

STAFF REPORT

DATE April 15, 2014
PLACE 50 W Gay St
TIME 3:00 pm

A APPLICATIONS FOR CERTIFICATE OF APPROVAL

1.A Address: 401 W Town St
Property Owner: Brick Investment Corp
Applicant: Brick Investment Corp (Chris Sherman)
To be reviewed: Outdoor Patio

Sub-Districts: West Broad St Arts and Innovation Dodge Park

Code Reference: 3323.21/ D- Development Standards and Graphics

Staff Observations:

The site is located between W Town St and W Rich St, west of railroad tracks. It is a multi-functional arts complex. Over 100 Columbus based artists, craftsman, designers and performers are associated with this project. The building functions as an all-inclusive, artistic community. The complex also houses a Farmer's market, a bar, Dinin' Hall (Food Trucks), and office spaces.

The applicant is proposing to add an outdoor patio within right-of-way for Strongwater Bar.

Applicable Code Development Standards for Arts and Innovation District: Outdoor Patio

Standard	Art and Innovation District	Staff Comments
Outdoor Dining	Accessory Use	Consistent
Parking		NA
Encroachment into the public right-of-way (Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.		Applicant is in contact with the Department and has received initial approval.

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Parking		NA

The proposed development within Arts and Innovation District is consistent with the development standards of the zoning code, the Plan's general recommendations, and also with the urban development pattern of this area.

City's Public Services Department has reviewed the ROW encroachment and will issue occupancy permit upon

issuance of COA by the Board. The applicant has provided the layout and railing details to define the space for the patio.

The staff recommends “approval” for the outdoor patio.

Recommendations:	Conceptual Approval	Approval with Conditions	Approval for the Site Plan	<input type="checkbox"/> Approval	Disapproval
Conditions:	NA				

1.B Address: 401 W Town St
 Property Owner: Brick Investment Corp
 Applicant: Brick Investment Corp (Chris Sherman)
 To be reviewed: Town St parking Lot Fence

Sub-Districts: West Broad St Arts and Innovation Dodge Park

Code Reference: 3323.21/ D- Development Standards and Graphics

Staff Observations:

The site is located between W Town St and W Rich St, west of railroad tracks. It is a multi-functional arts complex. Over 100 Columbus based artists, craftsmen, designers and performers are associated with this project. The building functions as an all-inclusive, artistic community. The complex also houses a Farmer’s market, a bar, Dinin’ Hall (Food Trucks), and office spaces.

The applicant is proposing to complete the Fence along Town St as per the condition for COA issued in January, 2014.

Applicable Code Development Standards for Arts and Innovation District: Town St Fence

Standard	Art and Innovation District	Staff Comments
Minimum Fences and Masonry Walls Setback	Minimum 0’	Consistent

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Landscaping	Public, semi-public/private, and private spaces should be demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers.	6’ #11 rebar placed at 12” c/c with 5’ landscaped bed with box wood shrubs, 24” on center spacing and 3’ height. The hedge will create a solid wall within 2 years providing at least 75% opacity the first year and 100% at 3 foot height within 2 years
Security	Landscaping and screening along property and parking lot perimeters should provide for visual openings into the site between three and eight feet above the sidewalk. This can be accomplished by staggering plantings and using walls and fences with openings.	Consistent

The proposed development within Arts and Innovation District is consistent with the development standards of the zoning code, the Plan’s general recommendations, and also with the urban development pattern of this area.

The original CV included a visual of a fence with the bicycles. The applicant has changed the design and proposed to use industrial rebar with added landscaping for screening of the parking lot. The staff recommends approval for the fence upon design review by the Board.

Recommendations: Conceptual Approval Approval with Conditions Approval for the Site Plan Approval Disapproval

Conditions: NA

1.C Address: 401 W Town St
 Property Owner: Brick Investment Corp
 Applicant: Brick Investment Corp (Chris Sherman)
 To be reviewed: Outdoor Farmers Market

Sub-Districts: West Broad St Arts and Innovation Dodge Park
Code Reference: 3323.21/ D- Development Standards and Graphics

Staff Observations:

The site is located between W Town St and W Rich St, west of railroad tracks. It is a multi-functional arts complex. Over 100 Columbus based artists, craftsman, designers and performers are associated with this project. The building functions as an all-inclusive, artistic community. The complex also houses a Farmer’s market, a bar, Dinin’ Hall (Food Trucks), and office spaces.

The applicant is proposing an outdoor farmers marker during summer months.

Applicable Code Development Standards for Arts and Innovation District: Outdoor Farmers Market

Standard	Art and Innovation District	Staff Comments
Retail	Allowable	consistent

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
NA		

The proposed development within Arts and Innovation District is consistent with the development standards of the zoning code, the Plan’s general recommendations, and also with the urban development pattern of this area.

