

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-065 (14315-0000-00862) Date Received: 12/2/14

Fee: \$ 1600 Application Accepted by: ET

Comments: Assigned to Shannon Pine, 645-2209, spine@columbus.gov

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 10 West 9th and 40 West 9th Avenue Zip 43201

Is this property currently being annexed into the City of Columbus Yes No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-047779, 010-015100, 010-049478, 010-021983, 010-012756

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

Current Zoning District(s): C-4 (010-047779, 010-015100), 10 West 9th Avenue

AR-4 (010-049478, 010-021983, 010-012756), 40 West 9th Avenue

Civic Association or Area Commission: University Area Commission

Proposed use or reason for Council Variance request: See Statement of Hardship

Acreage: 0.89+/- ac. total (C-4: 0.327+/- ac., 14,254+/- sf) (AR-4: 0.563+/- ac., 24,510 sf)

APPLICANT: Name Buckeye Real Estate c/o Donald Plank

Address, City, State & Zip Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S): Name Campus Partners for Community Urban Redevelopment. c/o Donald Plank

Address, City, State & Zip Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald Plank

Address, City, State & Zip Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature Donald Plank attorney

Property Owner Signature Donald Plank attorney

Attorney/Agent Signature Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 all checks payable to the Columbus City Treasurer

CV14-065

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Plank

Date

12/1/14

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Exhibit B

Statement of Hardship

CV14-065

10 West Ninth Avenue and 40 West Ninth Avenue

This variance application includes contiguous property east and west of Wall Street (20') at North High Street and West Ninth Avenue. For purposes of addressing for this variance application, the property between North High Street and Wall Street is addressed as 10 West Ninth Avenue, and includes the North High Street frontage. The property west of Wall Street with frontage on West Ninth Avenue is addressed as 40 West Ninth Avenue. The following separates the two (2) development areas for purposes of proposed use, applicable provisions of the Columbus Zoning Code and applicable itemized variances. Applicant proposes a multi-million dollar development project to anchor the North High Street and West Ninth Avenue intersection and West Ninth Avenue frontage.

10 West Ninth Avenue

(PID's: 010-047779, 010-015100)

The site is developed with a three (3) story apartment building fronting North High Street (PID: 010-047779, 1509 – 1513 N High Street) and a six (6) dwelling unit row house (PID: 010-15100, 14 – 24 West Ninth Avenue), located in the C-4, Commercial District. The ground level residential use of both buildings is non-conforming. Applicant proposes 1) to change the use of the ground floor of the building fronting N High Street to a conforming use with commercial office use, 2) conform the ground floor residential use of the six (6) dwelling unit row house to the C-4 district by variance, 3) connect both buildings on all three (3) floors, 4) have a total of 18 dwelling units with the ground floor residential use of 14 – 24 West Ninth, and the second and third floors of both buildings, and 5) provide nine (9) on-site parking spaces and use of parking spaces in the parking structure to be built at 40 West Ninth Avenue. The site is within the University Impact District, and is therefore subject to review by the University Area Review Board (UARB) and is regulated by the C-4 district and the University Urban Commercial Overlay (UCO).

Applicant requests the following variances:

1) 3356.05, C-4 Permitted Use

To permit ground level residential use in the C-4 District.

2) 3312.13, Driveway, To reduce driveway width from 20 feet to 16 feet for two way travel to the nine (9) space parking lot.

3) 3312.49, Minimum Numbers of Parking Spaces Required,

1 of 3, CV14-065, 10 West Ninth Avenue and 40 West Ninth Avenue, Statement of Hardship,
12/01/2014

To reduce on-site parking from 37 to 9 spaces, subject to parking being provided in the parking structure to be built at 40 West Ninth Avenue.

- 4) 3372.605(D), Building Design Standards, Secondary frontage (West Ninth side of 1509-1513 N High Street) 60% glass between 2 feet and 10 feet above sidewalk for the first 10 feet of West Ninth façade from N High Street. 40% provided.

40 West Ninth Avenue

(PID'S: 010-049478, 010-021983, 010-012756)

The site is zoned AR-4, Apartment Residential, presently consists of three (3) tax parcels and is 0.563 +/- acres (24,510 SF). One of the three (3) buildings on the site has been razed. The other two buildings will also be razed for new construction. Applicant proposes to develop the site with a four (4) story apartment building and parking structure. One-half (1/2) story will be below grade. The building will comply with the H-35 Height District. A total of 16 dwelling units and a 79 space parking structure is proposed. The site is within the University Impact District, and is therefore subject to review by the University Area Review Board (UARB) and is regulated by the AR-4 district and applicable provision of the University Planning Overlay (UPO).

Applicant requests the following variances:

1) Section 3372.562(A)(B), Landscaped Area and Treatment

(A). Minimum of 5% of lot area (1,225 SF) to be landscaped and located behind most rear portion of building. 357 SF/1.4% lot area located behind (north) most rear portion of building.

(B). One shade tree per 10 parks to be planted in rear yard. 79 parking spaces provided. 8 shade trees required in rear yard.

2) Section 3372.563, Maximum Lot Coverage

Maximum building coverage 30%. Coverage 92% +/-.

3) 3372.565, Building Lines

Calculated average building setback (adjacent buildings east and west) is 18.5'.

Proposed building setback 7'.

4) 3372.566(C), Building Separation and Size

Maximum 10,200 SF of calculated floor area. 26,375 +/- SF calculated floor area proposed.

5) 3372.567, Maximum Floor Area

32 and 36-38 West Ninth are original structures (0.60 FAR permitted)

44 West Ninth is a newer, non-contributing structure (0.80 PAR permitted)

Proposed FAR for new building (calculated floor area), 1.10 +/-.

6) 3372.568, Height

Four (4) story (First floor partially below grade, 3 ½ stories above grade), 34' – 6", grade to flat roof. Height exceeds calculated permitted height.

7) 3333.035, AR-4 Apartment Residential District Use

To permit office use located at the NW corner of N High and West 9th (10 West Ninth Avenue) to use parking spaces during business hours in the proposed parking structure, which is located in the AR-4 district.

8) 333.15 (C), Basis of Computing Area

Maximum lot coverage 50%, Proposed 80% +/-.

9) 3333.22, Maximum Side Yard Required

The sum of the two side yards to be 20% of lot width, maximum of 16 feet. 20% = 28.6', so 16' max. Ten (10) feet proposed with five (5) foot side yard on east and west side of building.

10) 3333.24, Rear Yard

25% of total lot area to be located behind building. 1.4% +/- provided due to parking structure.

12/01/2014

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank

of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215
deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 10 West 9th Avenue and 40 West 9th Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the

Department of Building and Zoning Services, on (3) 12/2/14
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Campus Partners for Community Urban Redevelopment
AND MAILING ADDRESS c/o Amanda Hoffsis, President
1568 N. High St., Columbus, OH 43201

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Buckeye Real Estate c/o Donald Plank, (614) 947-8600

AREA COMMISSION OR CIVIC GROUP (5) University Area Commission
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS c/o Susan Keeney
358 King Avenue
Columbus, OH 43201

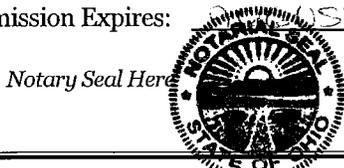
and that the attached document (6) is a list of the **names and complete mailing addresses, including zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the 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(7)

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

SIGNATURE OF AFFIANT (8) Donald Plank

Subscribed to me in my presence and before this 2nd day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) Barbara A. Painter
My Commission Expires: AUGUST 3, 2015



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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EXHIBIT A, Public Notice
10 West Ninth Avenue
40 West Ninth Avenue
CV14- 065
December 1, 2014

APPLICANT

Buckeye Real Estate
c/o Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Campus Partners for Community Urban
Redevelopment
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

University Area Commission
c/o Susan Keeny
358 King Avenue
Columbus, OH 43201

PROPERTY OWNERS 125'

Jason A. Bowers, et al.
4211 Woodbridge Road
Columbus, OH 43201

Community Housing Network
1680 Watermark Dr.
Columbus, OH 43215

Redstone Realty Co LLC
1534 N. High St.
Columbus, OH 43201

G-Made Inc
2738 N. Main St., Ste. A
Findlay, OH 45840

University Bible
Fellowship Columbus
68 E. Oakland Ave.
Columbus, OH 43201

North Campus Rentals II LLC
Northsteppe Realty
Attn: Diana Hawks
10 E. 17th Ave.
Columbus, OH 43201

Nathan Benderson, TR, et al.
c/o Garb-Ko Inc
3925 Fortune Blvd.
Saginaw, MI 48603

