



EAST FRANKLINTON REVIEW BOARD

MEETING SUMMARY

DATE **May 21, 2019**
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 205**
TIME **3:04 PM – 4:00 PM**
PRESENT **Matt Egner, William Fergus, Bart Overly, Ryan Szymanski, TJ Manfrass**
ABSENT **Kim Way and Judy Box**

A CALL TO ORDER

B APPROVAL OF MINUTES

3:05- 3:06 MEETING SUMMARY – April 16, 2019

MOTION BY **Manfrass / Egner**
MOTION **To approve**
RESULT **APPROVED (5-0)**

C NEW BUSINESS - APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:06 – 3:10 1. **APPLICATION:** EF_19-05-001
ADDRESS: 610 WEST TOWN STREET
PROPERTY OWNER: GLASS AXIS
APPLICANT: GLASS AXIS
TO BE REVIEWED: WALL SIGN
SUB-DISTRICT: DODGE PARK

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- The applicant is requesting approval for the installation of a wall mounted sign on the Town Street side of the Glass Axis building.
- The proposed signage is vinyl mounted on aluminum panel.
- Staff recommends approval.

DISCUSSION:

The applicant (Melody Reed, Executive Director of Glass Axis) provided a description of the project including:

- Glass Axis had originally been approved for a vinyl grip sign to be mounted directly onto the brick, but it did not hold.
- They now propose to do the same vinyl grip, but applied to an aluminum plate, which is mounted onto the brick.

MOTION BY **Szymanski/ Egner**
MOTION **To approve the application**
RESULT **APPROVED (5-0)**

3:10 – 3:15 2. **APPLICATION:** EF_19-05-004
ADDRESS: 488 - 500 WEST BROAD STREET
PROPERTY OWNER: THE GRAVITY PROJECT, LLC
APPLICANT: ARCHALL – DUSTIN TODD
TO BE REVIEWED: ADDITION OF USE AND EXTERIOR PATIO ADDITION
SUB-DISTRICT: WEST BROAD STREET

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- The applicant is requesting approval to add the commercial patio and outdoor dining use as an approved use for Gravity I, and to construct two exterior patios on the east and west sides of the eating and drinking establishment.
- The patio use was not originally included in the Gravity I development plan.
- Staff recommends approval including the request to reduce the number of on-site parking spaces to 0.

DISCUSSION:

The applicant (Brad Parish with Archall) Provided a description of the project including:

- Taft’s will be occupying the easternmost bay of Gravity I.
- The east patio (east site of the bay) is already defined by brick pavers, which the patio fence outlines.
- The west patio (west side of the bay within the kicked-out building elevation) will be defined by planters and serve as a seating area.
- All of the existing openings will be used, which includes an overhead garage door and two man-doors.

MOTION BY **Egner/ Manfrass**
 MOTION **To approve the application**
 RESULT **APPROVED (5-0)**

3:15 – 3:55

- 3. **APPLICATION:** EF_19-05-005
ADDRESS: 455 WEST BROAD STREET
PROPERTY OWNER: GRAVITY PROJECT 2 LLC
APPLICANT: JESSICA SCHUEREN
TO BE REVIEWED: MURPHY BUILDING DEMOLITION
SUB-DISTRICT: WEST BROAD STREET

- 4. **APPLICATION:** EF_19-05-006
ADDRESS: 429/451/455 WEST BROAD STREET AND 466-468 W STATE STREET
PROPERTY OWNER: GRAVITY PROJECT 2 LLC
APPLICANT: JESSICA SCHUEREN
TO BE REVIEWED: GRAVITY II DEVELOPMENT PLAN
SUB-DISTRICT: WEST BROAD STREET

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- The Gravity II plan was submitted in two applications, one for the general development plan and one for the Murphy building demolition. Staff presented both applications together.
- The applicant is seeking approval to demolish the former Murphy Building to make way for a proposed 6 story office building, with ground floor retail and restaurant space that is a part of the applicant’s proposed Gravity II project.
- The applicant is also seeking approval for a revised Gravity II proposal and is requesting approval of the uses, parking, 7’ height modification, site plan and a conceptual review of the building elevations and materials.
- Compared to the original proposal (approved with conditions by the EFRB in September 2018), this new proposal has 110 additional residential units, up to 145 more parking spaces, and a 7’ height variance for the parking garage.
- The current proposed mixed use project includes the following:
 - Open space and outdoor amenities
 - A 12-story mixed-use tower on the northeast corner of the block with 258 units
 - A 6-story office building with retail on the northwest corner of the block
 - An 18-unit residential building fronting McDowell St.
 - A 94-unit co-live residential building on the southeast corner of the block
 - The repurposed Solazzo retail building on the southwest corner of the block (previously approved by the EFRB)
 - An 850 to 895 space parking garage in the center of the development
- Staff has recommended that the height variance and demolition be reviewed conceptually and that any future approval be tied to the approval of building elevations.
- Similarly, approval of the site plan would require approval of the demolition at the same time.

