



EAST FRANKLINTON REVIEW BOARD

MEETING SUMMARY

DATE **JULY 17, 2018**
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**
111 NORTH FRONT STREET, ROOM 203
TIME **3:00 PM – 4:08 PM**
PRESENT William Fergus, Ryan Szymanski, Judy Box, Trent Smith, Bart Overly, Matt Egner
ABSENT Kim Way

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:00 MEETING SUMMARY – JUNE 19, 2018

MOTION BY **Mr. Smith / Dr. Box**
MOTION **To approve the Meeting Summary as submitted.**
VOTE **4 – 0 – 2 to Approve**

C APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:05 – 3:30 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. The proposed Event Center use is consistent with the recommendations of the EFCCD Plan, though the use will require a parking reduction from 227 to 92 spaces (a 135 space deficit) and allowance for a gravel lot at the McDowell site. To date the projects from these Applicants have required 457 spaces per the EFD Code (325 per SN Standard) and 188 have been provided (269 space deficit). New parking strategies should be considered as this area continues to develop, but at this point the Board should accommodate this use
 - Staff recommended:**
 - To approve the proposed parking reduction of 135 parking spaces to allow for a 7,090sf Event Center at 435 West Town Street. (227 required and 92 proposed)
 - That the parking area at McDowell shall be paved to City of Columbus standards.
 - That the proposed landscaping and other site treatments be incorporated into the design of the McDowell parking lot.

DISCUSSION:

- Applicants present – Chris Sherman (400 West Rich) and Matt Dicken (Kramer Engineers).

- Mr. Overly asked for clarification on what parking lots have been reviewed and approved.
- Mr. Sherman indicated that a lot adjacent to 400 West Rich, Lucas Street and the two lots next to BrewDog have been approved but work still needs to be done to improve the surfaces and stripe them.
- Mr. Ferdelman enquired about timing of the projects.
- Mr. Sherman stated that the parking lots will start in over a month, Lucas I will start in late fall and Lucas II would start 90 days after the start of Lucas I; he reviewed the details of the building and lots associated with the Event Center.
- Mr. Szymanski indicated that there was a difference between the section and plan for the parking area.
- Mr. Sherman replied that the section is in reference to the McDowell lot; the section is sidewalk, landscaping, fence then parking.
- Mr. Overly questioned the use of gravel; the gravel can be good if the right type is used, as long as it is not construction grade gravel and it is easy to walk on.
- Dr. Box commented that gravel lots shred high heels; would be detrimental to your clientele.
- Mr. Sherman stated that the site still requires storm water upgrades; Lance is aware that the next big project will require a true parking solution; he reviewed concepts for a parking garage adjacent to 400 West Rich, the concepts would house 180 to 200 cars.
- Mr. Overly questioned whether the fence line was on the property line, with a 3'-6" landscape buffer before the parking surface.
- Mr. Sherman agreed that the fence was at the edge of the sidewalk which coincides with the property line.
- Mr. Szymanski. Suggested a consistent parking scheme; possibly angled parking would work for the entire McDowell lot.
- Mr. Overly explained several parking layouts that may work.
- Mr. Szymanski stated that he would rather sacrifice a few parking spaces and have a better parking layout with additional landscaping.
- Mr. Sherman commented that to pave the lot will be \$250,000 job; taking away spaces makes the investment less appealing.
- Mr. Szymanski replied that the investment will make the area more appealing aesthetically; maybe the fence goes away.
- Mr. Overly stated that he found the fence to be appropriate; landscaping can fit into the little wedges.
- The Board and Applicant discussed gravel versus paved surfaces.

MOTION BY **Mr. Szymanski / Mr. Egner**

MOTION **To approve the building modifications, site modifications, and landscaping on the condition:**

- 1. That the finish parking surface shall be paved.**
- 2. That the minimum number of parking spaces shall be 82 spaces (a 145 parking space reduction) be provided for this use on the two lots.**
- 3. That the Applicant return for final review of site plan and landscape.**
- 4. That the Applicant return for final approval of exterior materials for the Event Center.**

VOTE **6 - 0 to Approve**

3:05 – 3:30 2. APPLICATION: **EF_18-07-001**
 ADDRESS: **442 W RICH ST**
 PROPERTY OWNER: **URBAN SMART GROWTH- FRANKLINTON LLC**
 APPLICANT: **CHRIS SHERMAN**
 TO BE REVIEWED: **COFFEE SHOP; 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. The proposed Coffee

House use is consistent with the recommendations of the EFCCD Plan, though the use will require a parking reduction from 12 to 0 spaces (a 12 space deficit).