Buckone Ltd
10424 Wellington Blvd.
Powell, OH 43065

Gateway 2000 Rentals LLC
10 E. 17th Ave.
Columbus, OH 43201

MRZ Investments LLC
RZ Realty
3518 Riverside Dr., Ste. 205
Columbus, OH 43221

G-Made Inc
1535 N. High St.
Findlay, OH 45840

10 West Ninth Avenue
40 West Ninth Avenue
CV14-_____
December 1, 2014
Page 1 of 2

Winkle OSU LLC
10 N. High St., Ste. 401
Columbus, OH 43215

Richard A. Talbott
422 E. Northwood Ave.
Columbus, OH 43201

Mollica Family LLC
James Ryan
4333 Sharon Ave.
Columbus, OH 43214

Campus Partners for
Community Urban Redevelopment
McCracken Power Plant, Ste. 200
2003 Millikin Road
Columbus, OH 43210

Mr. Daniel J. Minor, Atty.
Vorys Sater Seymour and Pease
52 E Gay Street
Columbus, OH 43215

University Manors Ltd
72 E. 14th Ave.
Columbus, OH 43201

Campus Partners
c/o Heidi McCabe
McCracken Power Plant, Ste. 200
2003 Millikin Road
Columbus, OH 43210

Campus Partners
c/o Amanda Hoffsis, President
McCracken Power Plant, Ste. 200
2003 Millikin Road
Columbus, OH 43210

Redstone Realty Co LLC
McCracken Power Plant, Ste. 200
2003 Millikin Road
Columbus, OH 43210

ALSO NOTIFY:

David B. Perry
David Perry Co., Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

Buckeye Real Estate
c/o Wayne Garland
48 E. 15th Avenue
Columbus, OH 43201

Buckeye Real Estate
c/o Lorie Garland
48 E. 15th Avenue
Columbus, OH 43201

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 # CV14-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215
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 in the following formats:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>1. Buckeye Real Estate 48 E. 15th Avenue Columbus, OH 43201 Contact: Wayne Garland, (614) 294-0444 # of Columbus Based Employees: 11</p>	<p>2. Campus Partners for Community Urban Redevelopment 1568 N. High St. Columbus, OH 43201 Contact: Amanda Hoffsis, (614) 247-5958; # of Columbus Based Employees: 0</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before this 2nd day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

This Project Disclosure Statement expires August 3, 2015 after date of notarization.

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City of Columbus Zoning Plat



CW14-065

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: 010015100, 010047779

Zoning Number: 10

Street Name: W 9TH AVE

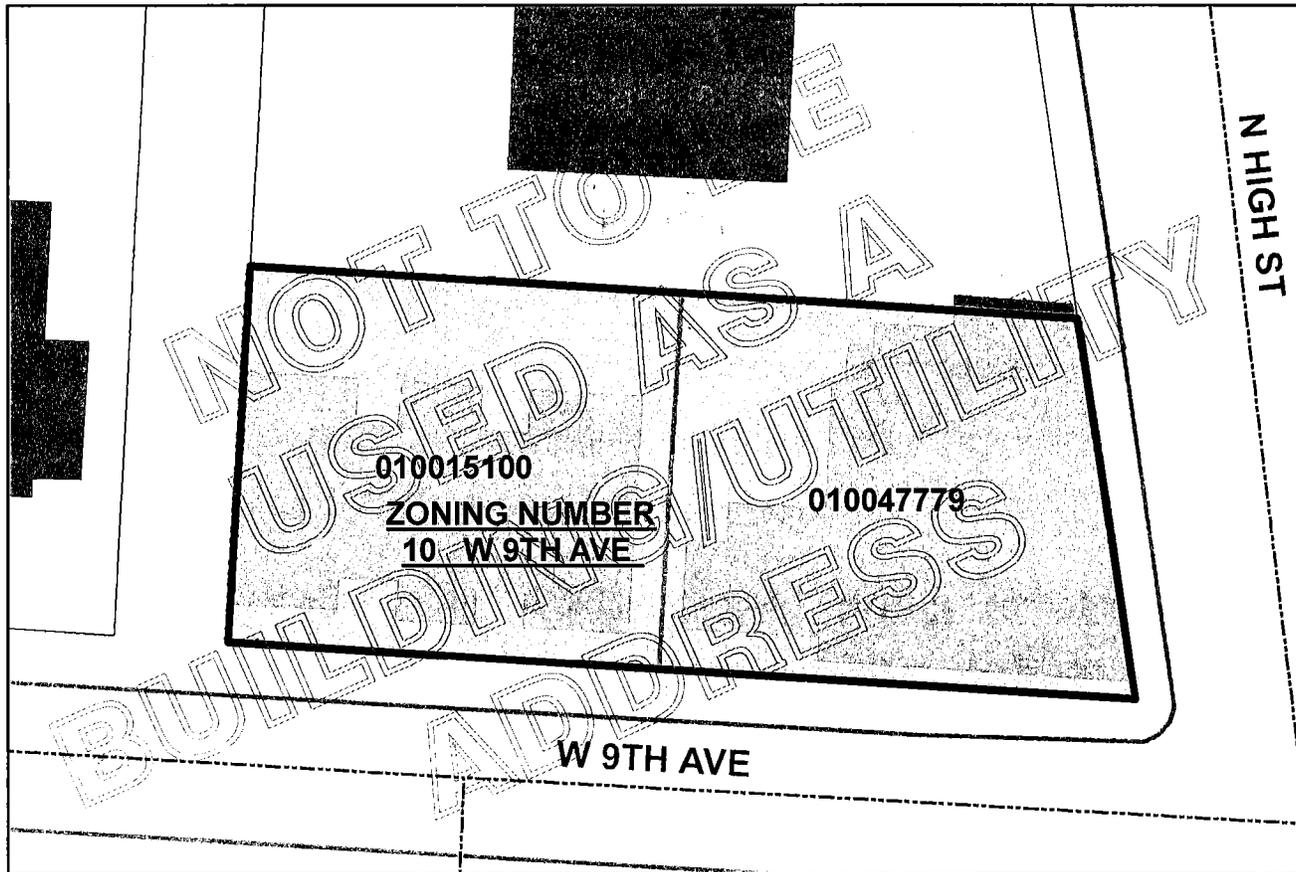
Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. INC. (DAVE PERRY)

Issued By: *Adyana Williams*

Date: 11/26/2014



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 24760

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO





City of Columbus Zoning Plat



CU14-065

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: 010049478, 010021983, 010012756

Zoning Number: 40

Street Name: W 9TH AVE

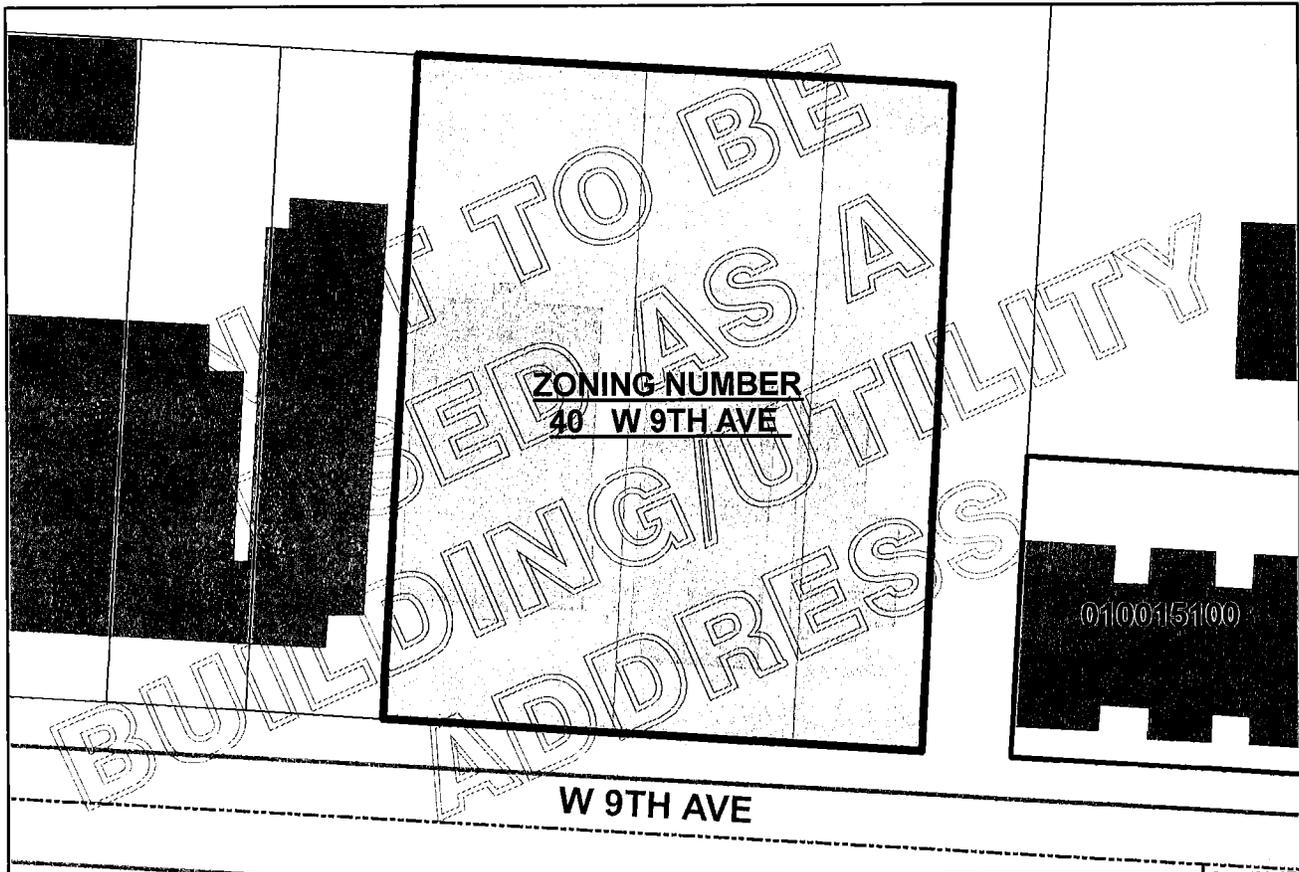
Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., INC (DAVE PERRY)

