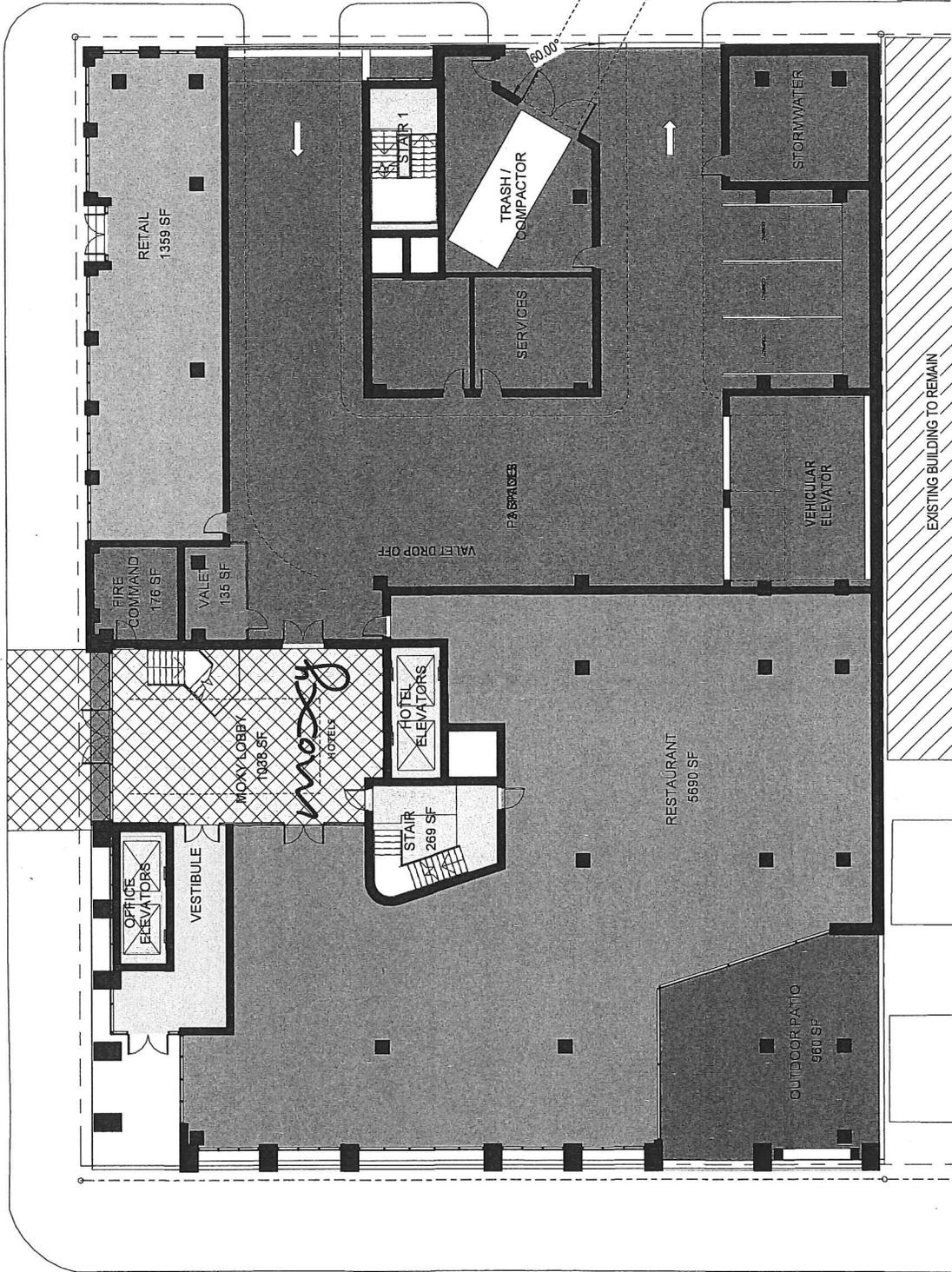
Building Users:

| | |
|--------------|-----------|
| Roof Top Bar | 6,307 SF |
| Hotel Rooms | 116 Rooms |
| Office Space | 43,834 SF |
| Restaurant | 7,950 SF |
| Retail | 1,481 SF |

Parking Required:

| | | |
|--------------|----------------|------------|
| Roof Top Bar | (1 per 75 SF) | 85 Spaces |
| Hotel Rooms | (1 per Room) | 116 Spaces |
| Office Space | (1 per 450 SF) | 98 Spaces |
| Restaurant | (1 per 75 SF) | 106 Spaces |
| Retail | (1 per 250 SF) | 6 Spaces |