The Farmers Market has been in operation at same venue for couple of years with a good response from the community. The Applicant has received a COA for indoor Farmers Market during winter months in January, 2014. The proposal is now for an outdoor Farmers Market along Lucas St.

The Market will be conducted twice a month on Saturdays from 10:00am to 2:00 pm. The Applicant has provided the layout for temporary kiosks by the vendors and sandwich board locations on the site plan.

The staff recommends approval for this proposal.

Recommendations: Conceptual Approval Approval with Conditions Approval for the Site Plan Approval Disapproval
Conditions: NA

2. Address: 610 W Town St (Glass Axis)
 Property Owner: JTS Investment Properties LLC
 Applicant: Tim Lai (Architect)
 To be reviewed: Exterior Building Alteration

Sub-Districts: West Broad St Arts and Innovation
Code Reference: 3323.21 Development Standards

Dodge Park

Staff Observations:

Founded in 1987, Glass Axis is a non-profit art organization providing artists, students, and community members the tools and spaces necessary to create innovative works in glass while learning, sharing, and teaching. It is Ohio’s and the region’s premier glass art facility and its relocation to 610 W. Town Street in East Franklinton will boost its annual visitors to more than 30,000 in its first year.

610 W. Town was built in 1928 as a warehouse with a total area of 15,000 sq. ft. A new home for Glass Axis, the organization will occupy about 12,000 sq. ft. and transform the space into a vibrant civic hub and tourist destination for glass art. The renovation entails a build-out for the interior space to contain a cold shop, warm shop, hot shop, artist studios, and a gallery with a gift shop and a coffee counter.

Exterior work will include:

- 1) Installing storefront system in place of garage door facing Grubb Street
- 2) Installing a ramp with railing on the east side of the building to provide an ADA accessible entrance.
- 3) Repairing the Windows along Town St
- 4) Installing roof top equipment

Applicable Code Development Standards for Dodge Park District:

Standard	Art and Innovation District	Staff Comments
Mixed Use	Allowable	Consistent
Parking	18 (7 for the retail portion of 1690 sq. ft and 11 for the rest of the art studio spaces of 11072 sq. ft)	The location provides 25 parking spaces for Glass Axis

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Parking	<ul style="list-style-type: none"> • Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. 	The 610 W. Town Street location provides 25 parking spaces for Glass Axis
Site Design and Landscaping		
	<ul style="list-style-type: none"> • Roof-mounted mechanical units should be screened to their full height should complement the building in terms of color and materials. 	Applicant is proposing to add two pieces of equipment as noted on the site plan. The equipment will be pushed back about 30’ from the building face and will not be visible at human level as noted on the section. The equipment will be painted the same color as existing vents.

The proposed request within Dodge Park District is consistent with the Plan’s general recommendations, and also with the urban development pattern of this area.

Glass Axis is a great addition to Franklinton Area will provide space for artists that work in glass appropriate per the Plan’s vision for East Franklinton Creative Community.

- The Applicant has provided a cut sheet for the storefront proposed on the west side of the building.
- The ADA ramp details are provided on the drawings.
- The Plan recommends screening the rooftop equipment. The new equipment is about 30’ from the building surface fronting on Town St. limiting the visibility from Town St. It will be painted the same color as existing vents on existing skylights.

The Staff Recommends “Approval” for this proposal.

Recommendations:	Conceptual Approval	Approval with Conditions	<input type="checkbox"/> Approval	Disapproval
Conditions:	NA			

3. Address: 115 S Gift St
 Property Owner: Boys and Girls Club
 Applicant: Jim Sweeny
 To be reviewed: Mural

Sub-Districts: West Broad St Arts and Innovation Dodge Park

Code Reference: 3323.23 Public art

Staff Observations:

Harmony Project will be working on their “One Week- One Neighborhood” neighborhood improvement project in Franklinton in April 2014. As part of this project, the volunteers will be painting a Mural along north face on Boys and Girls Club.

Applicable Code Development Standards for Dodge Park District:

Standard	Dodge Park	Staff Comments
Outside of the Art Commission’s jurisdiction, art that is an exterior component of a building or structure, or an exterior element of a site plan shall fall under the Certificate of Approval process as provided for herein.	Non-Commercial Mural is a permitted use.	Consistent

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
NA		

The concept proposed for the mural is apt for the neighborhood character and the Boys and Girls Club. It will help to enhance the image of East Franklinton as a home for Artist community.

The staff recommends “approval” for this proposal.

Recommendations: Conceptual Approval Approval with Conditions Approval for the Site Plan Approval Disapproval

Conditions: NA