Issued By: *Adyana Williams*

Date: 11/26/2014



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 24762

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO



CV14- 065
10 West Ninth Avenue and 40 West Ninth Avenue
Legal Description
0.89 +/- ac., 38,764 +/- SF (total)

C-4, Commercial parcels, 10 West Ninth Avenue
PID: 010-04779, 010-015100, (0.327 +/- ac; 14,254 +/- SF)

Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being a part of Lot Number One (1) of A. Converse's North High Street Addition to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 401, Recorder's Office, Franklin County, Ohio.

Beginning at the southeast corner of said Lot No. 1, thence westerly with the south line of said lot, 100 feet to a point, thence northerly parallel to the west line of said lot to the north line thereof, thence easterly with the north line of said lot to the northeast corner thereof; thence southerly with the east line of said lot to the place of beginning.

Also, an easement in the right to use a lot adjoining said premises on the west for sewer purposes, as granted in deed given by Guy C. Fergus and wife to David E. Huston, which deed is dated April 7, 1911, and recorded in Deed Book 514, page 12, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-047779

Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being a part of Lot Number One (1) of A. Converse's North High Street Addition to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 401, Recorder's Office, Franklin County, Ohio, except that part of said lot conveyed to David E. Huston by deed record in Volume 514, page 12, of Deed Record, Franklin County, Ohio. The part of said lot herein conveyed being a strip of land ninety (90) feet wide off of the entire west end of said lot, the east line of which is parallel to the west line of said lot; subject to an easement to use and maintain a sewer, as set forth in the deed from Guy C. Fergus to David E. Huston, in Deed Book 514, page 12.

Parcel Number: 010-015100

AR-4, Apartment Residential parcels, 40 West Ninth Avenue
PID: 010-012756, 010-021983, 010-049478, (0.563 +/- ac.; 24,510 SF)

Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being Lot Number Five (5) in A. Converse's North High Street Addition, to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 401, Recorder's Office, Franklin County, Ohio, and a triangular piece of ground comprising an area of about 50 square feet abutting the northeast corner of said Lot No. 5, abutting Wall Street on the east and a 25 foot alley on the north side thereof, being the first alley north of 9th Avenue, as vacated on April 4, 1921, by Ordinance No. 32484, adopted by the City Council of the City of Columbus, Ohio.

Parcel Number: 010-012756

Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being Ten (10) feet off the east side of Lot Number Seven (7) and all of Lot Number Six (6) of A. Converse's North High Street Addition as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 401, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-021983

Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being Lot Number Eight (8) and Twenty-six (26) feet off of the west side of Lot Number Seven (7) in A. Converse's North High Street Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 401, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-049478

11-30-2014

C14-065



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 11/24/14



Disclaimer

Scale = 100

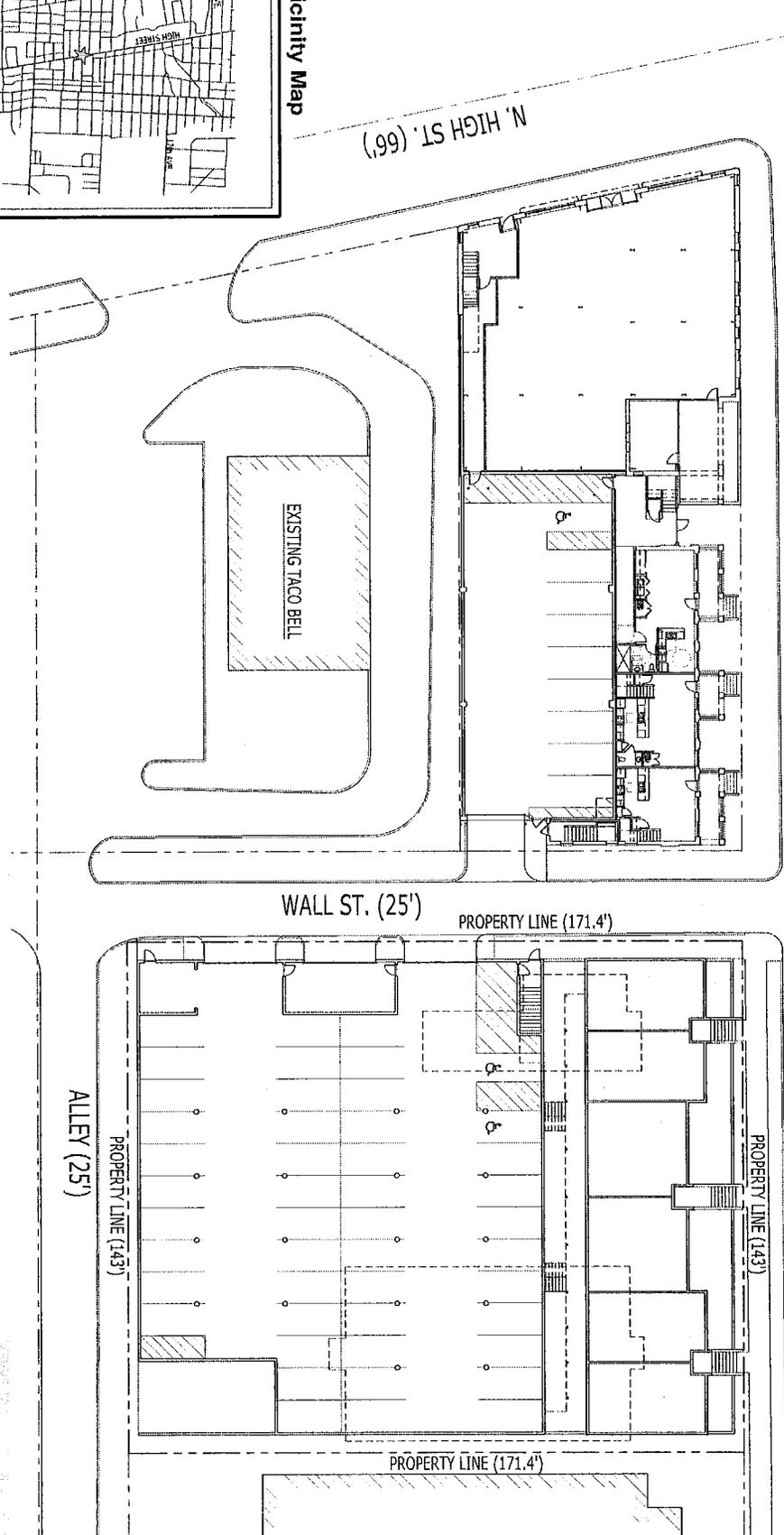


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

Real Estate / GIS Department

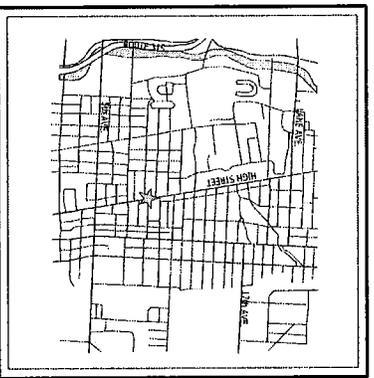
40 West Ninth Avenue

W. 9th AVE. (60')



N. HIGH ST. (66')

Vicinity Map



Site Plan
Scale: 1" = 30'-0"