Total Required: 411 Spaces



P101

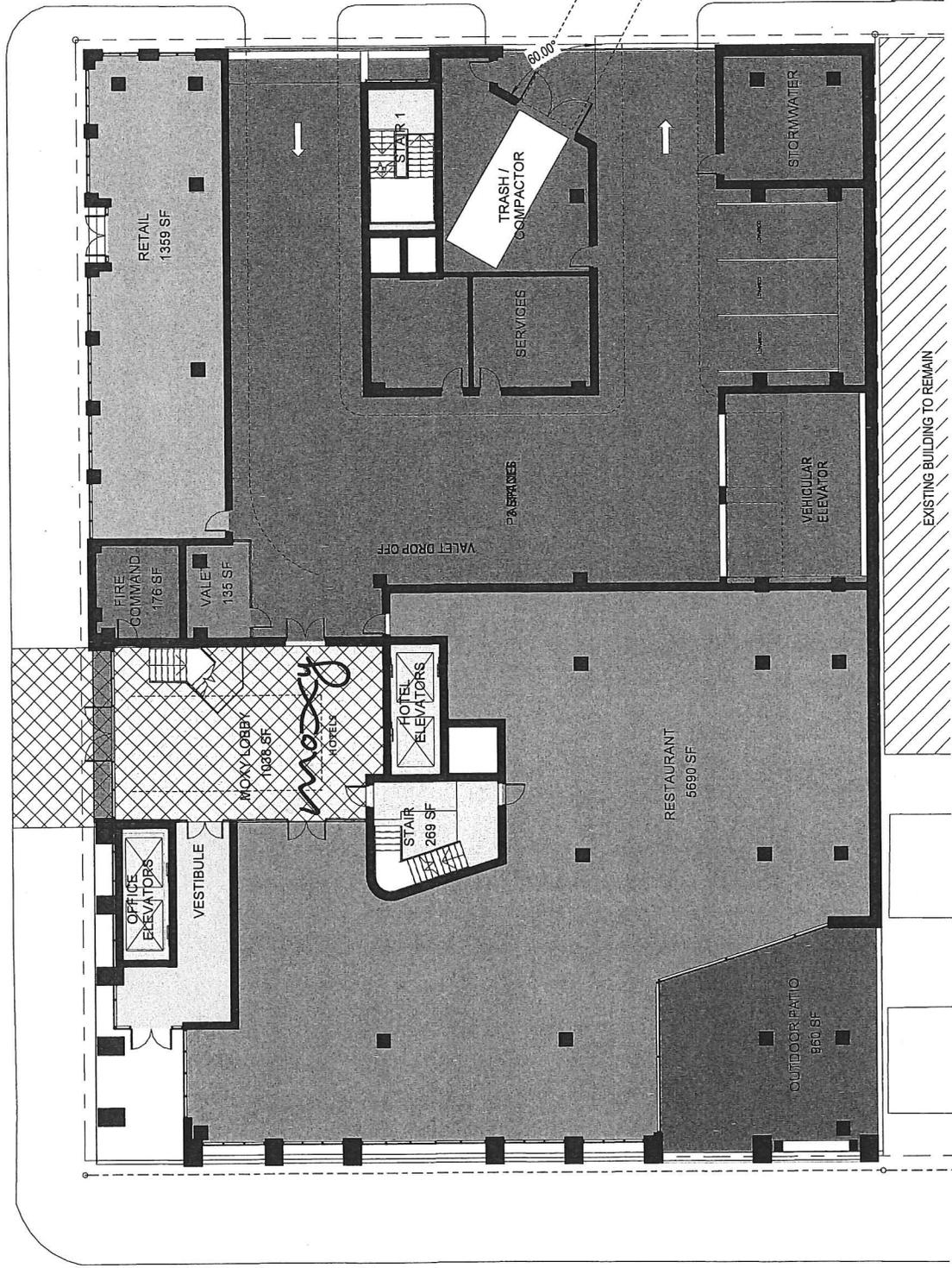
02/08/2017

FIRST FLOOR
1/16" = 1'-0"

800 N. HIGH STREET CONCEPTUAL DESIGN



CRAWFORD HOYING
development



800 N. HIGH STREET CONCEPTUAL DESIGN

P101

02/08/2017

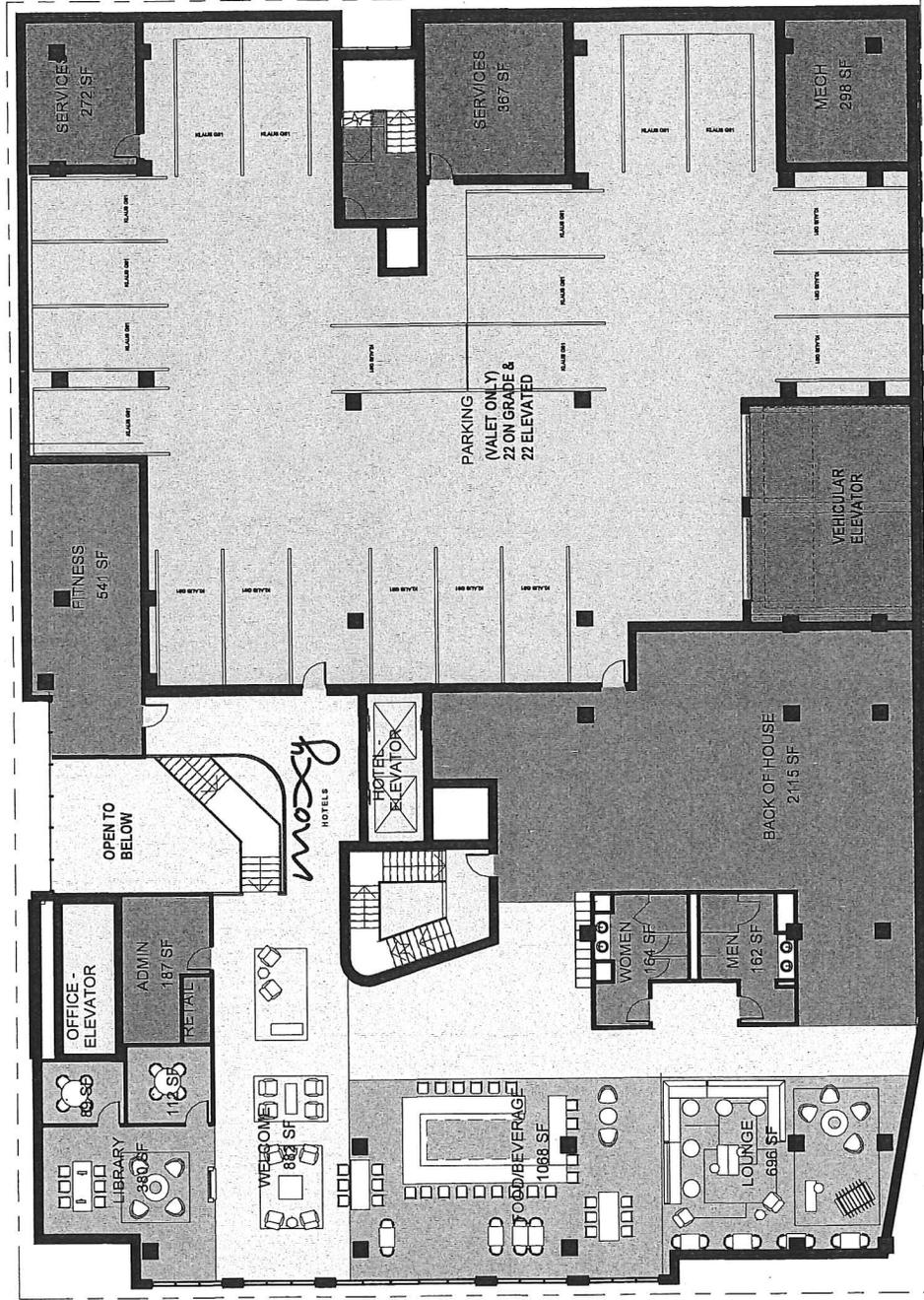
FIRST FLOOR
1/16" = 1'-0"



