

# STAFF REPORT

DATE JUNE 19, 2018  
 PLACE 111 NORTH FRONT STREET, CONFERENCE ROOM 203, SECOND FLOOR  
 TIME 3:00 PM

**A CALL TO ORDER**

**B APPROVAL OF MINUTES**

~3:01 MEETING SUMMARY – MAY 15, 2018

**C APPLICATIONS FOR CERTIFICATE OF APPROVAL OR BOARD ACTION**

- ~3:10 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**

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

**Code Reference:** **3323.21 Development Standards**

**Staff Observations:**

435 West Town Street is an existing building within the Arts and Innovation sub district of the East Franklinton. The proposed project consists of renovating the former B& T Metals manufacturing building into a new 7,090 square foot event center with bar and a 495 square foot addition in the SW corner of the building to be used as storage. The exterior of the addition will have a rain screen material of Corteen corrugated steel that will naturally oxidize. The rest of the building will remain brick. The facility will utilize a rear patio for outdoor events and the southern elevation will feature glass roll up garage doors and one pair of double glass doors. The interior will feature new restrooms, a large bar and a small warming kitchen. Event activity will center on community events, weddings, corporate and private events 3-4 nights a week.

The Applicants are requesting a reduction in required parking from 227 spaces for the Event Center (Civic Assembly Use) to 92 spaces. 42 parking spaces will be dedicated on site with the remaining 50 spaces allocated to a proposed gravel lot at the SE intersection of Walnut and McDowell streets.

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard; Maximum Front Yard	0' 10' (Except public/private zone)	<b>Consistent</b>
Minimum Parking Setback	5'	<b>Not Consistent</b>
Minimum Side Yard	0'	<b>N/A</b>

Minimum Fence/Wall Setback	0'	Consistent
Minimum Rear Yard	0'	N/A
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	N/A
Graphics	3323.21	
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking	<b>3312.49 – 1 space for each 30sf of Assembly Space (25% EFD reduction). 227 Spaces Required</b>	<b>92 Spaces Provided 135 Space Reduction required.</b>

**Applicable Plan Development Standards:**

Recommendation and Standard	Staff Comments
Land Use Compatibility	
<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> </ul>	Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	
<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
<ul style="list-style-type: none"> <li>Historic and other contributing buildings should be preserved to the extent possible and if necessary, incorporated into new development.</li> </ul>	Consistent
<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Consistent
Parking	
<ul style="list-style-type: none"> <li>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.</li> </ul>	Consistent
<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Not Consistent. The parking lots on Rich and McDowell occupy the entire parcels they are built on, flexibility in site arrangement to allow street trees should be considered. The Board should consider the tradeoff of additional landscaping at the expense of additional parking.</b>

<ul style="list-style-type: none"> <li>Structured parking should be considered for higher density projects, as appropriate, and designed to minimize visual impacts. Building materials, detailing and landscape should be used that complement the surrounding area. Primary elevations should include ground floor uses (e.g., commercial space) or be screened with residential uses. Parking structures should be set back no more than 10 feet.</li> </ul>	<p><b>In consideration of the intensified use associated with the property portfolio of Lucas Lofts LLC/Gramercy Artiste LTD/Urban Smart Growth LLC/Manhattan Project LLC, a parking structure should be considered. The projects to date required 457 spaces and 188 have been provided.</b></p>
<b>Buffering and Screening</b>	
<ul style="list-style-type: none"> <li>Service and loading zones should be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized or screened to their full height.</li> </ul>	<b>Consistent</b>
<ul style="list-style-type: none"> <li>Roof-mounted mechanical units should be screened to their full height should complement the building in terms of color and materials.</li> </ul>	<b>Not addressed in the proposal.</b>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Consistent</b>
<b>Street Trees and Streetscape</b>	
<ul style="list-style-type: none"> <li>Street trees are recommended on all public and private streets, with species and spacing approved by the City of Columbus forester.</li> </ul>	<b>Additional street trees should be considered along the edge of the proposed parking lots.</b>
<ul style="list-style-type: none"> <li>Tree-lined residential and commercial streets should be either established or maintained.</li> </ul>	<b>Not Consistent</b>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Not Consistent</b>
<b>Landscape Material</b>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Not addressed in the proposal.</b>

**Staff Recommendations:**

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.

The Board will need to vote on a 135 space parking reduction.