PHATTAM
architecture and design



CV14-065

First Floor Plan
 Scale: 1/16" = 1'-0"

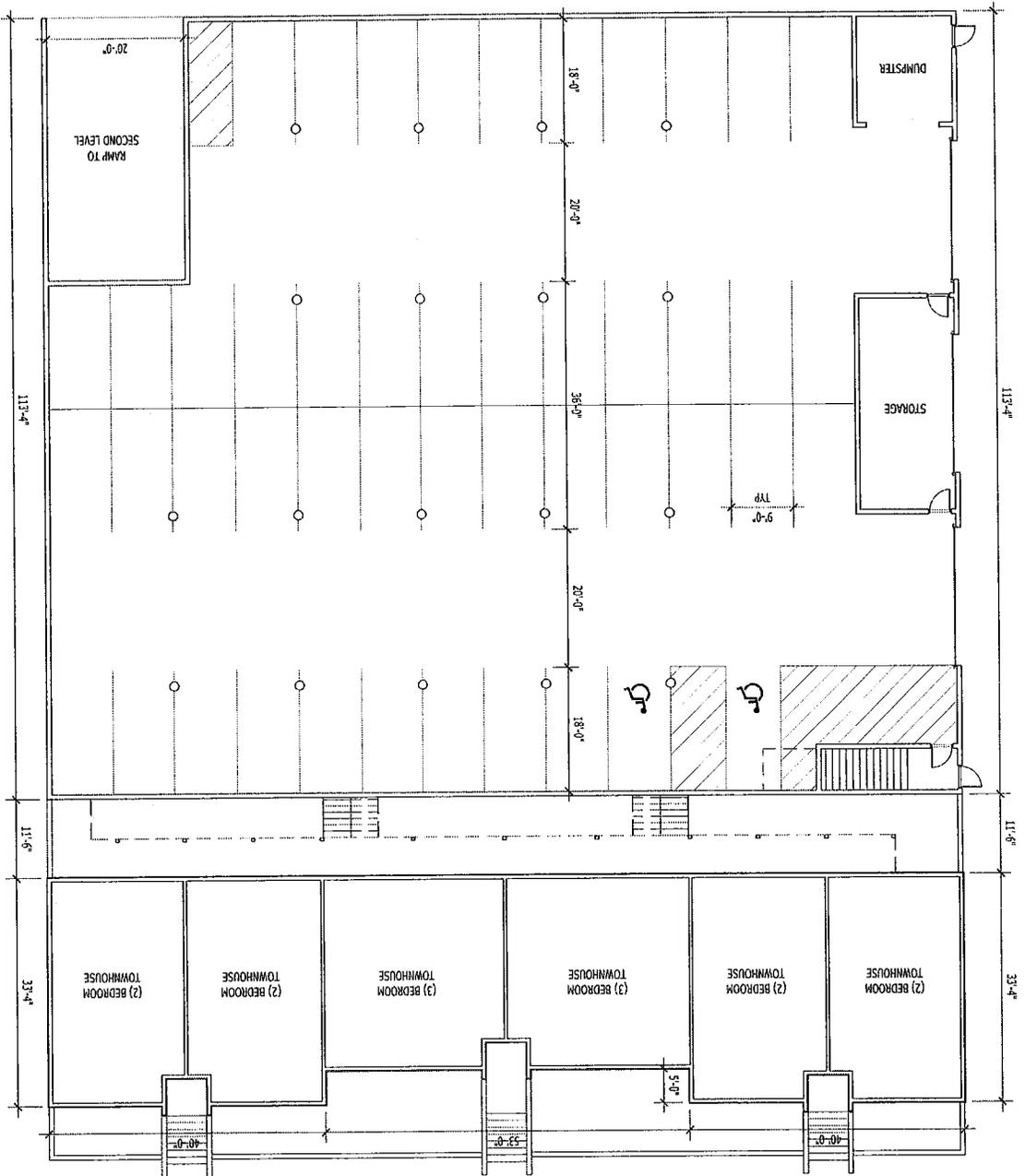
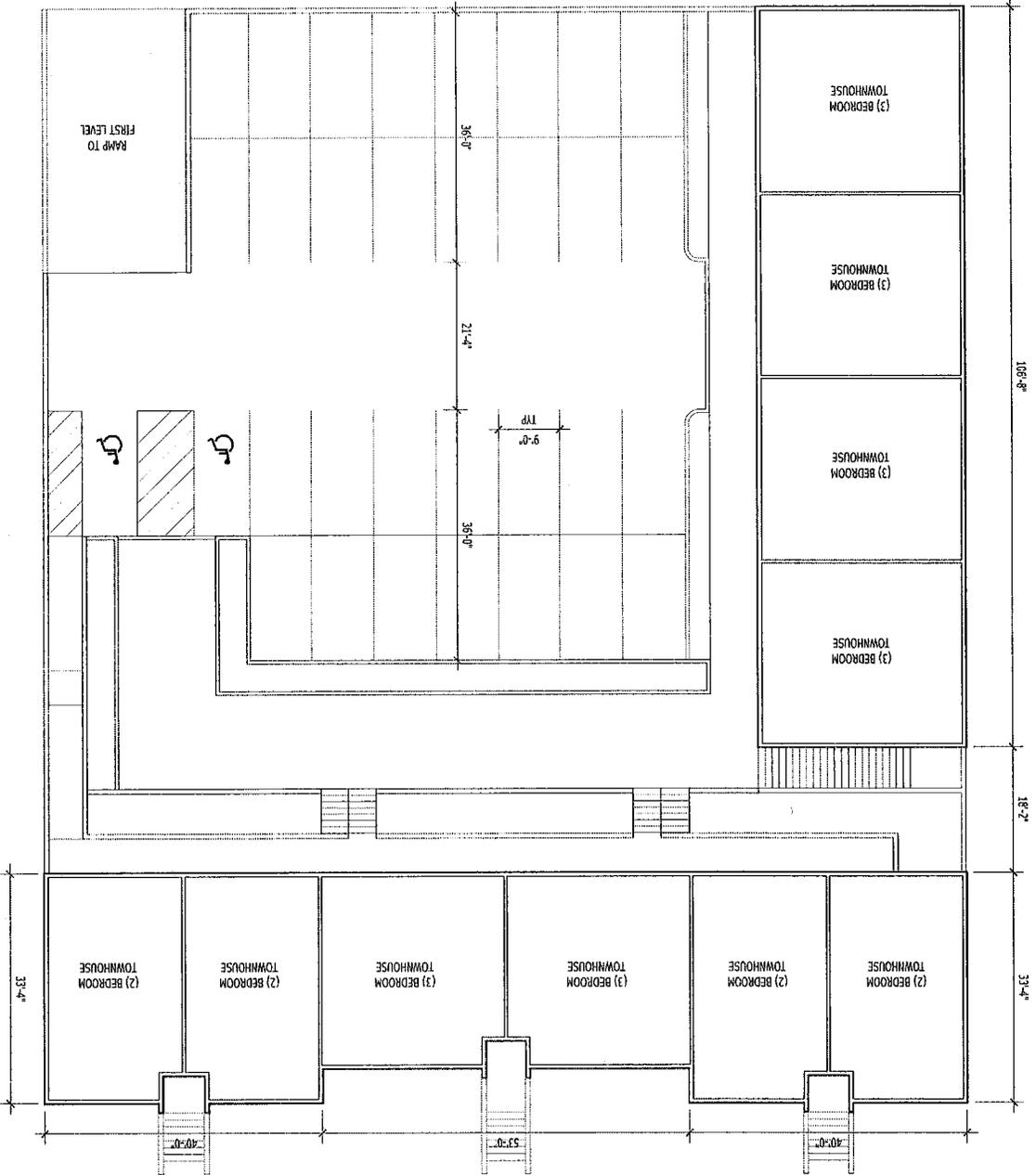


PHOTO
 architecture and design



CV14-065

Second Floor Plan
 Scale: 1/16" = 1'-0"