CRAWFORD HOYING
development

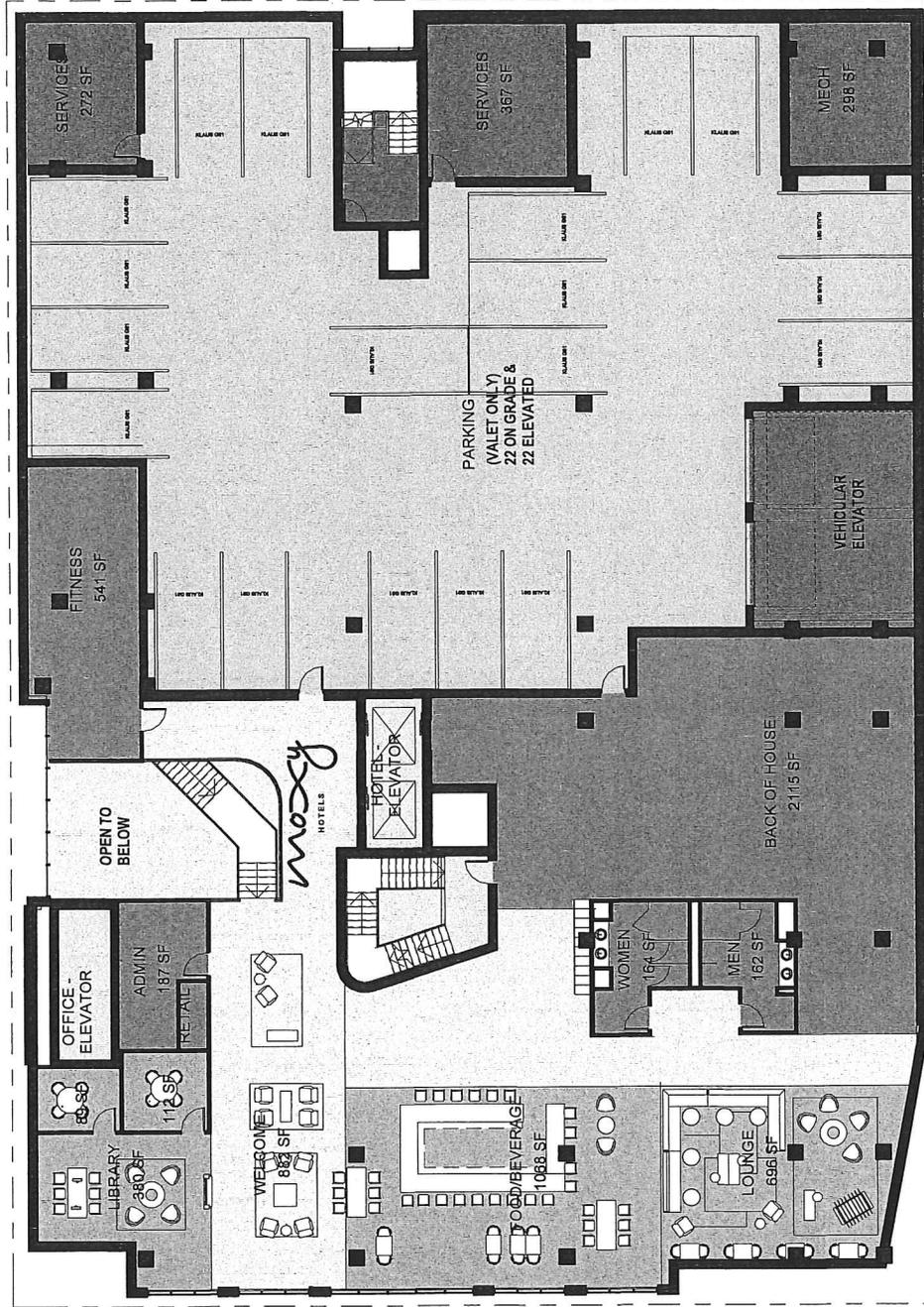


MOODY•NOLAN

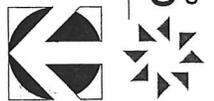


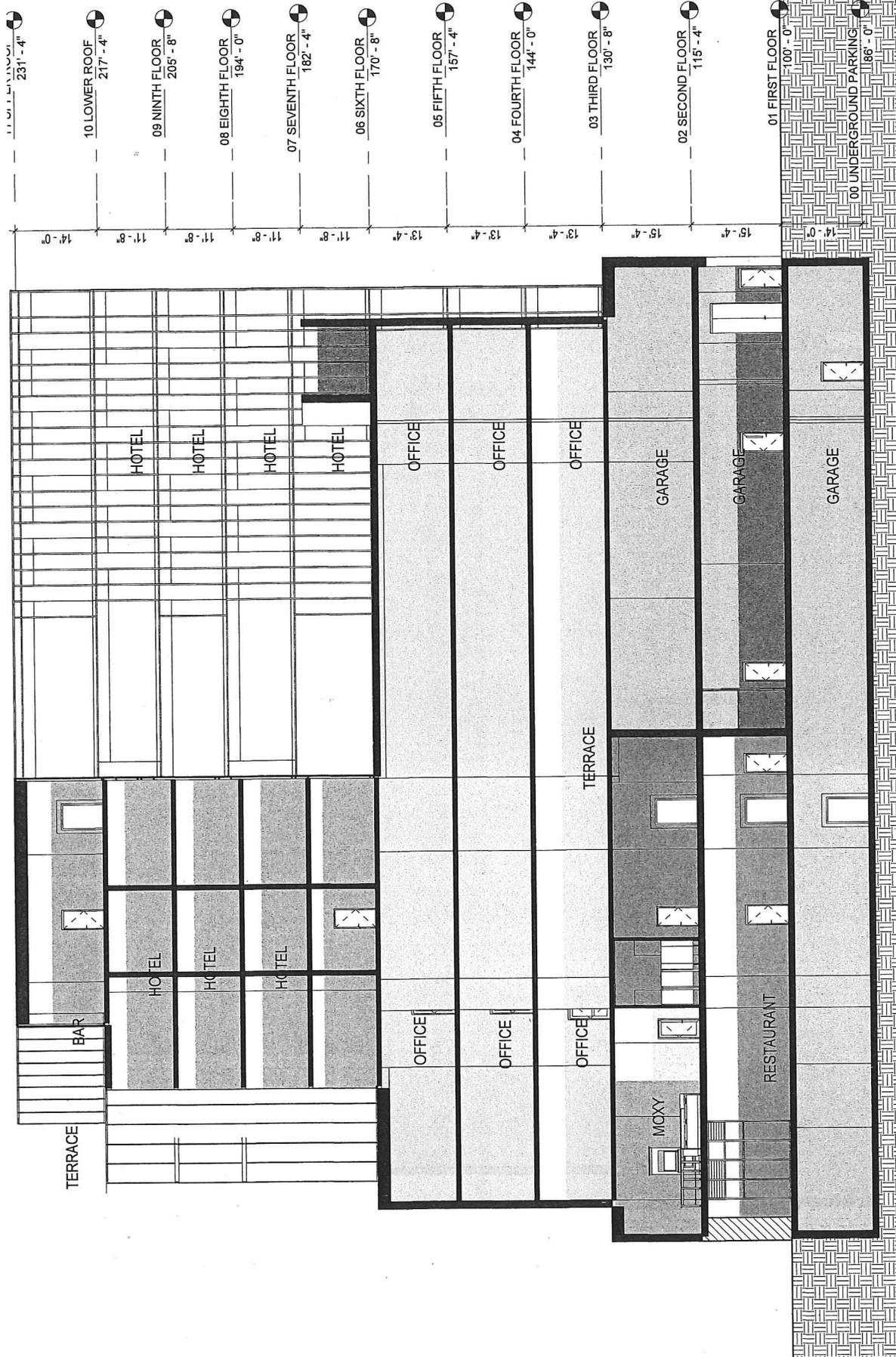
800 N. HIGH STREET CONCEPTUAL DESIGN





