

MEETING SUMMARY

DATE JUNE 19, 2018
PLACE 111 NORTH FRONT STREET, CONFERENCE ROOM 203, SECOND FLOOR
TIME 3:04 PM – 4:35 PM
PRESENT William Fergus, Ryan Szymanski, Judy Box, Trent Smith
ABSENT Kim Way, Bart Overly, Matt Egner

A CALL TO ORDER

B APPROVAL OF MINUTES

3:04 - 3:06 MEETING SUMMARY – MAY 15, 2018
MOTION BY **Mr. Smith / Mr. Szymanski**
MOTION **To approve the Meeting Summary as submitted.**
VOTE **4 - 0 to Approve**

C APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:06 - 3:42
1 APPLICATION: **EF_18-06-001**
. ADDRESS: **435 W TOWN ST**
PROPERTY OWNER: **MANHATTAN PROJECT LLC**
APPLICANT: **CHRIS SHERMAN**
TO BE REVIEWED: **EVENT CENTER; PARKING REDUCTION**

STAFF REPORT:

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - **Staff commented that the renovation and addition were appropriate for the site and the district.**
 - **Staff requested the application be tabled to review additional parking options due to the overall reductions in parking for the various uses from the same applicant, not necessarily the currently proposed use. A parking deficit of 404 (269 + 135 space reduction for Event Center) spaces from the EFD code would exist if approved as submitted.**
 - **Staff commented that a parking study by Carpenter Marty Transportation was a part of the submissions to the Board indicating that based on their analysis 73 spaces would be sufficient to service the needs of the Event Center.**

DISCUSSION:

- Applicants present – Andrew Laurent (Carpenter Marty), Matt Dicken (Kramer Engineers), and Chris Sherman (Manhattan Project LLC).
- Mr. Sherman reviewed the process that led to a parking study.
- Mr. Laurent explained the methodology of the parking study; smaller event centers are new to the market and generate different parking demands than traditional wedding venues. CM Tran has done work with Noah's Event Centers throughout the country and has significant data on the parking loads, one center is in New Albany; based on the other more suburban venues a ratio of 7.71spaces per 1,100sf of event space and a 10% reduction for an urban location, or 73 spaces for the 10,520 sf event center at this location.
- Mr. Sherman commented that parking arrangements with other property owners has not worked; the new garages at COSI and River & Rich are advertised on the 400 W Rich website and in flyers at Strongwater and other venues; if the parking reduction is approved additional landscaping can be reviewed and approved; the approved landscape treatment further down McDowell can be replicated for the proposed new lot on the Mc Dowell.

- Dr. Box questioned what was to be approved.
- Mr. Ferdelman stated that the use and addition at 435 W Town St along with the parking reduction and allowing a gravel surface on Mc Dowell lot.
- Dr. Box stated that in West Franklinton residents are required to pave their parking areas, nobody has the money to do that; why shouldn't commercial uses be required to pave?
- Mr. Ferdelman replied that the City's position is that the applicants should pave the lot.
- Dr. Box remarked that she will not approve gravel if it is not allowed in the residential parts of the district.
- Mr. Sherman replied that the site will be developed at a future dated and the investment to pave the lot would be a waste of \$180,000; storm water detention will still be a part of the improvements.
- Mr. Fergus enquired whether a sunset clause could be placed on the gravel lot.
- Mr. Ferdelman replied that a 5 year limit was place on other lots adjacent to BrewDog for this applicant.
- Mr. Sherman commented that Lucas Lofts will be started in the fall.
- Dr. Box advocated for additional gravel lots due to storm water.
- Mr. Ferdelman responded that gravel lots do not necessarily retain and percolate water as one would expect.
- Mr. Szymanski commented that he would like to see a diagram that shows the parking for all of the uses associated with this applicant; how is parking delineated and kept organized on a gravel lot.
- Mr. Sherman replied that Ikea has a striped gravel lot; the aggregate is a little larger and rolled, parking blocks will be used.
- Mr. Szymanski stated that he did not object to the parking reduction, but does have concerns when existing parking lots will be utilized for other uses.
- Mr. Sherman replied that they are provided 180 spaces for Lucas Lofts I&II, 400 W Rich, Chromege and Strongwater; the parking study supports this use; a parking structure is not feasible at this time.
- Dr. Box asked if a 5 year limit were placed; after 5 years would it sunset and a building be in its place or would it sunset and the lot would then be required to be paved.
- Mr. Ferdelman replied that either scenario is possible.
- Dr. Box responded that the parking seems to be stop-gap and at some point we will have more uses and less and less parking for more retail, residential or restaurants.
- Mr. Ferdelman commented that at some point structured parking will need to be considered; we do not want to replicate the problems with the growth of downtown.
- Mr. Sherman responded that their team has looked into structured parking adjacent to 400 West Rich, but the site has challenges and the density of the neighborhood is not quite there.
- Dr. Box requested a master plan for 10-20 years; at some point this Board will say no.
- Mr. Szymanski stated that the previous approvals were predicated on the fact that other lots controlled by the Applicant could accommodate parking and overflow; with Lucas Lofts I&II moving forward it is hard to continually approving reductions.
- Mr. Smith commented that as the Smart City initiative takes root, less parking will be necessary; how much less parking is the question; why did staff request tabling.
- Mr. Ferdelman replied that understanding current and future city policies regarding parking was necessary to be fully informed for this project.
- Mr. Fergus requested additional guidance from the City of Columbus; he stated that the previous staff members did not object to the parking reductions and in a business meeting the Board was instructed to be flexible on parking.
- Mr. Ferdelman responded that he is new to the EFRB and to its roll in modifying development standards.
- Dr. Box commented that the market will deal with businesses that do not provide adequate parking, they will go out of business.
- Mr. Smith replied that the parking issue will affect the residents at some point; they did not sign up for the changes in the neighborhood.
- Mr. Fergus requested a meeting with City Staff to understand the parking concerns.

