

## MEETING SUMMARY

DATE June 20, 2017  
PLACE 50 W Gay St  
TIME 3:00 pm – 4:20 pm

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### **A CALL TO ORDER**

**Present:** William Fergus, Ryan Szymanski, Kim Way, Judy Box (left the meeting at 3:45), Trent Smith and Bart Overly  
**Staff Present:** Festus Manly-Spain and Jackie Yeoman

### **B APPROVAL OF MINUTES**

3:01 Meeting Summary – May 16, 2017

**Motion:** To approve

**Motion By:** Mr. Szymanski, seconded by Mr. Way

**Result:** Approved (6-0)

### **C Applications for Certificate of Approval**

3:02-3:35 17-05-001 Address: 491 West Broad Street  
Property Owner: A.D. Farrow  
Applicant: Blostein/Overly Architects  
To be reviewed: New Construction

#### **Staff Report by Festus Manly-Spain:**

- Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the West Broad Street sub-district.
  - The existing 15,946 SF building consists of a showroom (8946 SF), offices (1000 SF) and storage space (6000 SF).
  - The applicant proposes a 9,400 SF addition to the existing structure for a new showroom (3420 SF), offices (5850 SF) and service center (5560 SF).
  - In addition to the building expansion, the applicant is proposing to renovate and restripe the existing parking area to accommodate additional parking spaces, to improve the existing building façade to incorporate the new addition, and add new landscaping features.
  - The applicant will return to the Board at a later date for review and approval of their graphics.

#### **Discussion:**

- Mr. Fergus asked staff to elaborate about the recommendation for more street trees; Staff explained that the recommendation was for street trees to be more evenly dispersed around the perimeter of the site.
- Mr. Althoff (A.D. Farrow) provided background information about the project.
- Mr. Way asked about building transition between the existing and new building, and for the applicant to elaborate more on the changes made to the drawings; Mr. Polear (Blostein/Overly Architects) stated that majority of the parapet along Broad Street has been removed; Mr. Althoff explained that the parapet was removed for both architectural and financial reasons.
- Mr. Szymanski asked if the paint color for the new build matches the existing structures; Mr. Polear answered yes; Mr. Althoff stated that the brick will be painted in red and the awning in black.
- Mr. Way asked if the new showroom is currently an existing building; Mr. Althoff answered that the new showroom will be a new building entirely.
- Mr. Way asked if the applicant is willing to add more street trees; Mr. Althoff stated that 3 street trees currently exist but could provide more if needed; Mrs. Yeoman added that the staff recommended for the street trees was pertaining to how they were allocated around the site and not about the amount.

- Mr. Way stated that he would prefer to see more street trees on McDowell Street.
- Mr. Way asked for clarification on the hedgerow along May Street and the area behind the dumpster; Mr. Althoff explained that it is painted and there is currently no curb cut. He added that the drawing is a bit confusing because it seems like its proposing a curb.
- Mr. Way asked where does the curb start or stop; Mr. Althoff explained that there is currently no curb behind the dumpster and is unsure if there is going to be a new curb there; Mr. Way stated that there should be definition between alley and parking lot.

**Board Approved Modifications to Development Standards:**

1. To reduce the minimum parking requirement from 77 to 56 spaces (21 space reduction)
2. To reduce the minimum bicycle parking requirement from 6 to 0
3. To reduce the minimum parking setback from 5' to as shown on site plan
4. To reduce the required number of parking lot shade trees from 8 to 0
5. To allow a parking lot to be located on a separate lot from the intended use
6. To allow parking lot screening as shown on site plan

**Motion:** To approve as submitted with the following conditions:

1. EFRB review and approval of the lot combination, lighting plan, and graphics plan
2. Street trees on McDowell per recommendations from the City Forester (in terms of species and location)

**Motion By:** Mr. Fergus / seconded by Dr. Box

**Result:** Approved (5-0); Mr. Overly is recused

3:35-3:48	17-05-002	Address:	463 W Town Street
		Property Owner:	Brewdog Franklinton LLC
		Applicant:	Design Collective – Ryan Geiser
		To be reviewed:	Change of Use, Exterior Modifications

**Staff Report by Festus Manly-Spain:**

- Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - Brewdog Franklinton LLC, presented before the Board during the May 16 meeting for a change of use, and exterior modifications.
  - The Board approved the application with the condition that the applicant return for a review of their graphics and lighting plan and the installation of a tree lawn in place of the two existing access drives along Town St.
  - In addition, the applicant has made revisions to the previously approved building elevations. Specifically, the rear staircase was relocated from the back to the front of the building due to the lack of space available.

**Discussion:**

- Mr. Szymanski asked if there is a plan in place to keep people off the roof; Mr. LaCount (Design Collective) stated that they are still working on it. Current plan is to use a wireless alarm system.
- Mr. Way stated that he isn't sure what type of tree species are being proposed but will like to see what the City Forester suggests.
- Mr. Overly asked for further discussion about the proposed light fixture E that is upward facing; Mr. LaCount stated that it's dimmable and is capped and the top of the building; Mr. Overly stated that he is fine with the lights facing upwards.