800 N. HIGH STREET CONCEPTUAL DESIGN





800 N. HIGH STREET CONCEPTUAL DESIGN

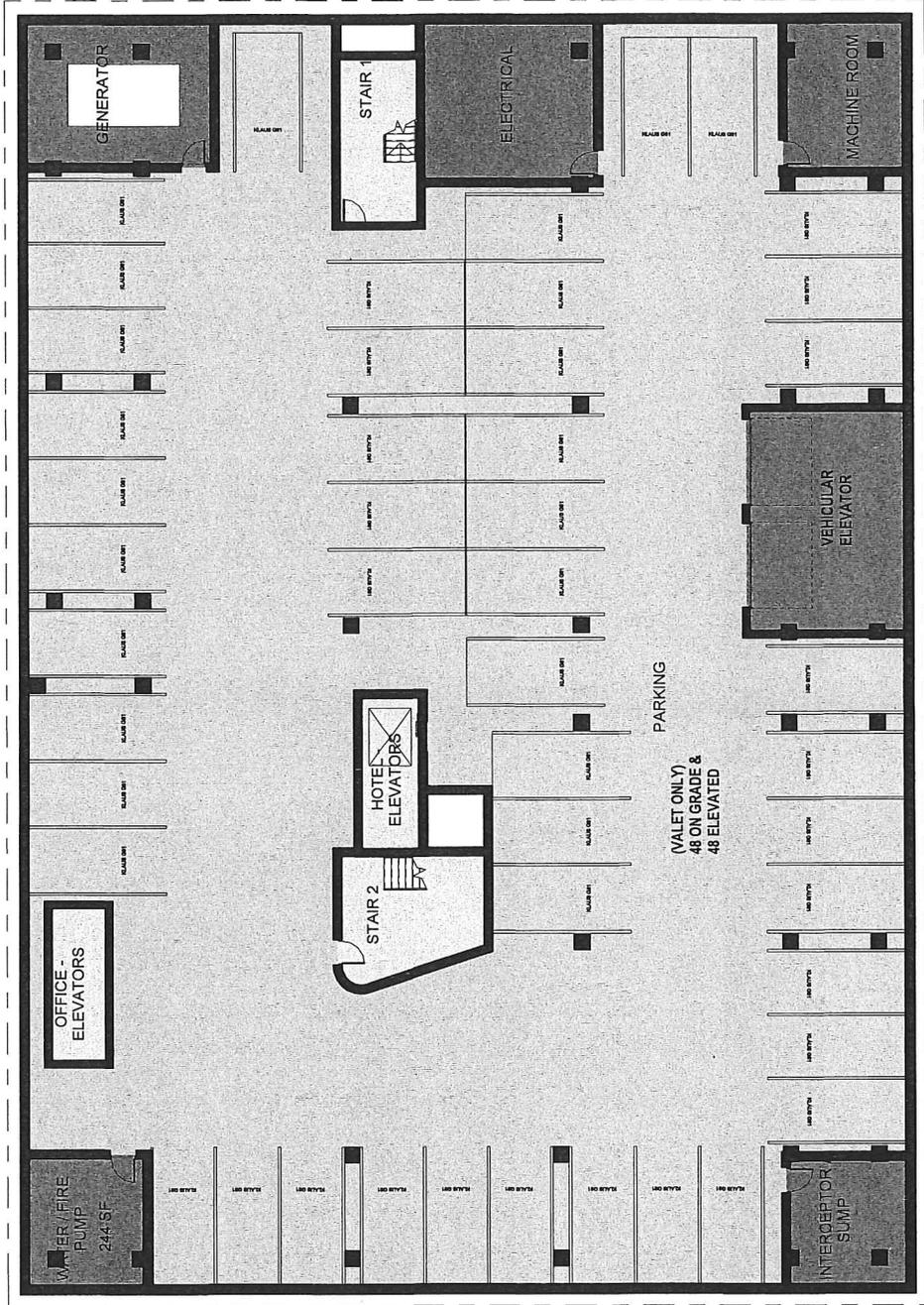
P201

02/08/2017

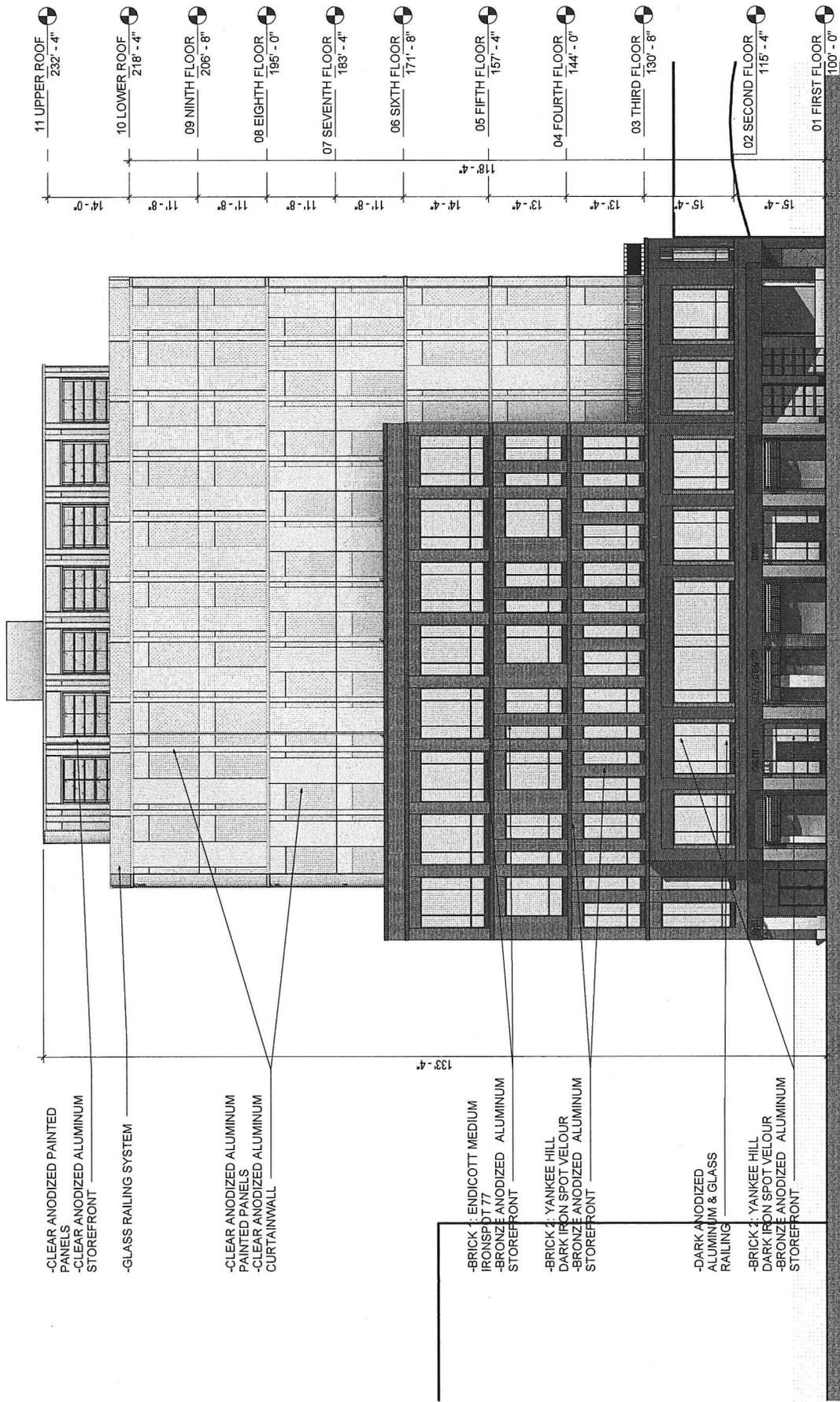
E-W SECTION

1/16" = 1'-0"