**Recommendations:**

Approval

Approval with Conditions

**Table**

Disapproval

- Work out parking strategies within the EFD.**

**~3:25** 2. APPLICATION: **EF\_18-06-002**  
 ADDRESS: **401 W RICH ST**  
 PROPERTY OWNER: **CMHA**  
 APPLICANT: **JOHN RIAT**  
 TO BE REVIEWED: **RESTAURANT USES; PARKING REDUCTION**

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

**Code Reference:** **3323.21 Development Standards**

**Staff Observations:**

The EFRB reviewed and approved the River & Rich (250 W RICH ST | EF\_16-06-00) development at their November 15, 2016 meeting; at that meeting the Board agreed to a parking reduction of 7 spaces, from 406 to 398. The EF\_16-06-001 application classified all the commercial leasable space as retail and the parking calculation derived from that use classification.

The applicants have several Restaurant Uses lined up, a total of 8,400sf, that will require 92 additional parking spaces based on the 3312.49 Minimum Parking Spaces Required and 3323.21(E) EFD Parking Standards.

COA as issued February 15, 2017

**BOARD APPROVED MODIFICATIONS:**

1. To allow a 7 space parking reduction from the EFD Code.
2. To reduce the number of loading spaces to 0
3. To allow buildings a1 and b1 to have a maximum height of 67'-4"
4. To allow buildings a3 and a4 to front on a private street
5. To allow the maximum front yard setback to be increased to as shown on site plan
6. To allow a minimum parking setback of 4'-6" or as shown on site plan

**STAFF APPROVED ITEMS:**

1. to increase the board approved parking reduction from 7 to 8 spaces

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Parking	<b>3312.49 – 1 space for each 75sf of Restaurant Space (- 25% EFD reduction). 92 additional spaces required. 494 Spaces for all uses.</b>	<b>398 Spaces Provided 92 Space Reduction requested</b>

**Staff Recommendations:**

The proposed development is consistent with the recommendations of the EFCCD Plan and previously approved by the EFRB. 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.

The Board will need to vote on a 92 space parking reduction.

**Recommendations:** Approval Approval with Conditions Table Disapproval

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.
2. Work out parking strategies within the EFD.

**~3:40** 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**

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

**Code Reference:** **3323.21 Development Standards**

**Staff Observations:**

Rehab Tavern is proposing to add a front patio dining area and improve the storefront. The work relating to the patio dining area will include the removal of an existing concrete stoop, replacing it with steps to one of the front entrances along with high-top tables, pergola, and seating. The proposed final improvements will maintain sidewalk access by expanding the sidewalk in areas along the storefront.

The proposal requires leasing 420sf of Public Right of Way (ROW). A bar that previously operated at this location received a Council Variance in 1989 to permit the 2,500sf. Tavern and 825sf Patio uses and reduce the required parking to the 9 spaces provided on a parcel (010093743 - West Chapel Street) Northeast of the bar. The current proposal involves improvements to the South elevation

The proposal requires the EFRB to approve a reduction in parking for the expanded patio use; the parking modification will be for a 2 space reduction, though the actual parking deficit is 22 spaces for all uses on the parcels.

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	<b>Consistent</b>
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	5'	<b>N/A</b>
Minimum Side Yard	0'	<b>Consistent</b>
Minimum Fence/Wall Setback	0'	<b>Consistent</b>
Minimum Rear Yard	0'	<b>Consistent</b>
Minimum Building Frontage	60%	<b>Consistent</b>
Maximum Bldg Height	5 stories or 60'	<b>Consistent</b>
Building Frontage	All Buildings shall front on Public street	<b>Consistent</b>
Lighting	3323.21	<b>N/A</b>
Graphics	3323.21	<b>N/A</b>
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	<b>N/A</b>
Parking	<b>3312.49 – 1 space for every 150sf Patio Use (25% EFD reduction). 2 spaces required</b> Past- CV89-0032: Patio expansion, parking reduction of 22 spaces for 1600sf patio (58 spaces required based on previous code). 9 Spaces provided on West Chapel Street Northeast of Bar. Current Proposal - 25 Spaces (2500sf Bar) + 4 Spaces (800sf Patio). 2 Spaces (420sf Sidewalk Patio)	<b>0 Spaces Proposed.</b> <b>2 Space Parking reduction required.</b> <b>[22 Space Deficit; 31 Spaces required by current code and 9 Spaces provided]</b>