- While the Murphy Building is historic, it is not eligible to be listed on the Columbus or National Register of Historic Places. The proposed replacement use of a large mixed-use development, and specifically an office building are consistent with the overall goals and standards of the EFCCD Plan.
- Staff supports the proposed demolition as it allows for additional plan recommendations to be met and allows for job creation on the site. Support for the demolition is tied to an appropriate site plan and elevations.
- Staff is supportive of the proposed elevations and height variance request, as it complements the goals and standards of the EFCCD Plan. It is an appropriate site for additional height as it is on Broad Street and is a height transition from Downtown. The proposed scale compliments Gravity I on West Broad St. corridor and is consistent with the use and density goals and standards of the EFCCD Plan. Additionally, the parking garage is located behind the mixed use tower and office building, and is a 7 foot variance request.
- Staff supports and recommends approval for the proposed uses and parking. The applicant has proposed 370 dwelling units, 15,000 SF of restaurant or retail space, 4,000 SF of patio/ outdoor dining space, 184,000 SF of office space, and a parking garage with 850 parking spaces, which requires a 241 parking space reduction.
- Due to the parking reduction, staff is also requesting that the applicant provide 10 additional bicycle spaces, for a total of 35 bicycle spaces.
- In order to build flexibility into the permitted uses and parking requirement, the parking calculation was based on the most stringent use - restaurant - so that the parking reduction requested is sufficient for a variety of uses to occur. Additionally, staff is recommending that artist work/sales space, fitness club and food/beverage manufacturing also be approved as permitted uses. These uses are not planned at this time, but all have a lower parking requirement, and this will allow flexibility of the mixed-use space for future tenants. Based on this staff recommends approval to permit a mix of uses which could include any combination of the following:
 - Up to 370 Dwelling Units
 - Up to 184,000 SF of Office
 - Up to 15,000 SF of any combination of Retail (each space must be less than 10,000 SF), Eating and drinking establishment, Artist work or sale space, fitness club, or food and beverage manufacturing not to exceed 10,000 SF
 - Up to 4,000 SF of Commercial patios and outdoor dining areas
- Staff confirmed that the staff recommendation for demolition of the Murphy Building be a conceptual review only.
- Staff confirmed that the commercial patio and outdoor dining area/ patio are the same use classification.
- Staff confirmed that the parking reduction calculation includes the patio and outdoor dining use.
- Staff stated that the application approved with conditions by the Board in September 2018 went in as a conceptual review, but the Board decided to vote on the items at the meeting.
- Staff confirmed that the parking reduction is not an additional reduction to the parking reduction from the 2018 application and that the only modifications that remain in effect from the 2018 application are the height variance approvals for the mixed use tower and the office building.
- Staff confirmed that the parking calculations were based off of the code standards in the Off Street Parking and Loading and East Franklinton District sections of the zoning code.
- Staff confirmed that the 35 bicycle parking spaces would need to be accessed by the public.

DISCUSSION:

The applicant (Jessica Schueren with Kaufman and Mike Suriano with NBBJ) Provided a description of the project including:

- Ms. Schueren stated that as a result of the August and September 2018 EFRB meetings, the applicant got approval with conditions of the parking uses, and height variances of Gravity II.
- Since, updates to the development plan were made, which include 6 floors of residential in the mixed use building (in lieu of office), 11 floors of residential, and 1 floor of office/ retail. The co-live building changed shape slightly, with the parking garage, townhouse liner residential building, and Solazzo building remaining the same. The development of the six-story office building will entail a complete demolition of the existing Murphy Building versus an originally proposed partial demolition.
- In addition to the use and parking approvals, Ms. Schueren asked that the Board approve the height variance, site plan, and demolition, although staff recommended those items for conceptual review. The applicant would then return for approval of lighting, landscaping, elevations, and materials.
- Ms. Schueren stated that the intent for the redesign of the co-living building due to market rate units being included in the unit mix, which necessitated an increase in the building size. The building overall has less co-live units, but includes market rate units.
- Ms. Schueren stated that bicycle parking available to the public, will be provided within the garage, as well as bicycle parking on the interior of residential and office buildings.

- The office square footage changed from 95,000 gross square feet to about 205,000 gross square feet. The applicant learned from Gravity I that the office floor plate was prohibitive for larger tenants, which led to a larger floor plate (33,000 gross square feet) and increased square footage for the new office building design.
- Mr. Suriano stated that although the materials are still conceptual they want to keep it consistent with Gravity I.
- Ms. Schueren stated that the top of the parking lot is no longer designed to be a green space. The change in uses necessitated that the top level to be parked.

The Board provided the following comments:

Mr. Manfrass:

- Does not have any issue with the demolition, contingent on Board approval of the site plan and elevations.
- More public bicycle parking on top of the 10 additional spaces recommended by staff should be provided on the site, given the request of a 241 car parking space reduction.

Mr. Overly:

- likes the overall site plan and the conceptual elevations.
- Supports the demolition.

Mr. Egner:

- Supports the demolition.

MOTION BY **Egner/ Manfrass**

MOTION **To approve the demolition of the Murphy Building with the following conditions:**

1. EFRB review and approval of the site plan, building elevations, and materials.

RESULT **APPROVED (5-0)**

MOTION BY **Fergus/ Egner**

MOTION **To approve the site plan, uses, and parking garage height modification with the following conditions:**

1. EFRB review and approval of the landscaping, lighting, building elevations, and materials.

To approve the car parking reduction with the following conditions:

1. To add 50 additional public bicycle parking spaces in addition to the 25 public bicycle parking spaces required, for a total of 75 public bicycle parking spaces.

RESULT **APPROVED (5-0)**

D STAFF APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

		APPROVED: ITEMS APPROVED	COA ISSUED
1.	EF_19-05-002 462 WEST BROAD STREET	4/18/2019: Roosevelt Coffee Blade Sign	4/18/2019
2.	EF_19-05-003 267 GIFT STREET	4/23/2019: Change in Use (1 Dwelling Unit to 2 Dwelling Unit)	4/23/2019

E NEXT MEETING

**TUESDAY – JUNE 18, 2019 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 203**