800 N. HIGH STREET CONCEPTUAL DESIGN



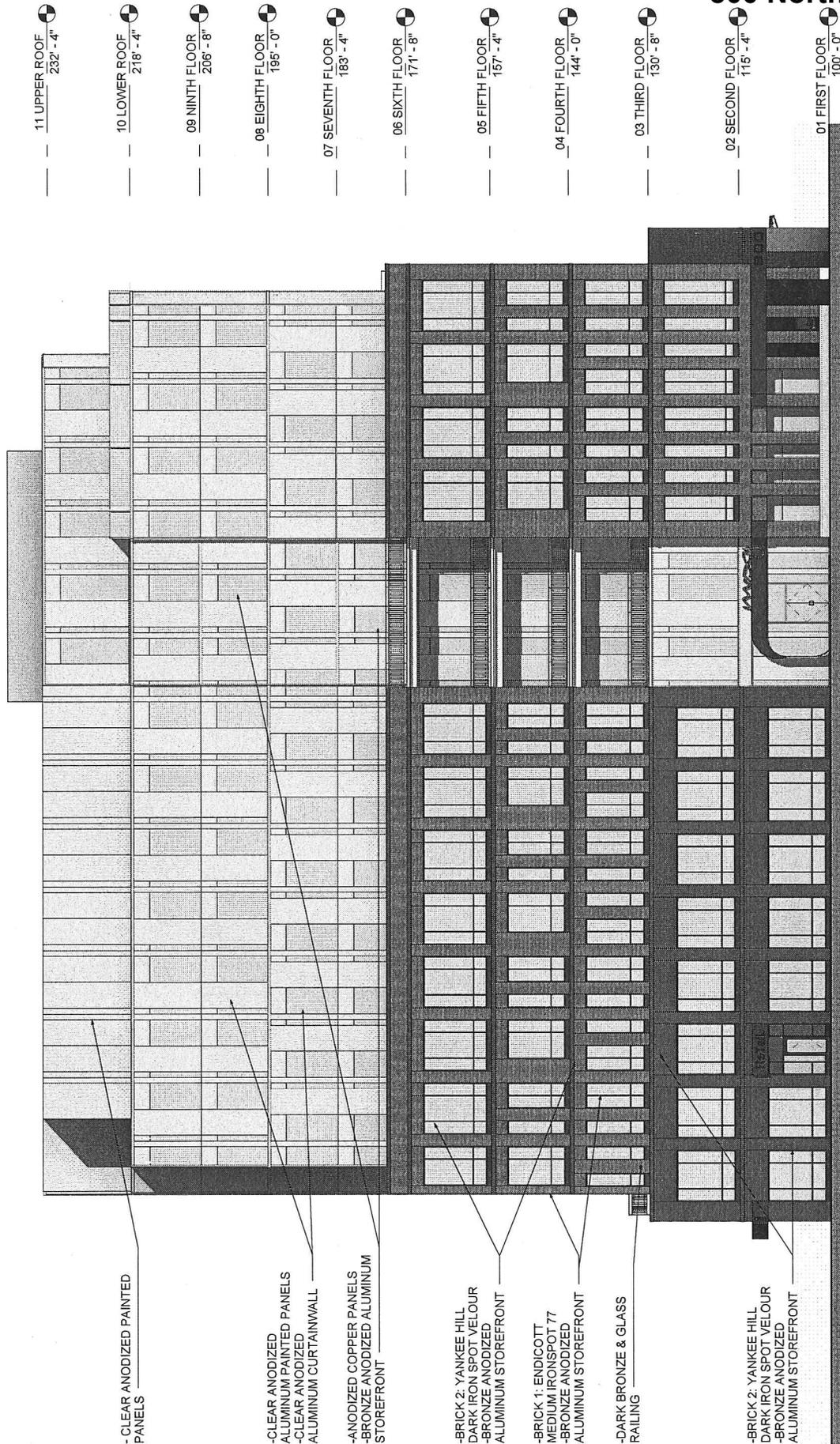
800 N. HIGH STREET CONCEPTUAL DESIGN

P15

03/23/2017

WEST ELEVATION
1/16" = 1'-0"





- 11 UPPER ROOF 232' - 4"
- 10 LOWER ROOF 218' - 4"
- 09 NINTH FLOOR 206' - 8"
- 08 EIGHTH FLOOR 195' - 0"
- 07 SEVENTH FLOOR 183' - 4"
- 06 SIXTH FLOOR 171' - 8"
- 05 FIFTH FLOOR 157' - 4"
- 04 FOURTH FLOOR 144' - 0"
- 03 THIRD FLOOR 130' - 8"
- 02 SECOND FLOOR 115' - 4"
- 01 FIRST FLOOR 100' - 0"

