

STAFF REPORT

DATE December 10, 2014
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:00 Meeting Summary- November 18, 2014

C OLD BUSINESS

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:05 1. Address: 647-649 W. Broad
Property Owner: JoAnn Barnett
Applicant: Michael Myers
To be reviewed: Graphics: Wall Sign

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

Code Reference: 3323.21 (D) Development Standards - Graphics

Staff Observations:

The applicant is proposing to install one (1) wall sign (14'-7" x 5'-5") within the signage band above the tenant entrance. The sign will face Broad Street and communicates the name and function of organization. The sign also includes related artistic treatment.

Applicable Code Land Use Standard:

Standard	West Broad St	Staff Comments
Not Applicable		No land use change

Applicable Code Development Standards:

Standard	West Broad St	Staff Comments
Graphics	In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, and roof-mounted signs.	Consistent

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Signage	In general, signage should be pedestrian in orientation and scale. Walls and blade signs are preferred. Pole signs are generally discouraged. The dimensional standards of the city graphics code should be used unless new standards are developed specific to East Franklinton.	Wall sign to be more auto-oriented in scale, which is appropriate for W. Broad Street.

	Signs are recommended to be placed and sized on buildings such that they are in keeping with the scale and size of the building facades and general streetscape so as not to obscure or interfere with architectural lines and details.	Sign projects out of the signage band.
	Sign design and materials should relate to the general theme of the surrounding district and incorporate the building architecture. Examples include hand-crafted, artisan design and materials.	Wall Sign: 14'-7" x 5'-5" x 1/16" FONT: Times Roman MATERIAL: .090 Flat Aluminum with 1-1/2" F Molding frame. COLORS: Kelly Green, White
	Freeway-oriented signs, pole signs, sign benches, billboards and other off-premises signs should not be supported.	Consistent
Graphic Design Guidelines -Draft Wall Sign - Storefront	Storefront wall signs should not exceed 25 square feet in area. Storefront wall signs should be located within the signage band between the first and second floor windows. Where windows do not exist, the nearest building or buildings in the same block should be used for determining window heights. Regardless, the top of wall signs should not exceed a height of 20 feet measured from grade. Storefront wall sign height should not exceed 60 percent of the total sign band area.	Wall Sign: Approximately 60 sq. ft. in area Primarily located within signage band.
	Buildings with multiple tenant spaces should establish a cohesive rhythm appropriate to the building for the placement of wall signs.	No cohesive rhythm is established. Application is for 1 tenant space.

The proposed wall sign exceeds the recommended area of 25 sq. ft. and is auto-oriented in scale. In addition, the artistic treatment of the sign projects out of the sign band for a total sign height of 14'-2". While auto-oriented signage is appropriate on W. Broad Street, staff recommends the sign be reduced in size to allow the artistic treatment to fall within the sign band. This will allow the sign to be kept with the scale and size of the building façade and establish the desired sign location for future tenant signs as the building has multiple tenants.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:

1. Reduce the area of the sign proportionally to allow the entire sign, including artistic treatment, to be located in the sign band.

Address: 289 W. Walnut
 Property Owner: Manhattan Project LLC
 Applicant: Manhattan Project LLC - Chris Sherman
 To be reviewed: Change in use and exterior renovations

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

Code Reference: 3323.19 Land Use and 3323.21 (E) Parking and Circulation

Staff Observations:

The 0.39 acre site is located mid-block between McDowell and Lucas Streets and faces both Walnut and Rich Street. The building was formally home to B&T Metal Works and is currently vacant. The applicant is proposing a change in use from manufacturing to mixed use, which includes:

1. 10,000 sq. ft. of artist manufacturing (the on-site production of goods, involving the use of hand tools and small-scale, light mechanical equipment) and;
2. 9,130 sq. ft. of artist work space (art galleries and/or artist studios)

The site currently has zero (0) parking spaces. The change in use requires the addition of nine (9) parking spaces, one (1) loading space, and two (2) bicycle parking spaces. The applicant is requesting the parking requirement be reduced by 2 spaces and 1 loading space.