PHU THAM
 architecture and design



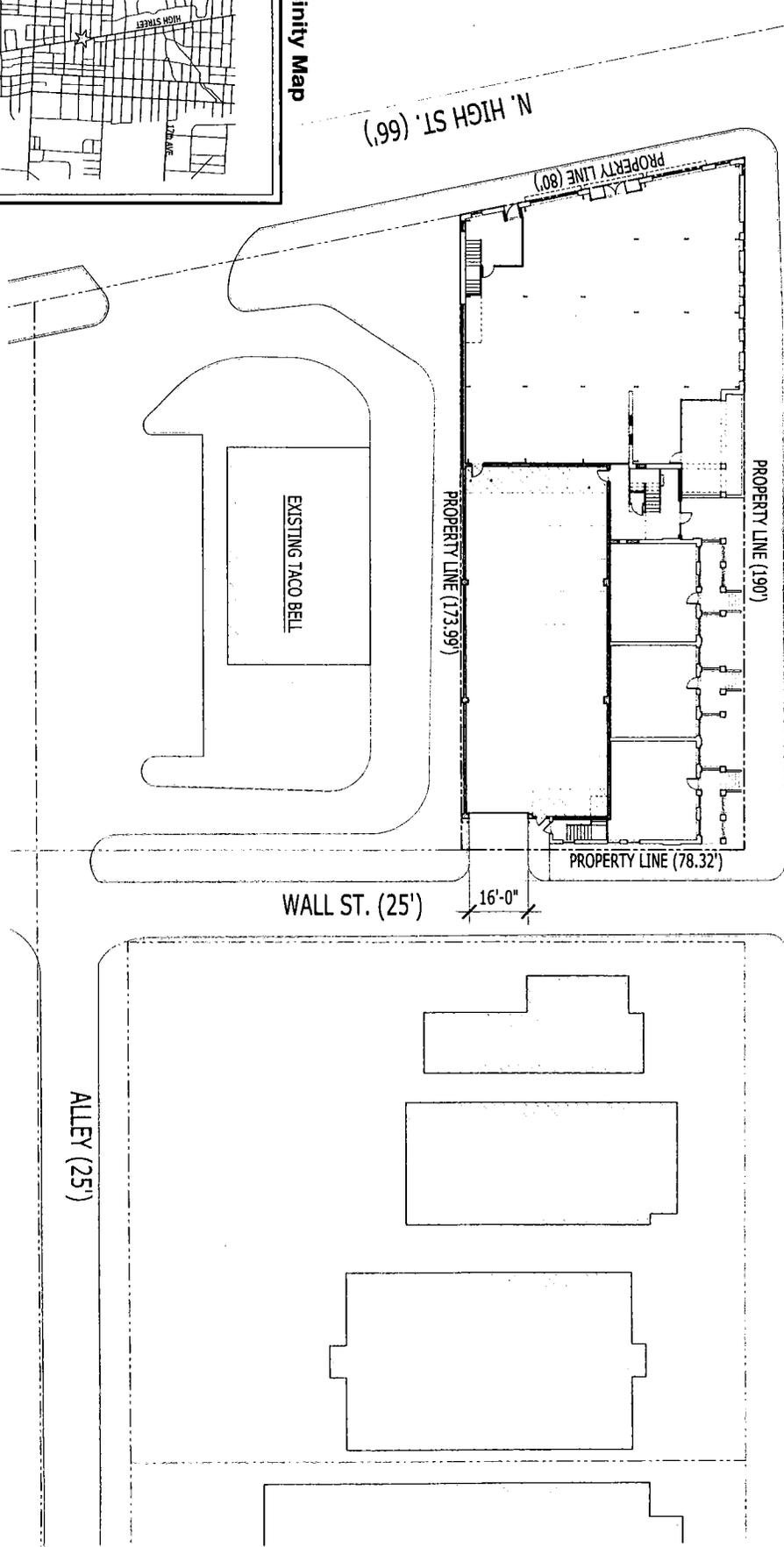
C114-065

The Apartments at 9th & High
1509 - 1513 N. High Street
Columbus, OH 43201

PHATTAM
architecture and design
2014-11-04

W. 9th AVE. (60')

N. HIGH ST. (66')



Vicinity Map

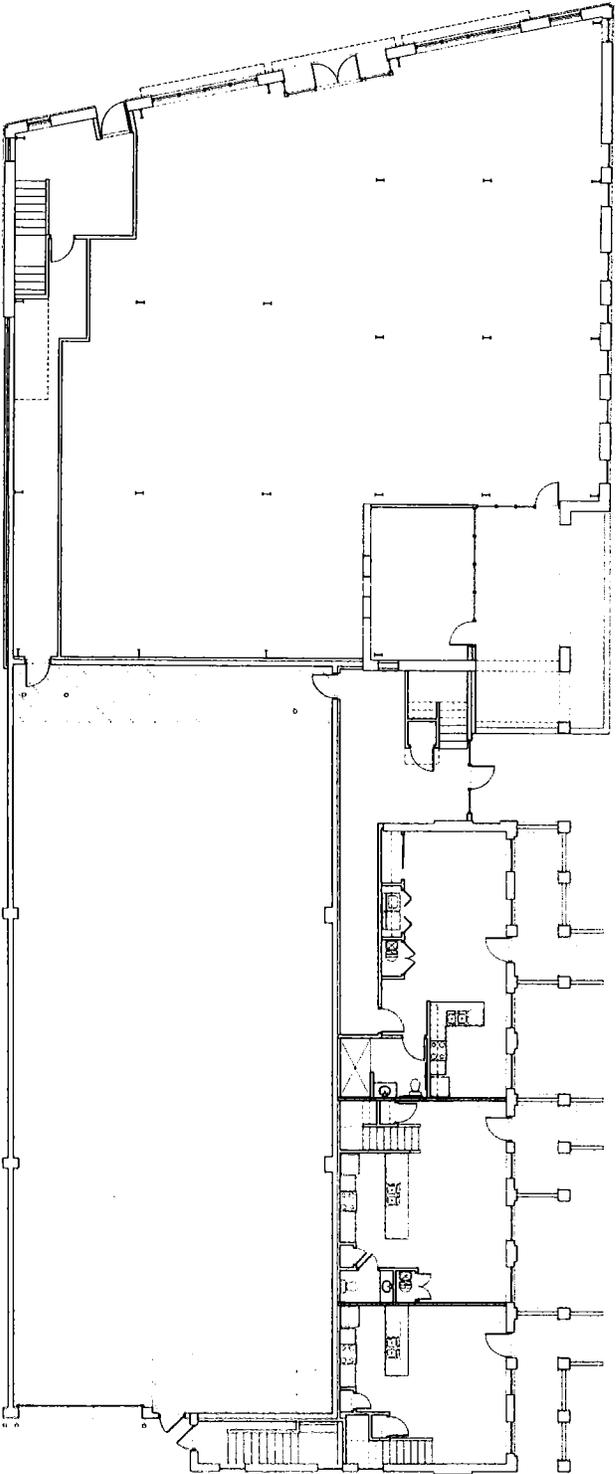
Site Plan
Scale: 1" = 30'-0"



RHUTTM
architectre and design



CV14-065



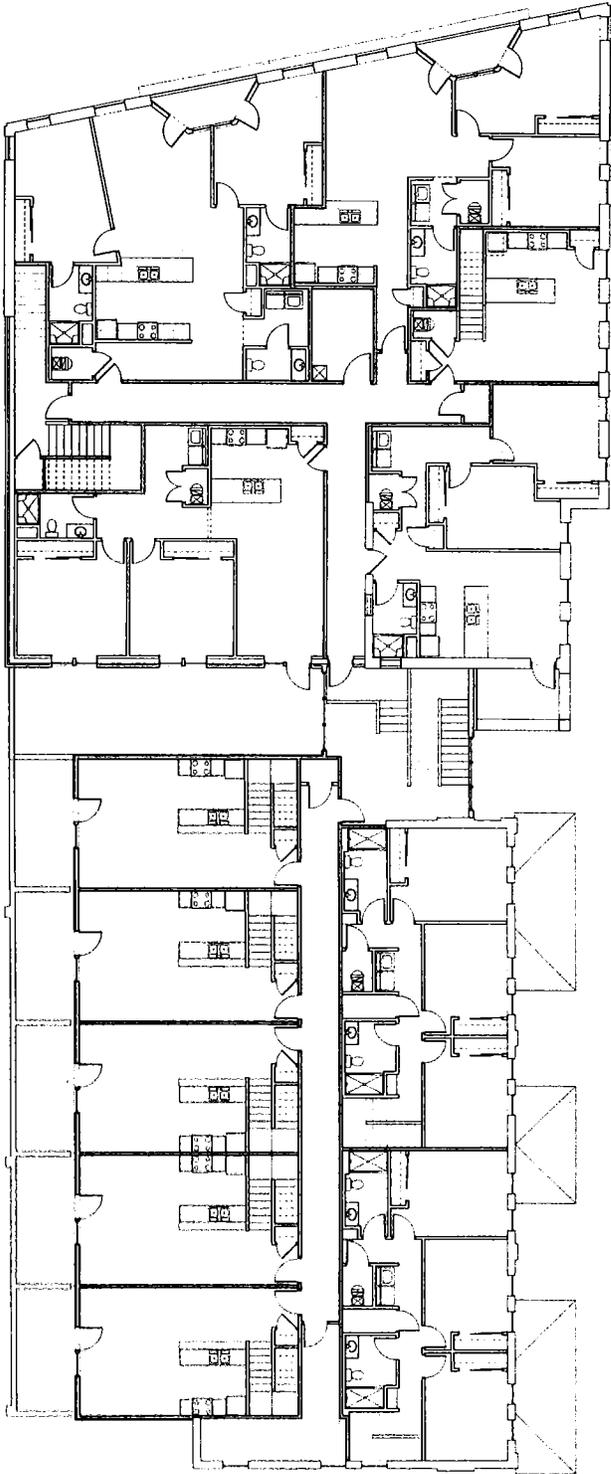
First Floor Plan
 Scale: 1/16" = 1'-0"



