

MEETING SUMMARY

DATE **AUGUST 21, 2018**
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**
111 NORTH FRONT STREET, ROOM 205
TIME **3:00 PM – 3:46 PM**
PRESENT William Fergus, Ryan Szymanski, Trent Smith, Bart Overly, Matt Egner
ABSENT Kim Way, Judy Box

A CALL TO ORDER

Relocated meeting from Room 203 to Room 205 due to technical difficulties with the Computer and Monitor in Room 203.

B APPROVAL OF MINUTES

3:00 – 3:05 MEETING SUMMARY – JULY 26, 2018
MOTION BY **Mr. Smith / Mr. Egner**
MOTION **To approve the Meeting Summary as submitted**
VOTE **5 - 0 to Approve**

C APPLICATIONS FOR CONCEPTUAL REVIEW

3:00 – 3:38 1 APPLICATION: **EF_18-08-001**
ADDRESS: **429 W BROAD ST**
PROPERTY OWNER: **TERRA-M ASSOCIATES; NWD FRANKLINTON LLC; SOLAZZO**
APPLICANT: **DEVIN CAROTHERS | KAUFMAN DEVELOPMENT**
TO BE REVIEWED: **MIXED USE DEVELOPMENT**

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 proposal consists of five buildings: a new mixed use (office and residential) 12 story building at the Northeast corner of the block; an addition to and repurposed mixed use (office and retail) 4 story building at the Northwest corner of the block; a new 5 story 655 space parking garage with townhomes at mid-block along McDowell; a renovated retail building at the Southwest corner of the block; and a new 5 story co-housing residential building at the Southeast corner of the block. The proposed Mixed Use Development is largely consistent with the recommendations of the EFCCD Plan, though may need some Variances:
 - The proposal includes a mixed use building at 12 stories. The 12 story building is at the Eastern most extent of the District closest to Downtown, fronts Broad Street and is adjacent to the raised railroad tracks - all mitigating factors.

- The parking demand per code is completely linked to the type of retail and residential unit count. A conservative approach to parking may require 676 parking space, thus requiring a parking reduction variance.

DISCUSSION:

- Applicants present – Brett Kaufman, Devin Carothers (Kaufman Development), Mike Suriano, Daniel Young (NBBJ).
- Mr. Smith enquired whether the current Murphy building would remain.
- Mr. Suriano commented that the gambrel roof would be removed and an addition to the East would be demoed to allow for a 4 story office building.
- Mr. Kaufman reviewed the program of Gravity I and expand the idea through Gravity II; an experience to foster collaboration for artists and entrepreneurs; intentional mix of uses and product type – large office, small office to co-living.
- Mr. Suriano mentioned the 15 minute walk to downtown and how the program work for the local setting and its connection to other things going on in the area; mix of typologies and uses, a living room on top of the parking garage, container park on Broad Street; right on the mark regarding parking.
- Mr. Smith asked what the intention of the shipping containers.
- Mr. Suriano stated that the containers are intended for pop-up retail or recreation; not residential.
- Mr. Carothers reviewed the co-living concept; individual lock-up bedrooms with shared communal spaces; compliment to Idea Foundry; Murphy building repurposed with storefronts on McDowell.
- Mr. Fergus stated that should the 12 story building be approved, the Board is modifying the development standards along Broad Street.
- Mr. Overly commented that the 5 story cap along Broad was a miscalculation within the Plan.
- Mr. Carothers replied that the proposal is within the 45 du/acre standard; the height is focused at Board against the railroad tracks and closest to downtown.
- Mr. Fergus commented that in consideration that there is no residential in close proximity; the impact of a 12 story building is not like it is in the Short North.
- Mr. Ferdelman commented that the plan is a little contradictory in that it allows for 45du/acre but only 5 story buildings; a dwelling unit count like that would necessitate larger buildings; the current proposal is 39 du/acre.
- Mr. Overly remarked that there is a wealth of greenspace in this proposal; a street presence and an alley presence; the Murphy building seems to be the weak point of the proposal
- Mr. Kaufman commented that they contemplated whether to demo the building or repurpose it; it was thought that the scale along McDowell could work.
- Mr. Overly noted that the townhouses along the garage and saving the Salazzo building are good ideas; the soft corner from McDowell and State seems problematic.
- Mr. Szymanski commented that the container park capped by the garage is fine, if the path continued through to the other side it would not be as successful.
- Mr. Overly replied that he did not have an issue with it terminating but maybe the park could be sectional; could go up and over the garage.
- Mr. Ferdelman asked for clarification of the Boards stance regarding possible height and parking variances.
- Mr. Fergus and Mr. Overly indicated that either or both variances were not necessarily road blocks to approval.

MOTION Tabled

To consider:

1. **Review the corners of McDowell and Broad and McDowell and State.**
2. **Art walk over rather than through garage.**

3:38 – 3:44 2. APPLICATION: **EF_18-06-001**
 ADDRESS: **435 W TOWN ST**
 PROPERTY OWNER: **MANHATTAN PROJECT LLC**
 APPLICANT: **CHRIS SHERMAN**
 TO BE REVIEWED: **EVENT CENTER; PARKING REDESIGN**

STAFF REPORT:

- Mr. Ferdelman requested the Chair allow Mr. Sherman to share the revised parking layout for the Event Center that was approved in July; Staff failed to place the item on the Agenda assuming that the revised site plan could be staff reviewed and approved. The Approval was formulated as:
- 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

DISCUSSION:

- Applicants present – Chris Sherman (400 West Rich).
- Mr. Sherman reviewed the parking layout; the current plan indicates 43 spaces but is not based on a survey, so the final number may be a little less; the lot contiguous to the Event Center does not have screening along Walnut and may be an issue with the Zoning Department.
- Mr. Overly commented that the Board usually adds text to consult with the City Arborist.

MOTION BY **Mr. Smith / Mr. Egner**

MOTION **To approve the site plan as submitted on the condition:**

1. **That the requirement for screening along Walnut Street may be waved.**
2. **That the trees selected for the site be coordinated with the City of Columbus Arborist.**
3. **That 40 spaces be the minimum number of spaces at the McDowell parking site.**

VOTE **6 - 0 to Approve**

D STAFF ISSUED CERTIFICATES OF APPROVAL

	APPROVED : ITEMS APPROVED	COA ISSUED
1. EF_18-07-002 64 SOUTH GIFT STREET	SLATE ROOF REPLACEMENT	07/20/2018

E BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

	APPROVED : ITEMS APPROVED	COA ISSUED
1. EF_17-05-001 491 W BROAD ST AD FARROW	06/20/2018: BUILDING ADDITION, SIGNAGE	07/13/2018

F NEXT MEETING

TUESDAY – SEPTEMBER 18, 2018 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 203