-CLEAR ANODIZED PAINTED PANELS

-CLEAR ANODIZED ALUMINUM PAINTED PANELS
-CLEAR ANODIZED ALUMINUM CURTAINWALL

-ANODIZED COPPER PANELS
-BRONZE ANODIZED ALUMINUM STOREFRONT

-BRICK 2: YANKEE HILL
DARK IRON SPOT VELOUR
-BRONZE ANODIZED ALUMINUM STOREFRONT

-BRICK 1: ENDICOTT
MEDIUM IRONSPOT 77
-BRONZE ANODIZED ALUMINUM STOREFRONT

-DARK BRONZE & GLASS RAILING

-BRICK 2: YANKEE HILL
DARK IRON SPOT VELOUR
-BRONZE ANODIZED ALUMINUM STOREFRONT

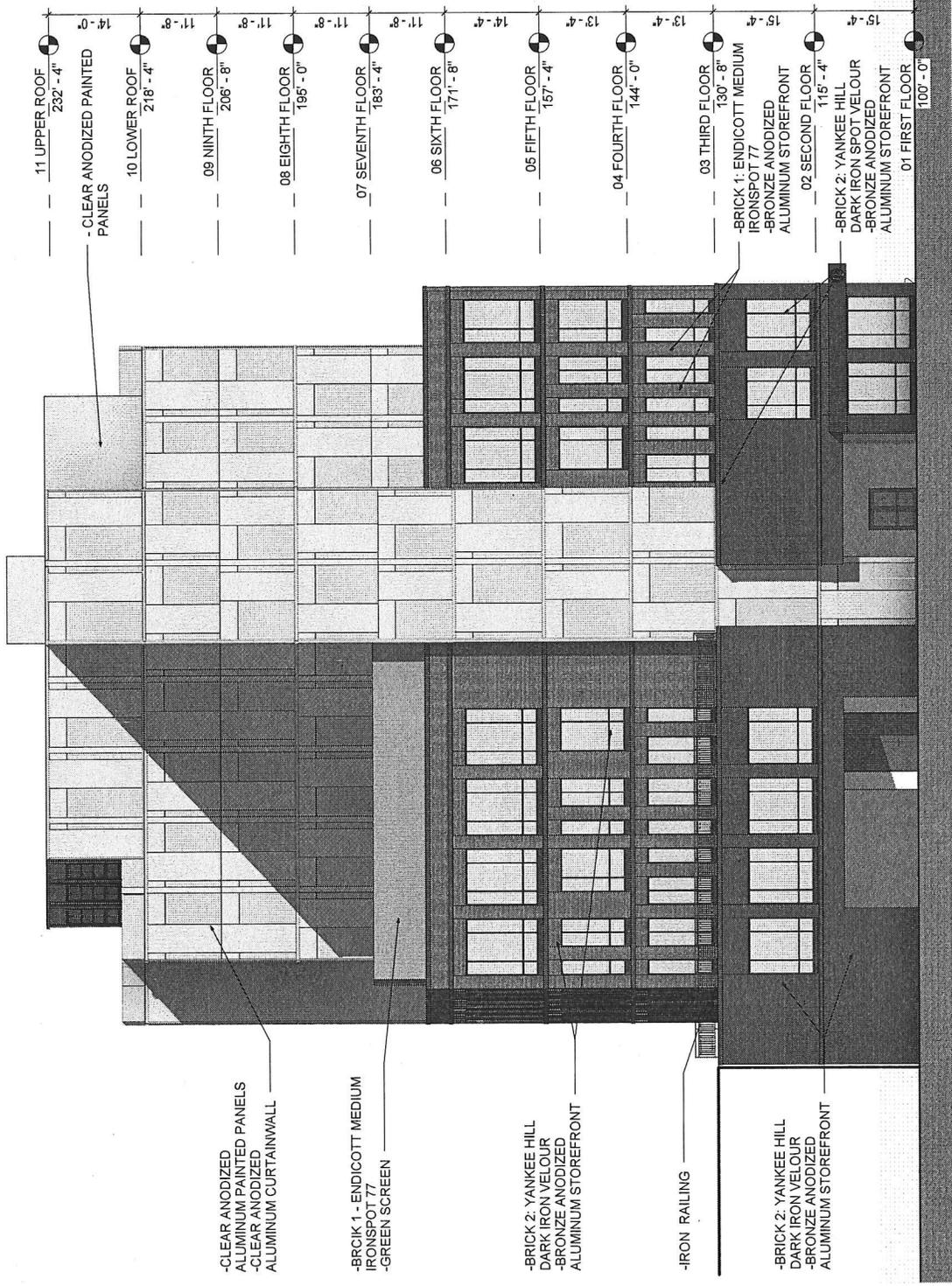
800 N. HIGH STREET CONCEPTUAL DESIGN

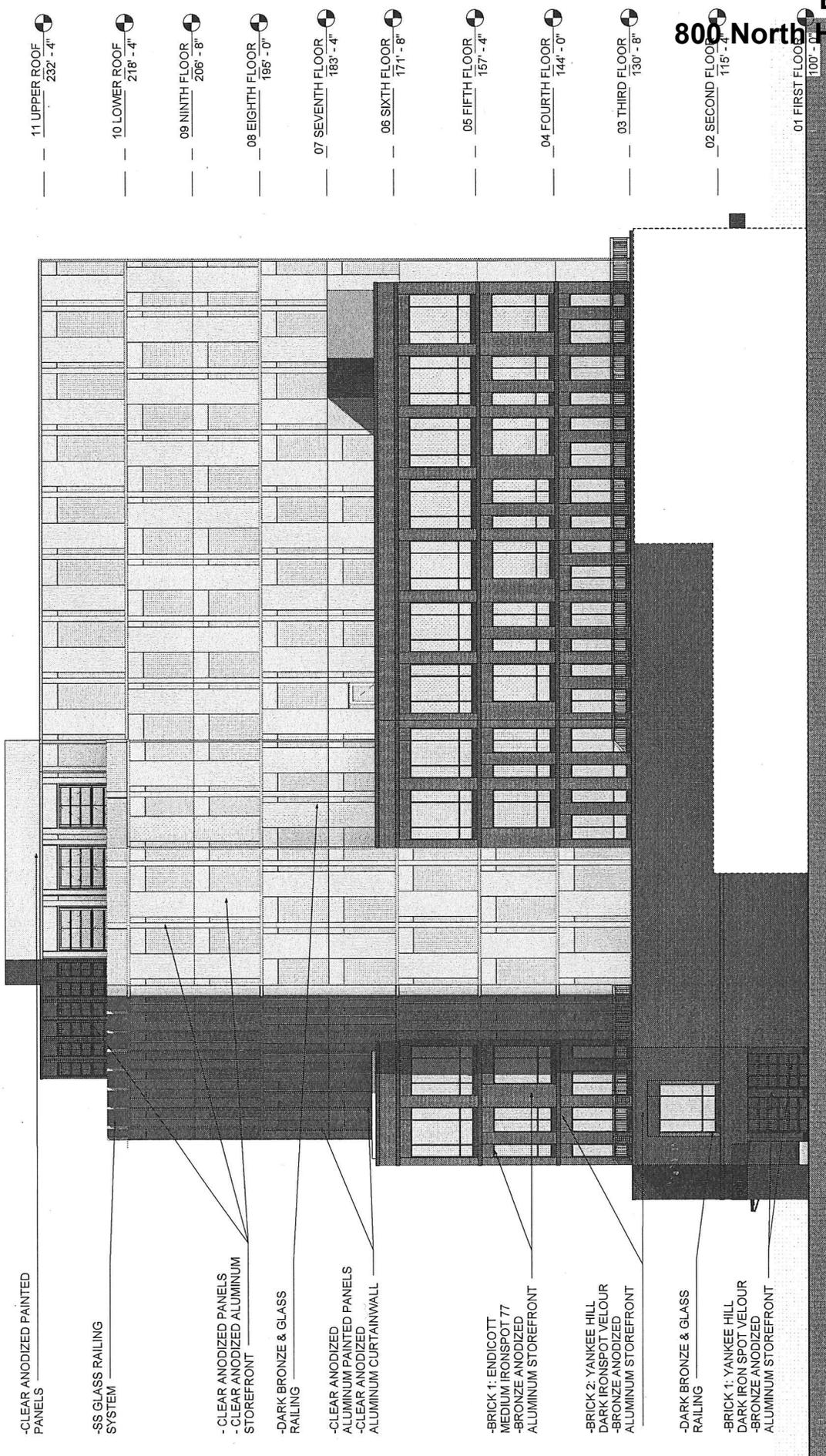
03/23/2017 P16

NORTH ELEVATION
1/16" = 1'-0"



800 N. HIGH STREET CONCEPTUAL DESIGN





- 11 UPPER ROOF 232' - 4"
- 10 LOWER ROOF 218' - 4"
- 09 NINTH FLOOR 206' - 8"
- 08 EIGHTH FLOOR 195' - 0"
- 07 SEVENTH FLOOR 183' - 4"
- 06 SIXTH FLOOR 171' - 8"
- 05 FIFTH FLOOR 157' - 4"
- 04 FOURTH FLOOR 144' - 0"
- 03 THIRD FLOOR 130' - 8"
- 02 SECOND FLOOR 115' - 4"
- 01 FIRST FLOOR 100' - 0"

- CLEAR ANODIZED PAINTED PANELS
- SS GLASS RAILING SYSTEM
- CLEAR ANODIZED PANELS
- CLEAR ANODIZED ALUMINUM STOREFRONT
- DARK BRONZE & GLASS RAILING
- CLEAR ANODIZED ALUMINUM PAINTED PANELS
- CLEAR ANODIZED ALUMINUM CURTAINWALL
- BRICK 1: ENDICOTT MEDIUM IRONSPOT 77 -BRONZE ANODIZED ALUMINUM STOREFRONT
- BRICK 2: YANKEE HILL DARK IRONSPOT VELOUR -BRONZE ANODIZED ALUMINUM STOREFRONT
- DARK BRONZE & GLASS RAILING
- BRICK 1: YANKEE HILL DARK IRON SPOT VELOUR -BRONZE ANODIZED ALUMINUM STOREFRONT

BZA17-013
800 North High Street

P18
SOUTH ELEVATION
1/16" = 1'-0"

03/23/2017

MOODY•NOLAN

800 N. HIGH STREET CONCEPTUAL DESIGN

CRAWFORD HOYING
development

STEVEN R. SCHOENY
Director

BZA17-013
800 North High Street

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 800 N. High St.