PHATTAM
 architect/re and design



CV14-065



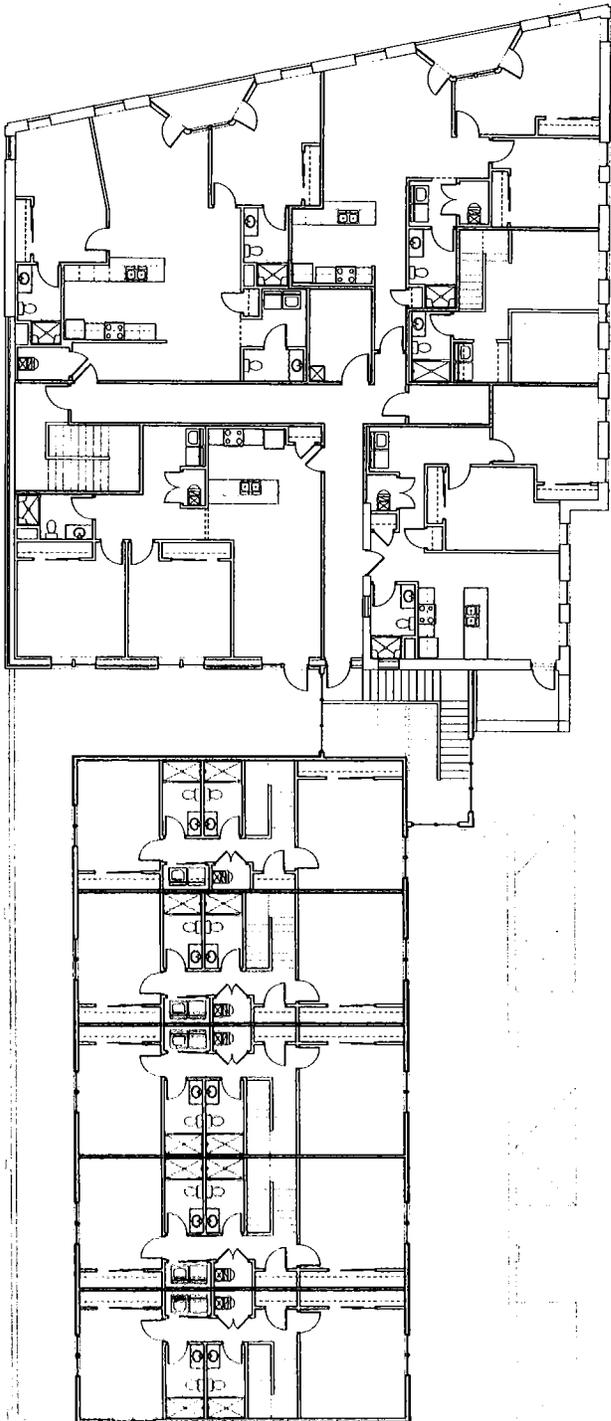
Second Floor Plan
Scale: 1/16" = 1'-0"



RHATHM
architecte and design



C014-065



Third Floor Plan

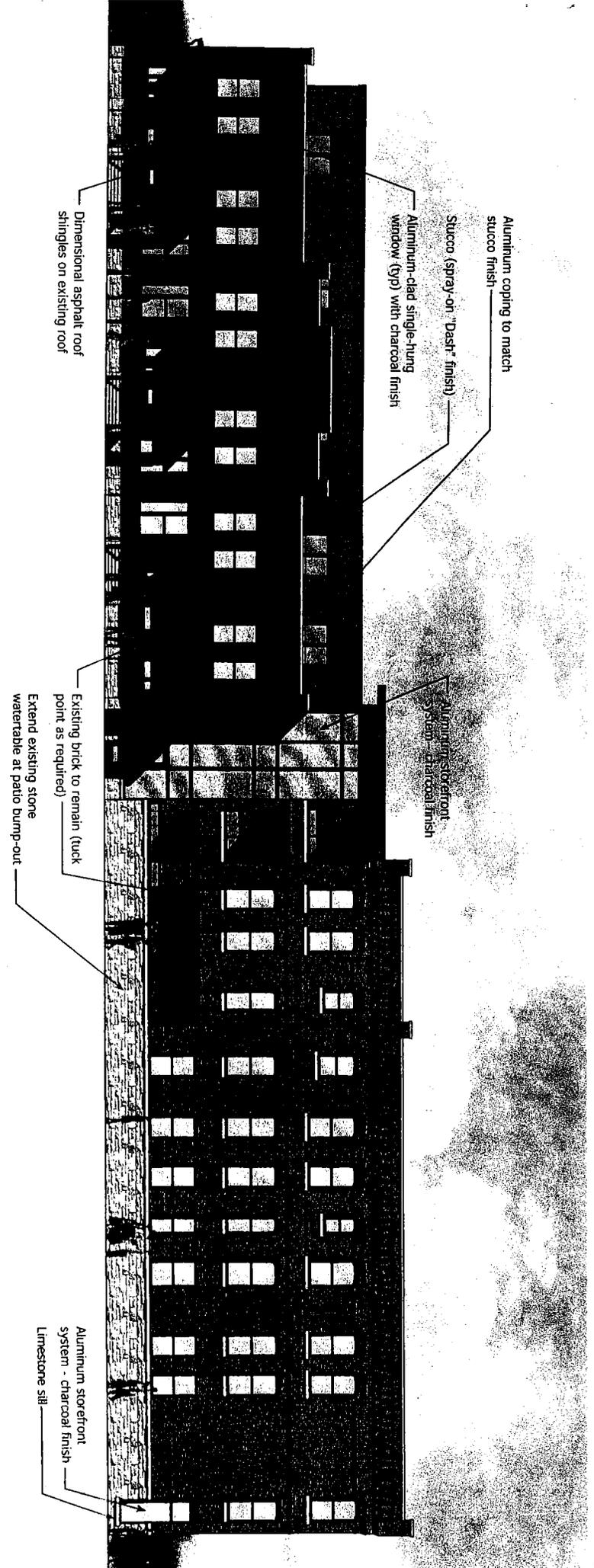
Scale: 1/16" = 1'-0"



