

STAFF REPORT

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

A CALL TO ORDER

Introduce Jackie Yeoman

B APPROVAL OF MINUTES

Meeting Summary- June 17, 2014.

C OLD BUSINESS

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:00 1. Address: 401 West Town Street
Property Owner: Brick Investment Corp
Applicant: Brick Investment Corp (Chris Sherman)
To be reviewed: Roof Top HVAC Units

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

Code Reference: 3323.21 Development Standards

Staff Observations:

The applicant is proposing to install four (4) rooftop HVAC condensers at this location. The building is two stories - 32'- 6" from grade to the top of the parapet and the parapet is 18" from the roof surface. The proposed condenser units are 88" x 53" x 41" and are set on a 14" curb.

Applicable Code Development Standards for Arts and Innovation District:

Standard	Art and Innovation District	Staff Comments
Eating and Drinking Establishment	Permitted Use	Consistent
Lighting	N/A	N/A
Graphics	N/A	N/A
Parking	N/A	N/A

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Buffering and Screening	<ul style="list-style-type: none"> Between non-residential and residential uses, screening should be a six-foot board-on-board fence or other comparable material; chain link is not acceptable. 	N/A
	<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. 	Not consistent

	<ul style="list-style-type: none"> Ground-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials, or by evergreen plant material. 	N/A
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The guidelines suggest that the units be screened to the full height of the equipment. The Board has the authority to vary the standards when appropriate. It is staff’s opinion that in this case the screening would neither add nor detract from the building. The roof already has several other structures scattered over this portion of the greater complex. The placing of the units will largely be unseen from the ground.

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

Conditions: Locate the outer edge of the RTU’s no closer than 25’ to the exterior walls at Town or Lucas.

~3:15 2.

Address: 524 West Broad Street
Property Owner: Columbus Metropolitan Housing Authority
Applicant: R.W. Setterlin Building Company (Mark Setterlin)
To be reviewed: Storefront Modification

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

Code Reference: 3323.21 Development Standards

Staff Observations:

The applicant is proposing to change one set of storefront doors into storefront windows.

Applicable Code Development Standards for West Board Street District:

Standard	West Broad Street District	Staff Comments
Rest home, nursing home, home for the aged, assisted living facility	Permitted Use	Consistent
Lighting	N/A	N/A
Graphics	Channel letters and vinyl window graphics	Consistent
Parking	N/A	N/A

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Architecture— Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> Architectural should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton. 	Consistent
	<ul style="list-style-type: none"> New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods. 	Consistent
	<ul style="list-style-type: none"> A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials. 	Contemporary architecture

	<ul style="list-style-type: none"> All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“foursided” architecture). 	Architectural details are mimicked along proposed exterior elevations
	<ul style="list-style-type: none"> Building frontages that exceed 50 feet in width should consider using vertical piers or other vertical elements, spaced at intervals of 15 feet to 30 feet along the entire building elevation. 	Consistent
	<ul style="list-style-type: none"> New buildings should be consistent in mass and scale to recommendations in the East Franklinton plan. Larger buildings should be divided into smaller modules or bays. Floor-to-floor heights should appear to be similar to those in nearby traditional buildings, especially first floor windows. 	Consistent
	<ul style="list-style-type: none"> Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors. For a primary façade, at least 60 percent of the first-floor wall area (between two feet and ten feet) should be clear/non-tinted window glass, which permits a view of the building’s interior to a minimum depth of four feet. At least 25 percent of upper-floor wall areas should be clear/non-tinted window glass. 	Consistent
	<ul style="list-style-type: none"> Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential units should incorporate balconies for the same reason. 	Consistent
Signage	<ul style="list-style-type: none"> 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. 	Consistent
	<ul style="list-style-type: none"> 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. 	Non-Illuminated Aluminum channel letters, appropriately scaled to the building and uses.
	<ul style="list-style-type: none"> 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. 	Consistent
Landscaping	<ul style="list-style-type: none"> Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. 	Consistent
	<ul style="list-style-type: none"> Barriers to views or light should be reduced by selecting appropriate tree types, pruning thick hedges, and large overhanging tree canopies. 	Consistent

	<ul style="list-style-type: none"> Landscaping should be used to support storm water management goals for filtration, percolation and erosion control, including rain gardens. 	Unknown
Street Trees and Streetscape	<ul style="list-style-type: none"> Street trees are recommended on all public and private streets, with species and spacing approved by the City of Columbus forester. 	No street trees are present.
	<ul style="list-style-type: none"> Landscaping on private property bordering sidewalks should be designed with new elements, such as a new plant form or material, at a scale and intervals appropriate to the site. This is not intended to discourage a uniform street tree or landscape theme, but to add interest to the streetscape and enhance the pedestrian experience. 	Consistent
Landscape Material	<ul style="list-style-type: none"> All trees (including street trees) should meet the following minimum size at the time of planting: shade trees 2 inches caliper; ornamental trees 1 1/2 inches caliper; and evergreen trees five feet in height. Tree caliper is measured six inches from the ground. 	N/A
	<ul style="list-style-type: none"> All trees and landscaping should be well maintained. 	Consistent
	<ul style="list-style-type: none"> Dead items should be replaced within six months or the next planting season, whichever occurs first. The size of the new material should equal the size of the original material when it was installed. 	N/A

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

The staff is in support of this proposal. The Staff recommends conceptual approval at this point as other details such as building materials, lighting details, graphics dimensions, and landscaping details need final commitment.

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

Conditions: Remove the pavers in front of the door converted to window and install appropriate landscape material. Consider providing several street trees along West Broad Street.

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

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

- 610 West Town Street (Glass Axis)
Site | Reviewed 04/15/2014 | Issued 06/12/2014

H NEXT MEETING

Tuesday- August 19, 2014 at 50 W Gay St at 3:00 pm.