**Motion:** To approve as submitted with the following conditions:

1. Street trees per recommendations from the City Forester (in terms of species and location)

**Motion By:** Mr. Szymanski / seconded by Dr. Box

**Result:** Approved (6-0)

3:48-4:13	17-06-001	Address:	501-503 West Walnut Street
		Property Owner:	Brent Foley/Dan Mayer

Applicant: TRIAD Architects  
To be reviewed: Demolition & Remodel

**Staff Report by Festus Manly-Spain:**

- Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - The applicant is proposing to renovate 2,081 SF of warehouse space at 503 W Walnut Street and to demolish the building on 501 W Walnut Street to be used as a parking lot.
  - As part of the renovation, the applicant will install a new roof top mechanical unit and screening, and paint the exterior walls, doors and windows to match existing. Parking lot screening will be provided for the new parking lot area
  - No lighting or graphics are being proposed at this time.

**Discussion:**

- Dr. Box asked for further clarification on the use; Mr. Foley answered that the building will be a white box and no change of use proposed at this time. The building is being improved to attract tenants.
- Staff noted that parts of the parking lot will not be screened.
- Mr. Szymanski asked why parts of the side walk jog; Mr. Mayer explained that they are trying to connect to existing slab and give relief to pedestrians walking up to building.
- Mr. Fergus asked if W. Walnut Street feels more like an alley rather than a major street; Mr. Foley stated that it's like an alley. Mr. Mayer added that there are no curbs currently on W. Walnut Street.
- Mr. Way asked if there are specific development standards in the code for parking lot screening; Mrs. Yeoman answered yes. Screening has to be at least 3ft. tall and 75% opacity.
- Mr. Overly proposed the idea of creating a flushed curb around the entire building.
- Mr. Way asked if there is vehicular access to the rear of the building; Mr. Foley answered yes and will be used as a loading zone.
- Mr. Szymanski stated that is integral to have a curbed sidewalks.
- Mr. Mayer stated that they would be willing to revise the plan based on staff recommendation but the approval to encroach into the right of way will come from Public Service.
- Mrs. Yeoman added that staff has not reviewed the mechanical unit screening materials or the landscaping since it was submitted that day; Mr. Foley added that the goal for the mechanical unit will match the rest of the building.

**Board Approved Modifications to Development Standards:**

1. To allow parking on a parcel separate from the primary use.

**Motion:** To approve as submitted with the following conditions:

1. Staff review and approval of the reconfiguration of the sidewalk along Walnut St to provide a screening bed for the parking area and additional screening to the rear of the building.

**Motion By:** Mr. Szymanski / seconded by Mr. Overly

**Result:** Approved (5-0)

**Absent:** Judy Box

4:13-4:20      17-06-002      Address:            480 W Town Street  
Property Owner:   Hatch Co. LLC  
Applicant:           Blake Compton  
To be reviewed:    Change of Use; Parking Modifications

**Staff Report by Festus Manly-Spain:**

- Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - The site previously held the offices of the Franklinton Urban Empowerment Lab (FUEL).
  - The applicant is requesting a change of use from office to “other assembly” for use as an e-sports club/training center. The new use requires 10 parking spaces, and the applicant is requesting a 1 parking space modification as the site has 9 existing spaces and 0 bicycle parking spaces.

**Discussion:**

- Mr. Smith asked why is a parcel combination necessary; Staff answered that there are currently 3 parcels on the site and a code modification will be needed to allow parking on a separate parcel than its intended use.
- Mr. Compton asked for the parcel combination not be required right now as it would make it difficult to move forward with the project; Mr. Smith added that he is ok with allowing parking on a separate parcel, he just was not aware that there is 3 different parcels on the site.
- Mr. Compton added that the specific use is a pop up use and will not last long because the owner envisions a different use for the space.
- Mr. Szymanski stated that it is something for the board to think about in the future since a parcel combination is simple to do.
- Mrs. Yeoman stated that in a normal zoning process, zoning staff will require the applicant to combine the parcels. However, the EFRB has the power to modify that code requirement and has done so in the past.
- Mr. Compton reiterated that he would prefer the Board to approve the project without the lot combination.
- Mr. Compton also pointed out that bike parking already existed. The initial submittal showing no bike parking was an error.

**Board Approved Modifications to Development Standards:**

1. To allow a parking modification from 10 to 9 parking spaces
2. To allow parking on a parcel separate from the primary use

**Motion:** To approve as submitted.

**Motion By:** Mr. Smith / seconded by Szymanski

**Result:** Approved (5-0)

**Absent:** Judy Box

**E            BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

431 W Town Street | Application #17-01-001

1. New Construction | Reviewed 5/16/2017 | Issued 06/7/2017

**G            NEXT MEETING**

Tuesday – July 18, 2017 at 50 W Gay St at 3:00 pm