RHTM
 architecture and design



CV14-065

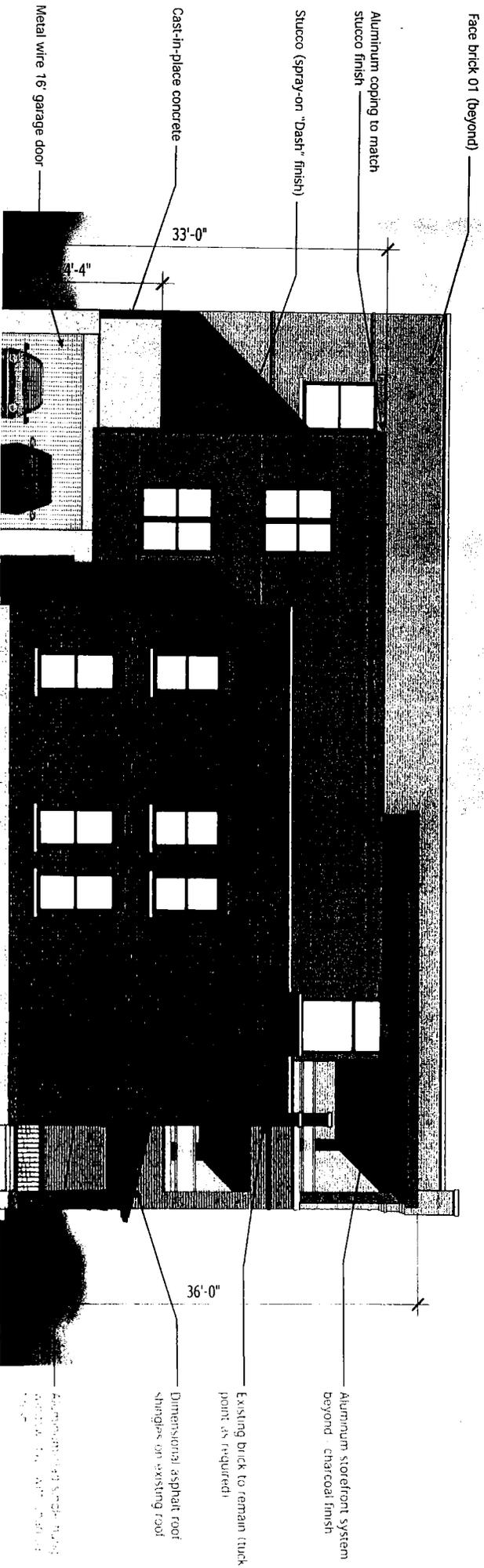


South Elevation (W. 9th Ave)
Scale: NTS

RHUTTM
architect/re and design



CV14-065



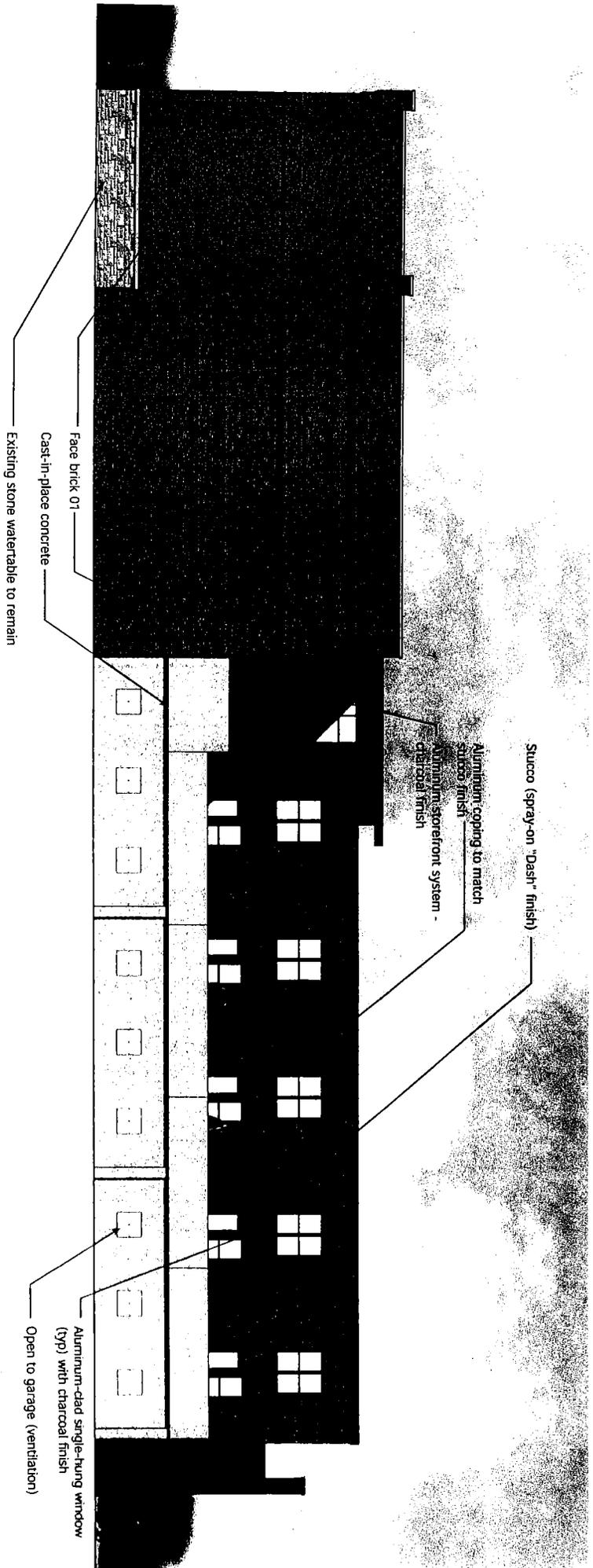
West Elevation (Wall St.)
 Scale: 1/8" = 1'-0"