**Applicable Plan Development Standards:**

Recommendation and Standard	Staff Comments
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Land Use Compatibility	
<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> </ul>	<b>Consistent</b>
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	
<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton.</li> </ul>	<b>Consistent</b>
<ul style="list-style-type: none"> <li>Historic and other contributing buildings should be preserved to the extent possible and if necessary, incorporated into new development.</li> </ul>	<b>Consistent</b>
<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	<b>Consistent</b>
<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	<b>Consistent</b>
Parking	
<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>N/A</b>
<ul style="list-style-type: none"> <li>Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate.</li> </ul>	<b>Not Consistent.</b>
Street Trees and Streetscape	
<ul style="list-style-type: none"> <li>Street trees are recommended on all public and private streets, with species and spacing approved by the City of Columbus forester.</li> </ul>	<b>Not Consistent</b>
<ul style="list-style-type: none"> <li>Tree-lined residential and commercial streets should be either established or maintained.</li> </ul>	<b>Not Consistent</b> <b>Street trees should be considered along the building frontage.</b>

**Staff Recommendations:**

The EFCCDP 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 EFCCDP recommends that sidewalk dining meet ADA requirements. The applicants does not address in their application the accommodation for ADA access.

The Board will need to vote on a 2 space parking reduction.

**Recommendations:**

Approval      Approval with Conditions      **Table**      Disapproval

- Work out parking strategies within the EFD.**
- Consider opportunities for street trees.**

**D APPLICATIONS FOR CONCEPTUAL REVIEW**

~3:55

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**

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

**Code Reference:** 3323.21 Development Standards

**Staff Observations:**

The project features a 7400 square foot addition and renovation to the existing school that is currently 25,000 square feet. The addition is planned to house a multipurpose space with adjacent overhead doors, a platform for performances, storage areas, and restrooms, as well as a new entry to the space with an elevator.

The renovation mainly concerns the existing multipurpose space which will be separated into two rooms - cultural office and special education, each with their own small testing rooms. Additionally, this area will have a new floor installed on the second floor space to create room for two additional classrooms. Lastly, the renovation will include the restrooms in the building as well as a more secure main entry.

**Applicable Code Development Standards:**

Standard	Dodge Park District	Staff Comments
Minimum Parking Setback	5'	<b>Not Consistent. Paving appears to be up to the property line.</b>
Minimum Side Yard	3'	<b>Not Consistent</b>
Minimum Fence/Wall Setback	0'	<b>Consistent. Existing fence is chain link.</b>
Minimum Rear Yard	0'	<b>Consistent</b>
Minimum Building Frontage	60%	<b>Consistent</b>
Maximum Bldg Height	3 stories or 35'	<b>Consistent</b>
Building Frontage	All Buildings shall front on Public street	<b>Consistent</b>
Lighting	3323.21	<b>Consistent</b>
Graphics	3323.21	<b>Consistent</b>
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	<b>Consistent</b>
Parking	<b>3312.49 – 1 space for each 30sf of Assembly Space (25% EFD reduction). 122 spaces for the Gym (1/60sf Assembly Use) 25 spaces for the School (1/1000sf School) 147 spaces total</b>	<b>0 Spaces Proposed 122 Space Parking reduction required. (147 spaces required – 9 existing spaces = 134 Space Deficit)</b>

**Staff Recommendations:**

The proposed development is consistent with the recommendations of the EFCCD Plan.

The Board will need to vote on a 122 space parking reduction.

**Recommendations:** Approval Approval with Conditions **Table** Disapproval

- 1. Work out parking strategies within the EFD.**
- 2. Consider increasing the about of landscaped/green space & street trees.**
- 3. Improve sidewalks**

**E STAFF APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

APPROVED : ITEMS APPROVED

- |    |   |   |
|----|---|---|
| 1. | EF_18-05-003<br>33 N GRUBB ST<br>(HOMELESS FAMILIES FOUNDATION) | 05/23/2018: EXTERIOR MODIFICATIONS – DOORS,<br>WINDOWS & SIDING |
| 2. | EF_18-05-002<br>424 W TOWN ST<br>(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<br>401 W RICH STREET<br>(RIVER & RICH) | 01/16/2018: GRAPHICS PLAN AND<br>LIGHTING | 05/8/2018: BUILDING<br>SIGNAGE  |
| 2. | EF_18-03-001<br>548 W STATE ST<br>(MIXED USE)        | 04/17/2018: PARKING<br>REDUCTION          | 05/09/2018: RECORD<br>OF ACTION |

**G NEXT MEETING**

TUESDAY – July 17, 2018 AT 3:00 PM

111 NORTH FRONT STREET, CONFERENCE ROOM 203, SECOND FLOOR