MOTION BY **Dr. Box / Mr. Smith**

MOTION **To table the application:**

- **Schedule a business meeting for guidance regarding parking issues in the EFD.**
- **Meeting to include Robert Ferrin, Asst. Admin. from the Public Service Department**

VOTE **4 - 0 to Approve**

- 2. APPLICATION: EF_18-06-002
- ADDRESS: 401 W RICH ST
- PROPERTY OWNER: CMHA
- APPLICANT: JOHN RIAT
- TO BE REVIEWED: RESTAURANT USES; PARKING REDUCTION

STAFF REPORT:

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - **Staff commented that the project was reviewed and understood to be a mixed use development including restaurants, but the restaurant uses were not tabulated in the parking calculations submitted for Zoning Clearance. The Department of Building and Zoning require a full accounting of the existing and proposed uses and the standards the development is held to.**
 - **Conditioned approval that the 200 parking spaces agreed to in the Economic Development Agreement of December 15, 2017 and Ord. No.0843-2017 remain public parking spaces.**

DISCUSSION:

- Applicants present – John Riat (CASTO) and Scott Shaffer (EHM&T Engineers).
- Mr. Riat commented that the parking was listed and calculated as retail; restaurants require a higher parking rate, therefore an allowance for a 92 space reduction from the EFD Code is required to permit restaurant uses; there are few tenants lined up at present, they cannot move in until the parking is rectified.
- Mr. Shaffer reviewed the calculations.
- Mr. Riat stated that property to the West will be redeveloped later and will have a more substantial parking garage; the River & Rich garage will open late August, early September.
- Mr. Fergus questioned why this application was highlighted for approval while the other cases where requested to be tabled by staff.
- Mr. Ferdelman replied that the project was approved in 2016 with the understanding of the mixed use nature; the applicants used the wrong basis for calculating the parking but it was understood that restaurants would be part of the mix; they should have corrected the calculations then and requested the parking reduction as part of the initial approvals; staff questioned the garage architect if an additional level could be built to the garage and was informed that it was not possible.
- Mr. Szymanski commented that while it may seem unfair to the previous applicant, the overall parking reduction for this development is proportionally smaller and the 200 public spaces can be used by people in the District not just people having business at the River & Rich property.
- Mr. Fergus enquired about the second phase of River & Rich.
- Mr. Riat replied that they are just working on concepts, but a large garage will be a part of the second phase.
- Mr. Fergus commented that future approvals for the second phase will not happen unless the 92 space deficit is accommodated in that phase.
- Mr. Riat stated that is their company’s intention to control and develop everything from the train abutment to 527 West Rich Street (SignCom); increasing the parking allotted to these uses will be part of the mix.

MOTION BY **Mr. Fergus / Dr. Box**

MOTION **To approve the 92 space parking reduction to allow 8,400sf of restaurant uses on the condition:**

1. **That the 200 parking spaces agreed to in the Economic Development Agreement of December 15, 2017 and Ord. No.0843-2017 remain public parking spaces**

VOTE **4 - 0 to Approve**

3:54 – 4:15

3. APPLICATION: **EF_18-06-003**
 ADDRESS: **456 W TOWN ST**
 PROPERTY OWNER: **456 W TOWN LLC**
 APPLICANT: **BRAD DEHAYS**
 TO BE REVIEWED: **SIDEWALK PATIO; PARKING REDUCTION**

STAFF REPORT:

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - **Staff commented that the EF Plan supports the sidewalk dining to enliven the street, however staff has concerns that the ROW encroachment may disrupt pedestrian traffic on the sidewalk. Additionally, the EF Plan recommends that sidewalk dining meet ADA requirements. The applicants does not address in their application the accommodation for ADA access.**
 - **The proposal requires a 2 space parking reduction for the increase in outdoor patio space and a sidewalk dining lease from the Public Services Department.**

DISCUSSION:

- Applicants present – Brad DeHays (Connect Realty) and Ben Siembida (Civil Environmental Consultants).
- Mr. DeHays commented that the bar will be better able to control access to the bar and side patio; ADA access is accommodated at the rear door and one space at the rear lot is handicap.
- Mr. Szymanski asked why there was no parking in front of the Bar.
- Mr. Smith replied that McDowell is just opposite this location and the parking was probably taken out in recognition of sight line problems.
- Mr. Fergus examined Staff’s concerns.
- Mr. Ferdelman replied that Right-Of-Way improvements including street trees, new sidewalks and curbs; Kim Way is not present add his constant concern for the District.
- Dr. Box enquired about the requested parking reduction.
- Mr. Ferdelman responded that the 420sf of Patio use would require two additional parking spaces; all other parking reductions for the bar use were accounted for in a Zoning Variance issued in 1989.
-
- Mr. DeHays commented that the 9 spaces at the rear act as public parking, there are no signs limiting them to use by the bar; no land is available to buy at the moment to accommodate additional parking.
- Mr. Siembida stated that one parking space can be accommodated at the rear of the building.

MOTION BY **Mr. Szymanski / Dr. Box**

MOTION **To approve the building modifications, sidewalk patio and a 2 space parking reduction:**

- 1. That one additional parking space be allocated at the rear of the parcel.**

VOTE **4 - 0 to Approve**

D

APPLICATIONS FOR CONCEPTUAL REVIEW

4:15 – 4:33

- 1. APPLICATION: **EF_18-06-004**
ADDRESS: **617 W STATE ST**
PROPERTY OWNER: **UNITED PREPARATORY ACADEMY, INC.**
APPLICANT: **NATHAN GAMMELLA**
TO BE REVIEWED: **ADDITION; PARKING REDUCTION**

STAFF REPORT:

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - **Staff commented that the proposed development is consistent with the recommendations of the EFCCD Plan; the Board will need to vote on a 122 space parking reduction based on the assembly use of the gym; consider increasing the amount of landscaped/green space & street trees and improve sidewalks.**

DISCUSSION:

- Applicants present – Brent Foley (Triad Architects) and Jay Panzer (Facility Strategies Limited).
- Mr. Foley reviewed the program and design; they are increasing the size of the building but not the number of people.
- Mr. Szymanski asked whether any parking would be lost.
- Mr. Foley stated that the addition would take some of the playground space but no parking would be sacrificed.
- Mr. Ferdelman commented that the parking reduction is because the gym would be considered assembly space; the parking would only be necessary when parents and guardians are present for afterschool functions.
- Mr. Foley stated the addition on the back creates an entry vestibule that will allow bus queuing on State Street and the car queuing on Chapel Street; improving the traffic problems at pick-up and drop-off.
- Dr. Box questioned how many kids;
- Mr. Foley stated that it is less than 400 kids.
- Mr. Smith replied that it is 325 at 25 per classroom.
- Mr. Panzer stated the actual enrollment is lower (300 to 320).
- Dr. Box remarked that the playground is extremely small for today’s standards.
- The Board and Applicant discussed the need for storm shelter accommodations in the school.
- Mr. Szymanski reinforced the importance of landscaping and making improvements to the site.

MOTION **Tabled**

To be considered:

- 1. **Additional landscaping and site improvements.**

E

STAFF APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

APPROVED : ITEMS APPROVED

- 1. **EF_18-05-003**
33 N GRUBB ST
(HOMELESS FAMILIES FOUNDATION) **05/23/2018: EXTERIOR MODIFICATIONS – DOORS, WINDOWS & SIDING**
- 2. **EF_18-05-002**
424 W TOWN ST
(LAND GRANT BREWERY) **05/03/2018: SIGN**

F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

	APPROVED : ITEMS APPROVED	COA ISSUED
1. EF_17-12-002B 401 W RICH STREET (RIVER & RICH)	01/16/2018: GRAPHICS PLAN AND LIGHTING	05/8/2018: BUILDING SIGNAGE
2. EF_18-03-001 548 W STATE ST (MIXED USE)	04/17/2018: PARKING REDUCTION	05/09/2018: RECORD OF ACTION

G NEXT MEETING
TUESDAY – July 17, 2018 AT 3:00 PM
111 NORTH FRONT STREET, CONFERENCE ROOM 203, SECOND FLOOR