CHITMAN
 architecture and design



CV14-065

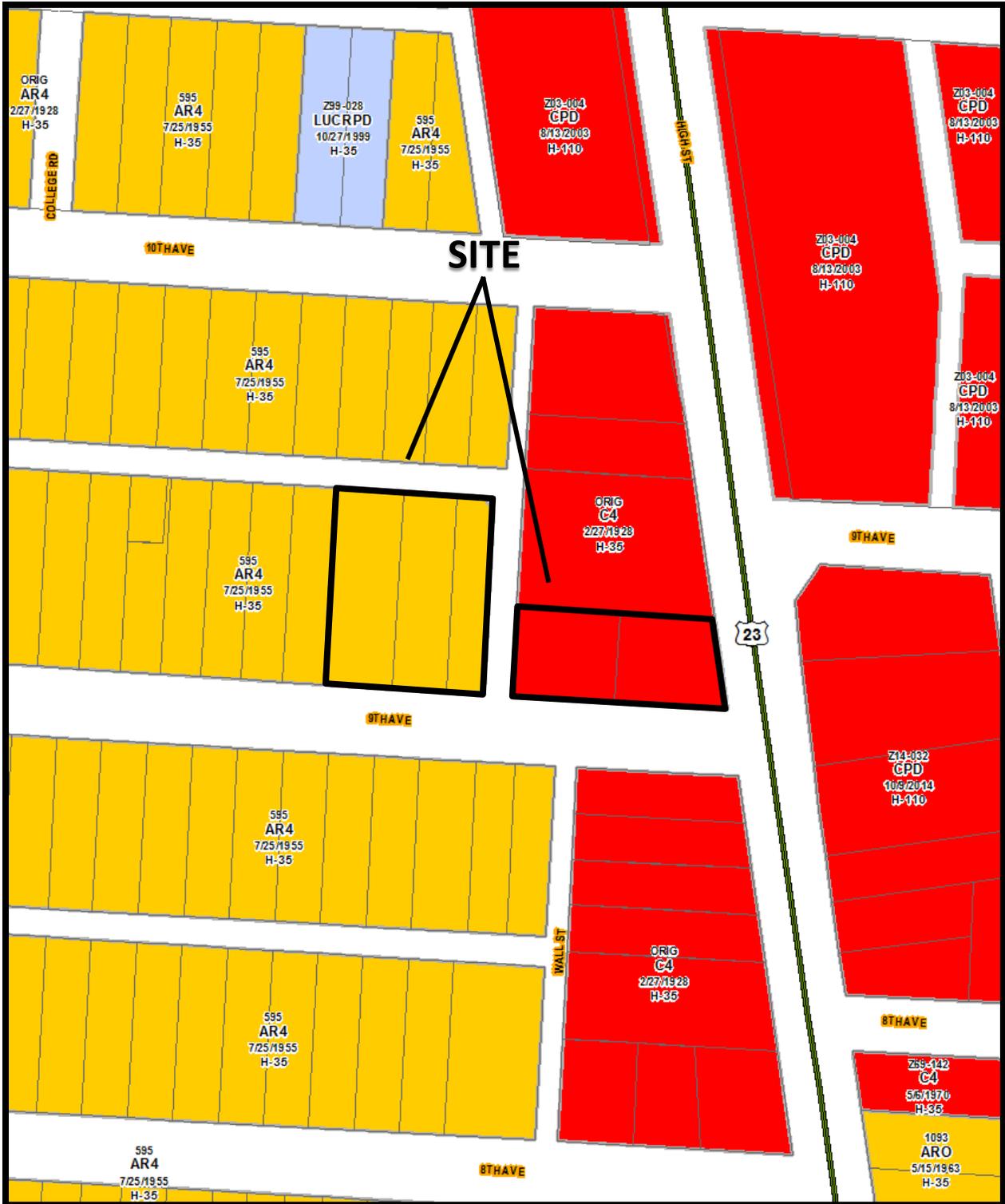
CV14-065



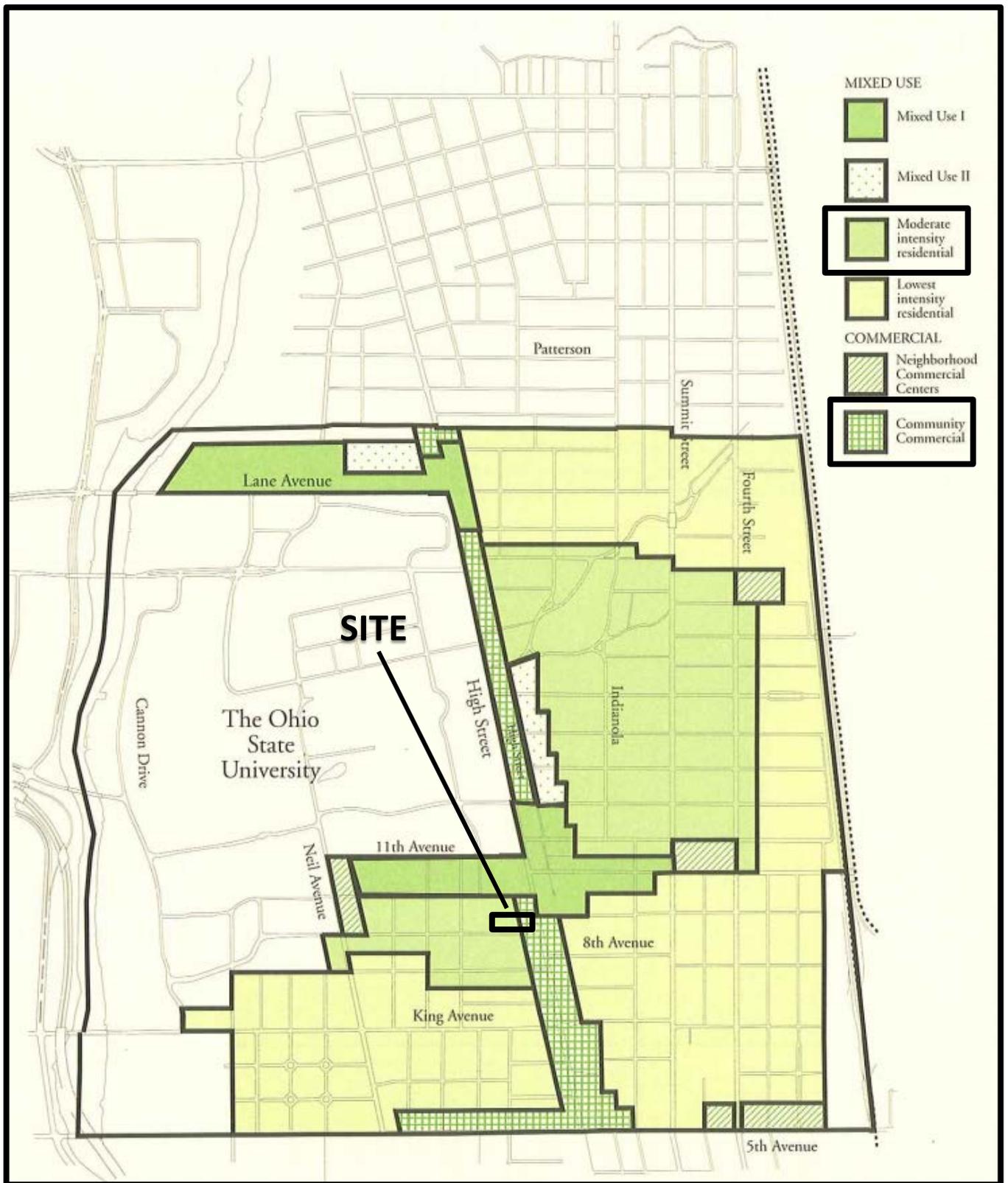
North Elevation (From Taco Bell)
Scale: NTS

PHATTAM
architecte and design





CV14-065
 10 and 40 West Ninth Avenue
 Approximately 0.89 acres



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 10 and 40 West Ninth Avenue
 Approximately 0.89 acres

University Neighborhoods Revitalization Plan (1996)



Zone 2

King & 7th Avenues to 9th Avenue

Character: Eroded urban fabric is mixed with some handsome facades. Several sites offer redevelopment potential. Areas with extensive surface parking offer opportunities for additional development.

Goals:

- Strengthen the streetwall by developing underutilized lots with a mix of retail and residential uses to restore a pedestrian-friendly experience.
- Ensure library expansion relates well to the street’s pedestrian orientation.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

Redevelopment Standards:

- Height: 1 to 3 stories
- Setback: 0’

CV14-065
 10 and 40 West Ninth Avenue
 Approximately 0.89 acres

Zone 3

9th Avenue to 11th & Chittenden Avenues

Character: Traditional “South Campus,” marked by a concentration of bars and other student-oriented uses. Includes some handsome historic facades as well as traditional buildings that have been substantially altered. Vacant land, surface parking, and deteriorated buildings offer significant redevelopment opportunities. This zone opens to the “park-like” character of the campus edge and serves as a gateway to the campus from the south and east.

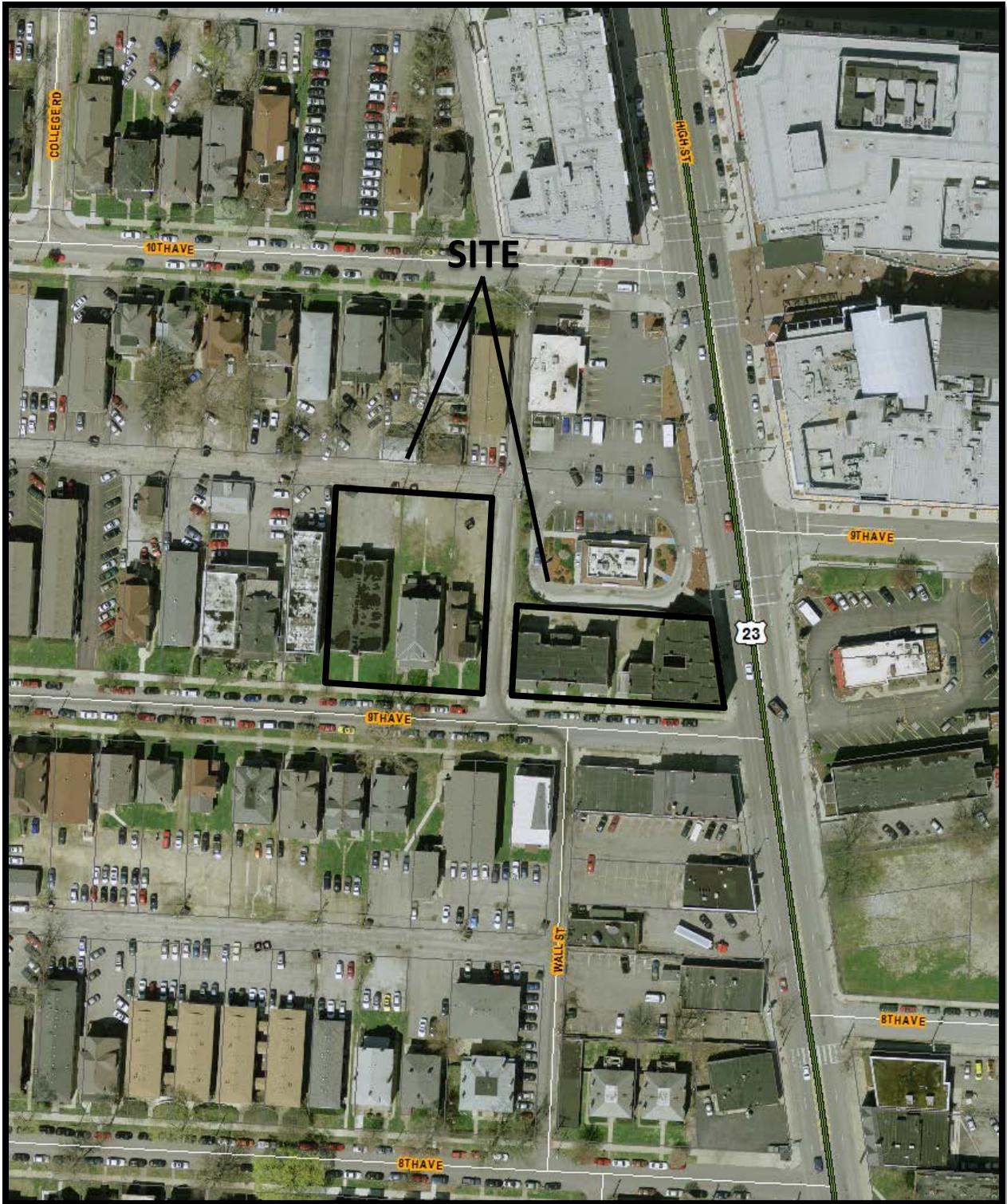
Goals:

- Redevelop as a lively destination for the entire university community and others. Redevelopment should be mixed-use, with extensive retail and entertainment facing High Street, together with housing and office uses. New buildings and uses should reinforce pedestrian activity by including such elements as transparent storefronts, lively entrances, and outdoor dining and gathering areas.
- Further develop the sense of “gateway” at 11th Avenue.
- Integrate existing primary character-giving buildings and/or facades into new streetwall.



Redevelopment Standards:

- Height: 2 to 3 stories, with a special allowance for up to 5 stories at 11th Avenue
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60’ or greater.



CV14-065
10 and 40 West Ninth Avenue
Approximately 0.89 acres