- **Staff recommended:**
 1. **To approve the proposed parking reduction of 12 spaces to allow a Coffee House and Patios at 442 West Rich Street.**
 2. **Additional details on the planters, fence and porches.**

DISCUSSION:

- Applicants present – Chris Sherman (400 West Rich) and Joel Burke (Tim Ai Architects).
- Mr. Sherman reviewed the program, project was an idea for several years; Mr. Burke reviewed the design.
- Dr. Box enquired about the capacity of the coffeehouse.
- Mr. Burke replied that interior seating is about 18 and about 40 on the patios.
- Mr. Overly called it a petite coffeehouse; the metal on the gable end is troublesome; the color is good but the material and the dimension of the band there is thin.
- Mr. Burke stated that the soffit can/will be brought down about 8”; asked for review of signage.
- Mr. Ferdelman commented that the projecting sign would require a variance from the graphics code; it would be viewed as a prohibited off-premise graphic.
- Mr. Overly questioned whether the EFRB could grant that variance.
- Mr. Ferdelman replied that graphics are handled in a separate section of the zoning code and doubts whether the EFRB has the authority.
- Mr. Overly commented that he preferred the projecting sign mounted to the Chromedge building rather than a pole or monument sign.

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

MOTION **To approve the building modifications, site modifications, and landscaping on the condition:**

1. **That the required parking be reduced from 12 spaces to 0.**
2. **That the Applicant return for final review of approval of exterior materials, landscaping and signage.**

VOTE **6 - 0 to Approve**

~3:40 3. 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. The project features a 5,322 square foot addition and renovation to the existing school that is currently 25,290 square feet. The addition is planned to house a gym/multipurpose space.
 - **Staff recommended:**
 1. **To approve the 34 space parking reduction to allow the gymnasium/assembly addition.**
The greater of:
 - 30,000sf School * 1:1,000 Parking = 30 Spaces – 13 Existing = 27 Additional spaces required.
 - **4,000sf Assembly * 1:60 Parking = 67 Spaces – 13 Existing = 34 Additional spaces required.**
 2. **Improvements to the site including landscaping**
 3. **Improvements to the adjacent sidewalks.**
 4. **Information on the proposed fence.**

DISCUSSION:

- Applicants present – Brent Foley (Triad Architects).

- Mr. Foley reviewed the modifications in the program and design; reduced footprint, flex classrooms, office spaces, special ed., metal building system above a masonry base, windows on North elevation of the addition, and graphics on building.
- Mr. Szymanski questioned why no windows on the South elevation.
- Mr. Foley replied that South facing windows cause excessive heat gain.
- Mr. Overly concurred that the South façade needs additional interest, its big and blank, the windows would help.
- Mr. Foley requested approval of the site arrangement, massing and general direction on materials; additional detail would be provided at a future meeting.
- Mr. Overly suggested one large window.
- Mr. Szymanski suggested two windows flanking a center graphic.

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

MOTION **To approve the building modifications, site modifications, and landscaping on the condition:**

1. **That the required additional parking be reduced from 34 spaces to 0.**
2. **That the Applicant return for final review for approval of exterior materials, building details, landscaping and graphics.**

VOTE **6 - 0 to Approve**

D BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

	APPROVED : ITEMS APPROVED	COA ISSUED
1. EF_18-05-001 530 W TOWN ST (OUT OF TOWN)	05/15/2018: SIGNS	06/19/2018
2. EF_18-06-002 401 W RICH ST (RIVER & RICH)	06/19/2018: PARKING REDUCTION	06/26/2018

E NEXT MEETING

**TUESDAY – AUGUST 21, 2018 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 203**