Exterior alternations to the building include:

1. All exterior doors on the north elevation and the entry door on the south elevation will be replaced. New overhead doors will be insulated steel panel in white (to match 400 W. Rich). New exterior doors will be steel in mark twain grey.
2. Replacement of all broken panes of glass.
3. Repair/replacement of missing and broken steel window frames.
4. Replacement of roofing materials on first story portion of building.

Note: The building may be eligible for historic status on the Columbus Register.

Applicable Code Land Use Standards:

Standard	Arts and Innovation District	Staff Comments
Artist Manufacturing	Permitted Use, not to exceed 10,000 sq. ft.	Consistent
Artist Work Space	Permitted Use	Consistent

Applicable Code Development Standards:

Standard	Arts and Innovation District	Staff Comments
Parking-3323.21 (E)	Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line. This standard does not apply to existing buildings unless they are expanded by fifty (50) percent or more in gross floor area.	Existing Building
Parking-3323.21 (E) 3312.49 (A); Table 2; Table 4 3312.53	25% reduction in parking for Artist Manufacturing 50% reduction for Artist Work Space (retail use under 10,000 sq. ft.) Req'd parking for Art. Manuf. = 0 Req'd parking for Art. Work = 9 (Parking Calc. provided) Req'd loading space = 1 Req'd bicycle parking = 2	7 parking spaces 0 loading spaces 2 bicycle spaces

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use	When a proposed land use is compatible with adjacent uses, it should be supported.	Consistent
Architecture - Mixed Use	Historic and other contributing buildings should be preserved to the extent possible and if necessary, incorporated into new development.	Consistent
	A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.	Consistent
Mixed Use	Ground-floor uses in mixed-use buildings should include retail, restaurants, services, cultural facilities and amenities, personal services and offices.	Consistent
Accessibility	Promote accessibility and “visitability” in all new construction and in rehabilitation and redevelopment of existing buildings.	One (1) van accessible parking space provided.
Parking	Surface parking should be located to the rear or side of street-oriented buildings, with preference for the rear of buildings and screened per code. The use of pervious surfaces for surface parking is encouraged to minimize storm water runoff and increase infiltration.	Surface parking located to west of building.
Parking	The minimum setback for parking lots is five feet; parking located adjacent to a public sidewalk, however, can be located closer than five feet, provided that it fully meets all screening requirements. Parking lots and accessory buildings should be located at the rear of the principal building. Where access to the rear of the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building.	Parking is located adjacent to public sidewalk and setback more than five feet from the ROW. 100% parking is located to the side of the building due to the constraints of the existing site.
Parking	Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate.	The reduced number of parking spaces is compatible with the urban development pattern of this neighborhood. Also, on-street parking will be available for any additional parking.
Transportation Network	Off-street parking for bicycles should be provided per code. Major development should consider facilities beyond that required by code, such as bike lockers and water facilities.	Two (2) bicycle spaces are provided.

The proposed request within the Arts and Innovation District is consistent with the Plan’s general recommendations and the urban design recommendations for W. Rich (pg. 4.16). The proposed site plan allows the maximum amount of vehicle and bicycle parking spaces that can be safely provided for on the site which is constrained by size and location. Adequate street parking is also available adjacent to the site. The EF Plan recommends screening for parking lots adjacent to public sidewalks; however, screening may interfere with accessibility to the Rich Street entrance. Staff supports the request for a reduction in parking, no screening of the parking lot along Rich Street, and 100 percent of the parking located to the side of the building due to the constraints of the existing site. Staff supports the proposed exterior door replacements.

Recommendations: Conceptual Approval **Approval** Approval with Conditions Disapproval

E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

272 S GIFT ST

1. Demolition | Reviewed 11/18/2014 | Issued 11/19/2014

610 TOWN ST

2. Graphics | Reviewed 10/21/2014 | Issued 12/03/2014

H OTHER BUSINESS

- ~3:30
1. Expanded Staff Approval List - Draft

I NEXT MEETING

Tuesday - January 20, 2014 at 50 W Gay St at 3:00 pm.