APPLICANT'S NAME: Nelson Yoder (Applicant) Hubbard High Acquisition, LLC. (Owner)

APPLICATION NO.: 17-3-26c

COMMISSION HEARING DATE: 3-14-17

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|--|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input checked="" type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application #17-3-26c, 800 North High St., as submitted:

Variance Recommendation Request

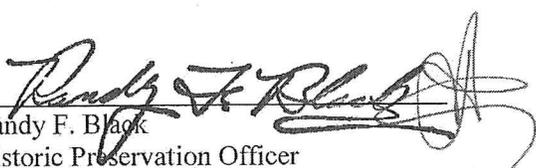
- 3312.49: Parking Variance - To reduce the number of spaces from 411 to 146 within the site boundaries. It is not practical to provide the required 411 spaces without significantly reducing the program of the building or increasing the height. (See parking calculations next sheet).
- 3356.11: Building Lines - To reduce the building setback on High Street (4-2D per CTP) from 60' to 0', and reduce the setback on Hubbard from 25' to 0'. This keeps within the precedent set by the Hubbard project located at the northeast corner of High Street and Hubbard.
- 3309.14: Height - To increase the maximum allowable height from 35 feet to 139 feet.
- 3312.53: Loading Space - To reduce the number of required loading spaces from 2 to 0. The low volume of traffic on Pearl allows for loading spaces to be utilized there. The first floor parking garage has potential for smaller trucks to park and load.
- 3321.05: Vision Clearance - To remove the vision clearance requirement onto Pearl Street. Standard practice does not hold the 10' site triangle to low volume streets acting as an alley way.

MOTION: Cooke/Goodman (4-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer



ITALIAN VILLAGE COMMISSION
SPECIAL MEETING MINUTES

Tuesday, March 14, 2017

1:00-2:00 p.m.

50 W. Gay Street, Ground Floor - Conference Room A

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- I. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, April 11, 2017 – 50 W. Gay Street, Ground Floor - Conference Room A.
- II. NEXT COMMISSION HEARING – Tuesday, March 21, 2017.
- III. SWEAR IN STAFF
- IV. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 17-3-26

800 North High St.

Nelson Yoder (Applicant)

Hubbard High Acquisition, LLC. (Owner)

Approve application #17-3-26a, 800 North High St., as submitted with the following clarifications:

Demolition

- Demolish the existing concrete block building (previously 795 N. Pearl Street).
- A search of historic maps indicates the oldest part of the building was constructed between 1901 and 1921, during the 1940s, the building served as a garage for Winders Chevrolet.
- Photographic documentation of the building and site is to be completed and submitted to HPO prior to undertaking demolition.

MOTION: Fergus/Goodman (4-0-0) APPROVED.

Continue application #17-3-26b, 800 North High St., as submitted with the following clarifications:

New Construction

- Construct a new, ten-story, mixed-use building with 116 room Moxy Hotel, 43,000 sq. ft. of office space, a 146 space parking garage, and 12,800 sq. ft. restaurant space (including a rooftop bar and outdoor terraces), and 1,500 sq. ft. of retail, per the submitted drawings.
- Final design and materials information, including ground floor storefront elevations at ¼-inch to 1-ft scale, to be submitted for review at an upcoming regular Italian Village Commission meeting.

MOTION: Fergus/Goodman (4-0-0) CONTINUED.

Recommend approval of application #17-3-26c, 800 North High St., as submitted:

Variance Recommendation Request

- 3312.49: Parking Variance - To reduce the number of spaces from 411 to 146 within the site boundaries. It is not practical to provide the required 411 spaces without significantly reducing the program of the building or increasing the height. (See parking calculations next sheet).
- 3356.11: Building Lines - To reduce the building setback on High Street (4-2D per CTP) from 60' to 0', and reduce the setback on Hubbard from 25' to 0'. This keeps within the precedent set by the Hubbard project located at the northeast corner of High Street and Hubbard.
- 3309.14: Height - To increase the maximum allowable height from 35 feet to 139 feet.



Italian Village Commission
Tuesday, March 14 – Special Meeting Minutes

2

- 3312.53: Loading Space - To reduce the number of required loading spaces from 2 to 0. The low volume of traffic on Pearl allows for loading spaces to be utilized there. The first floor parking garage has potential for smaller trucks to park and load.
- 3321.05: Vision Clearance - To remove the vision clearance requirement onto Pearl Street. Standard practice does not hold the 10' site triangle to low volume streets acting as an alley way.

MOTION: Cooke/Goodman (4-0-0) RECOMMEND APPROVAL.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**

ITALIAN VILLAGE COMMISSION
SPECIAL MEETING MINUTES

Tuesday, March 14, 2017

1:00-2:00 p.m.

50 W. Gay Street, Ground Floor - Conference Room A

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

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- III. SWEAR IN STAFF
- IV. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 17-3-26

800 North High St.

Nelson Yoder (Applicant)

Hubbard High Acquisition, LLC. (Owner)

Approve application #17-3-26a, 800 North High St., as submitted with the following clarifications:

Demolition

- Demolish the existing concrete block building (previously 795 N. Pearl Street).
- A search of historic maps indicates the oldest part of the building was constructed between 1901 and 1921, during the 1940s, the building served as a garage for Winders Chevrolet.
- Photographic documentation of the building and site is to be completed and submitted to HPO prior to undertaking demolition.

MOTION: Fergus/Goodman (4-0-0) APPROVED.

Continue application #17-3-26b, 800 North High St., as submitted with the following clarifications:

New Construction

- Construct a new, ten-story, mixed-use building with 116 room Moxy Hotel, 43,000 sq. ft. of office space, a 146 space parking garage, and 12,800 sq. ft. restaurant space (including a rooftop bar and outdoor terraces), and 1,500 sq. ft. of retail, per the submitted drawings.
- Final design and materials information, including ground floor storefront elevations at ¼-inch to 1-ft scale, to be submitted for review at an upcoming regular Italian Village Commission meeting.

MOTION: Fergus/Goodman (4-0-0) CONTINUED.

Recommend approval of application #17-3-26c, 800 North High St., as submitted:

Variance Recommendation Request

- 3312.49: Parking Variance - To reduce the number of spaces from 411 to 146 within the site boundaries. It is not practical to provide the required 411 spaces without significantly reducing the program of the building or increasing the height. (*See parking calculations next sheet*).
- 3356.11: Building Lines - To reduce the building setback on High Street (4-2D per CTP) from 60' to 0', and reduce the setback on Hubbard from 25' to 0'. This keeps within the precedent set by the Hubbard project located at the northeast corner of High Street and Hubbard.
- 3309.14: Height - To increase the maximum allowable height from 35 feet to 139 feet.



Italian Village Commission
Tuesday, March 14 – Special Meeting Minutes

2

- 3312.53: Loading Space - To reduce the number of required loading spaces from 2 to 0. The low volume of traffic on Pearl allows for loading spaces to be utilized there. The first floor parking garage has potential for smaller trucks to park and load.
- 3321.05: Vision Clearance - To remove the vision clearance requirement onto Pearl Street. Standard practice does not hold the 10' site triangle to low volume streets acting as an alley way.

MOTION: Cooke/Goodman (4-0-0) RECOMMEND APPROVAL.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**



March 23, 2017

Mr. David J. Reiss
Planner II
City of Columbus
Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, Ohio 43224

Subject: 800 N. High Street
BZA Application Staff Recommendation
Response Letter

Dear Mr. Reiss,

In response to the recommendation of disapproval received in your email on March 9, 2017, we have addressed the concerns according to the following list that corresponds to your email comment, which has been restated for reference. Attached, also please find the recommendations to the submitted variances made by the Italian Village Commission made during their meeting on March 14, 2017 and building elevations.

1. Please provide additional information regarding how the vehicle elevator system will operate including information on the largest vehicle that will be permitted to utilize the vehicle elevator system.

Response: The design for the vehicular elevator and the stacked parking has not been finalized, but the system will be similar to the Stack Parker by Klaus Parking Systems. The vehicular elevator and the stacked parking system will be completely operator by the valet employees at all times. The intent of the design is to allow parking for all typical passenger vehicles including mini vans and sport utility vehicles.

2. Additional information will need to be provided describing the plan to accommodate employee parking for this proposed development.

Response: Employees will park wherever spaces are available and will be encouraged to park in surrounding parking garages such as the new convention center garage and Hubbard parking garage.

3. It is anticipated that adequate ADA parking facilities would need to be provided that would not need to utilize the vehicle elevator system. The parking configuration would need to be revised to provide the minimum number of ADA parking spaces to satisfy the Ohio Building Code.

Response: ADA parking will not be necessary because disabled passengers will be permitted to unload and load in the valet drop-off area, which will be designed to be accessible. Their vehicles will then be parked by the valet employees similar to the other vehicles using the garage.

4. A commitment would need to be added that the property owner shall maintain valet service on site that is available 24 hours a day while commercial uses in this building are in operation.

Response: The property owner agrees to maintain valet service for 24 hours while commercial uses in the building are in operation.

5. There will need to be an area defined for taxis and vehicle pickup/dropoff for this site within the public right-of-way that would be acceptable to the Department of Public Service.

Response: The designated pickup and drop-off area for taxis will be within the building with the remainder of the vehicles. This area has multiple lanes for maneuvering around parked cars and is covered and safer than an on street location. It is possible that some ride shares or taxis still may pick-up or drop off at an unmarked location on the South side of Hubbard. Due to the traffic signal at the High Street frontage of the building, this location will not be used for taxis.

6. There will need to be a clear plan defined describing the method for accommodating deliveries to this site that would not include blocking the alley forming the eastern boundary of this site.

Response: Deliveries will take place in Pearl Street, but they will only take one lane and will not block the entire alley. Due to the limited amount of traffic in Pearl Street, this is the best location for deliveries. A higher traffic volume on High Street and Hubbard make these locations undesirable for delivery parking. Some small delivery trucks will be able to enter the building and park within the valet drop-off lane when making deliveries, which is an added feature not available in other buildings in the area.

7. Please be advised that the area on the south side of E. Hubbard Ave. adjacent to this site is defined as a "No Stopping Any Time" area with no parking or loading permitted to occur within this area.

Response: Understood.

8. Please be advised that this proposed development would be required to pay a fee for any permanent removals of parking meters within the public right-of-way.

Response: Understood. The developer is aware that a fee is required for the removal of the parking meters within the public right-of-way.

9. The location/configuration of the trash compactor would need to be revised to maintain a minimum maneuvering space of 60' to service the trash compactor.

Response: There is not enough space to provide 60' of maneuvering area, but the trash pickup will be provided by a private hauler.

10. Please have the applicant clarify the location of the proposed vision clearance variance, there should be a variance requested for the corner of Pearly Alley and E. Hubbard Ave.

Response: The vision clearance triangle will be provided at the Pearl/Hubbard intersection.

March 23, 2017

City of Columbus
BZA Application Staff Recommendation Response Letter

11. Preliminary site plan only shows 8 bicycle parking spaces within the first floor garage space. Required bicycle parking is 20 spaces ($2 + [411/20] = 22$, max 20). If providing additional bicycle parking is problematic due to space limitations or impractical due to the nature of the proposed building uses, Healthy Places recommends that the applicant consider providing an on-site fleet of bicycles for hotel guests and/or partner with CoGo Bike Share to offer bike share passes to hotel guests as an alternative to providing the required amount of bicycle parking. Scott Ulrich; 645-5318

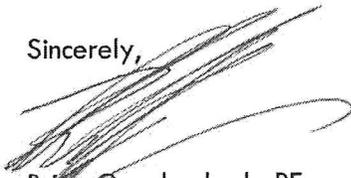
Response: Bike parking will be provided within the garage, but the Owner is receptive to either placing bike racks within the right-of-way or coordinating a bike share area near the site if necessary.

12. Staff is deferring to the Italian Village Commission a recommendation on the height variance request.

Response: Italian Village has approved the height variance request.

I trust that this information adequately addresses the comments received, but should you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4390.

Sincerely,



Brian Quackenbush, PE
Principal

Copy: Nelson Yoder, Crawford Hoying Development Partners
Teri Umbarger, Moody-Nolan



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/9/17



Disclaimer

Scale = 100
Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010001383

Zoning Number: 800

Street Name: N HIGH ST

Lot Number: N/A

Subdivision: N/A

Requested By: EMH&T (BRIAN QUACKENBUSH)

Issued By: *Adyana Umariam*

Date: 2/9/2017



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 83642



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

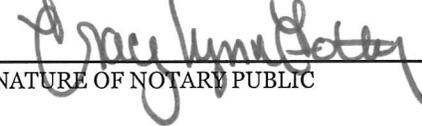
Being first duly cautioned and sworn (NAME) Brian Quackenbush
of (COMPLETE ADDRESS) 5500 New Albany Road Columbus, OH 43054

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

| NAME | COMPLETE MAILING ADDRESS |
|--|--|
| Hubbard High Acquisition, LLC - Nelson Yoder | 6640 Riverside Drive, Suite 500 Dublin, OH 43017 |
| | |
| | |
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| | |

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 10 day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC 

8/19/19.
My Commission Expires



Notary Seal Here
TRACY LYNN FOLTZ
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 19, 2019

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer