

STAFF REPORT

DATE **SEPTEMBER 18, 2018**
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**
111 NORTH FRONT STREET, ROOM 203
TIME **3:00 PM**

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:00 MEETING SUMMARY – AUGUST 21, 2018

C APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:05 1. APPLICATION: **EF_18-03-001**
ADDRESS: **548 W STATE ST**
PROPERTY OWNER: **WILLIAM KLATTE, KATHLEEN KLATTE & JONATHAN L YORK**
APPLICANT: **SHAWN KICHLINE | OXIDE REAL ESTATE DEVELOPMENT**
TO BE REVIEWED: **MIXED USE DEVELOPMENT**

Sub-Districts: West Broad St Arts and Innovation **Dodge Park**
Code Reference: 3323.21 DEVELOPMENT STANDARDS
3323.19 USES
3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED

Staff Observations:

548 West State Street is a 4,800sf parcel at the edge between the Dodge Park District and the Arts and Innovation District. The land is currently vacant and is adjacent to 3 vacant parcels to the West and several SFR units to the north. The Applicant is proposing a mixed use development with 1,497sf restaurant use and 12 one bedroom residential units.

Code Standards Checklist

| Apply | Standard | Variance requested |
|-------|---|--|
| | 3323.19 – Land Use | To allow a restaurant/bar use in the Dodge Park District. A use that is Not Permitted in the District. |
| | 3323.21 – EF Development Standards | To reduce the 3 foot side yard setback to zero. |
| | 3321 - General Site Development Standards | |
| | 3375 - Graphics | |
| | 3381 - Graphics | |
| | 3312 – Off-street parking and loading | To reduce the required parking from 26 spaces to 0. |

Applicable Code Development Standards:

| Standard | Dodge Park District | Staff Comments |
|--------------------------------|---|--|
| Minimum Front Yard | 0' | Consistent. The proposal is for zero lot line development. |
| Maximum Front Yard | 10' (Except public/private zone) | |
| Minimum Parking Setback | 5' | The proposal provides no parking. |
| Minimum Side Yard | 3' | Consistent. |
| Minimum Fence/Wall Setback | 0' | Consistent |
| Minimum Rear Yard | 0' | Consistent |
| Minimum Building Frontage | 60% | Consistent |
| Maximum Bldg Height | 3 stories or 35' | Consistent |
| Building Frontage | All Buildings shall front on Public street | Consistent |
| Lighting | 3323.21 | Unknown |
| Graphics | 3323.21 | Unknown |
| Parking, stacking, circulation | Not permitted between the principle building and right-of-way | N/A |
| Parking | Restaurant: 1/75sf - 25% (1,140sf /75) *.75 = 11spaces Residential: 1.5/unit - 25% (13units*1.5)*.75= 15spaces | Not Consistent. The proposal is to provide 0 spaces of the 26 required. |

Applicable Plan Land Use Recommendation:

| Standard | Dodge Park | Staff Comments |
|---|---------------------|--|
| Medium Density Mixed Residential | 6-10 du/acre | The proposal comes in at 100du/acre |

Applicable Plan Development Standards:

| Recommendation and Standard | Staff Comments |
|--|--|
| Land Use Compatibility | |
| <ul style="list-style-type: none"> When a proposed use is compatible with adjacent uses, it should be supported. When a proposed use may have potential conflicts with adjacent uses, such conflicts should be remedied or minimized through project redesign. | <p>Restaurant use is not consistent with the EFP (2012)</p> <p>The Dodge Park Neighborhood (DPN) was proposed as the place in the District for residential uses. This current proposal is on the edge between DPN and the AIN and may be appropriate for mixed-uses, the restaurant is focused away from the purely residential portion of the neighborhood.</p> |
| Density | |
| <ul style="list-style-type: none"> Density of infill development should be consistent with the recommendations of the East Franklinton plan. | As proposed the density is significantly higher than the EFCCDP (2012) recommended. The proposal is for one bedroom units, therefore the density number is artificially elevated, but may still be too high due to not |

| | |
|--|---|
| | accommodating the transportation needs of the residents (parking). |
| <ul style="list-style-type: none"> Infill development proposed at densities higher than the plan recommendations should utilize an extraordinary high level of design and materials to provide compatibility with nearby architecture and design (appropriate setbacks, roof pitch and shape, building materials, windows and doors, height, width, massing, porches, etc.), as well as design solutions to mitigate impacts (stepping down the height of structures, screening, etc.). | As designed the building is compelling and may be an appropriate for its setting. |
| <ul style="list-style-type: none"> Building heights should be consistent with the urban design standards recommended in the plan and height map on page 4.18. Buildings between three and five stories should provide an additional building setback above the third floor. Buildings that exceed five stories should provide at least one additional setback above the fifth floor and employ design solutions that protect views. | Consistent |
| Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings | |
| <ul style="list-style-type: none"> Architecture 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. | While the building is larger than its immediate neighbors, it may be appropriate. |
| <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. | Consistent |
| <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). | The drawings submitted do not indicate the qualities of the West and North 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. | Inconclusive. The submittal does not provide enough about the neighborhood context. |
| <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 | Consistent |

| | |
|---|---|
| upper-floor wall areas should be clear/non-tinted window glass. | |
| <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. | Not Consistent. The entries for the units are at the back of the building. |
| 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. | The submitted drawings do not address landscaping. |
| <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. | The proposal does not address storm water management. |

A proposal for this property was heard at the March 20, 2018 Meeting:

TABLED

To Consider:

Use

- Place limit on type of uses (focus on neighborhood scale café not bar).
- Place time limitation for restaurant use in CV Text.

Parking

MOTION:

- Submit to Board a valid parking agreement within 750 feet from property.
- Board to develop rules on substandard parcels that allow parking strategies that support smaller projects.
- Support the community in applying permit parking in the Dodge Park district.

Design

- Shift the garage doors one section and provide three; reinforce checker pattern.

A proposal for this property was heard at the April 17, 2018 Meeting:

CV RECOMMENDATION:

MOTION BY: Mr. Fergus / Dr. Box

To support the requested (restaurant) use variance on the condition:

- MOTION:**
- That the restaurant use shall limit its hours to close by 10pm Sunday through Thursday and Midnight on Friday and Saturday.
 - That the maximum size of the restaurant use shall be 1500 square feet.

VOTE: 6-0 to Support

MODIFICATION OF STANDARDS:

MOTION BY: Mr. Fergus / Mr. Smith

To modify the parking standard at 548 West State Street:

- MOTION:**
- To reduce the required parking onsite from 26 to 0.
 - To require a signed parking agreement for a minimum of 7 parking spaces be presented to the City of Columbus prior to the issuance of a building permit; that the 7 parking spaces be offered to the residents upon request at market rate, or as otherwise negotiated; that the parking is to be made available within the East Franklinton District.

VOTE: 6-0 to Approve

The proposal will require the following modifications to the East Franklinton Development Standards:

- To reduce the side yard setback from 3'-0" to 0.

The Council Variance passed at the June 7th City Council Meeting:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

548 WEST STATE STREET (43215), being 0.11± acres located at the northwest corner of West State Street and Mill Street, and being more particularly described as follows:

SECTION 1. That a Variance from the provisions of Section 3323.19, Uses, of the Columbus City codes; is hereby granted for the property located at **548 WEST STATE STREET (43215)**, insofar as said section prohibits an eating and drinking establishment in the Dodge Park Sub-District of the EF, East Franklinton District; said property being more particularly described as follows:

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a **1,500** 1,200± square foot eating and drinking establishment within a mixed-use building, or those uses in the EF, East Franklinton District.

SECTION 3. That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

SECTION 4. That this ordinance is further conditioned upon the following: the eating and drinking establishment shall not be open later than 10 PM Sunday - Thursday, and 12 AM Friday - Saturday

Staff Recommendation: Approval **Approval with Conditions** Table Disapproval

1. Standards Modification

- a. To reduce the side yard setback from 3’-0” to 0
- b. To reduce the required parking onsite from 26 to 0.
- c. To require a signed parking agreement for a minimum of 7 parking spaces be presented to the City of Columbus prior to the issuance of a building permit; that the 7 parking spaces be offered to the residents upon request at market rate, or as otherwise negotiated; that the parking is to be made available within the East Franklinton District.

2. Permit level drawings and details.

~3:20 2. APPLICATION: **EF_18-09-001**
 ADDRESS: **610 W TOWN ST**
 PROPERTY OWNER: **JTS INVESTMENT PROPERTIES LLC**
 APPLICANT: **OLIVER HOLTSBERRY | DA NITE SIGN CO.**
 TO BE REVIEWED: **MIXED USE DEVELOPMENT**

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

Code Reference: **3323.21(D)**

Staff Observations:

The Applicant is seeking to install building signage for the Glass Axis the proposed sign is vinyl graphic.

| Recommendation and Standard | Staff Comments |
|---|-------------------|
| General Guidelines | |
| A wide range of design styles are appropriate for East Franklinton, with preference for contemporary design and materials. | Consistent |
| Signs that reinforce the creativity, craftsmanship, and industrial character of the East Franklinton District are encouraged. | Consistent |
| Signage should be pedestrian in orientation and scale. Wall and blade signs are preferred. Auto-oriented signage is not appropriate for this district. The Review Board may consider auto-oriented signage requests featuring unique and artistic elements if such graphics are integral to the design of a building, development, and/or character of the sub-districts. | Consistent |

| | |
|---|-------------------|
| New signage should be designed to be a logical and complementary component of the overall design of a storefront and/or the associated building's architecture. | Consistent |
| The signage message should be designed in a simple fashion and may include the business name, logo, function and/or street number or address and related artistic treatments. Telephone numbers and web addresses are not appropriate. Logos identifying the primary business may be integrated as an accent within signs; however logos advertising individual products apart from the primary business are not supported. The use of artistic elements on signage related to the associated business is appropriate (e.g. drawing of a coffee cup for a coffeehouse). | Consistent |

The proposal is consistent with the recommendations of the East Franklinton Creative Community District Plan.

Staff Recommendation: **Approval** Approval with Conditions Table Disapproval

D APPLICATIONS FOR CONCEPTUAL REVIEW

~3:35 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**

Sub-Districts: **West Broad St** Arts and Innovation Dodge Park
Code Reference: **3323.21 Development Standards**

Staff Observations:

The applicants are proposing to redevelop the block bounded by West Board to the North, McDowell to the West, West State to the South and the CSX/C&O Railroad Tracks to the East; directly across the street from the Gravity (I) project. The proposed project is a mix of uses in new and repurposed buildings for a total of 507,700sf of programmed/conditioned spaced, 3000sf parkland/ greenspace and a 247,000sf parking garage with 750 spaces. 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) 5 story building at the Northwest corner of the block; a new 5 story 750 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.

Applicable Code Development Standards:

| Standard | Broad Street District | Staff Comments |
|----------------------------|----------------------------------|--|
| Minimum Front Yard | 0' | |
| Maximum Front Yard | 10' (Except public/private zone) | Consistent |
| Minimum Parking Setback | 5' | Consistent |
| Minimum Side Yard | 0' | Consistent |
| Minimum Fence/Wall Setback | 0' | Consistent |
| Minimum Rear Yard | 0' | Consistent |
| Minimum Building Frontage | 60% | Consistent |
| Maximum Bldg Height | 5 stories or 60' | Not Consistent 100' Height Variance Requirement |

| | | |
|--------------------------------|---|---|
| Building Frontage | All Buildings shall front on Public street | Consistent |
| Lighting | 3323.21 | N/A |
| Graphics | 3323.21 | N/A |
| Parking, stacking, circulation | Not permitted between the principle building and right-of-way | Consistent |
| Parking | 3312.49 & 3323. | Not consistent Required 862 - Proposed 750 112 Space Reduction Required |

Applicable Plan Land Use Recommendation:

| STANDARD | BROAD STREET DISTRICT | STAFF COMMENTS |
|---|-----------------------|---|
| Urban Mixed Use This classification encourages mixed uses at the regional level, including larger mixed-use development, residential, retail and office uses. Residential units are located either above and/or next to the commercial, office, or institutional uses in multistory buildings. Highest density buildings should be located adjacent to W. Broad Street | 45 or greater | Consistent 204 units on 5.2 Acres = 39 units/acre |

Applicable Plan Development Standards:

| RECOMMENDATION AND STANDARD | STAFF COMMENTS |
|--|---|
| Land Use Compatibility | |
| <ul style="list-style-type: none"> When a proposed use is compatible with adjacent uses, it should be supported. | Permitted use by code, Consistent |
| <ul style="list-style-type: none"> When a proposed use may have potential conflicts with adjacent uses, such conflicts should be remedied or minimized through project redesign. | As proposed no conflicts are apparent. |
| Density | |
| <ul style="list-style-type: none"> Density of infill development should be consistent with the recommendations of the East Franklinton plan. | Consistent Broad Street District: 45 units/acre or greater 204 units on 5.2 Acres = 39 units/acre |
| <ul style="list-style-type: none"> Infill development proposed at densities higher than the plan recommendations should utilize an extraordinary high level of design and materials to provide compatibility with nearby architecture and design (appropriate setbacks, roof pitch and shape, building materials, windows and doors, height, width, massing, porches, etc.), as well as design solutions to mitigate impacts (stepping down the height of structures, screening, etc.). | Consistent |
| <ul style="list-style-type: none"> Building heights should be consistent with the urban design standards recommended in the plan and height map on page 4.18. Buildings between three and five stories should provide an additional building setback above the third floor. Buildings that exceed five stories should provide at least one additional setback above the fifth floor and employ design solutions that protect views. | Not Consistent. 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. |
| Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings | |

| | |
|---|--|
| <ul style="list-style-type: none"> Architecture 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"> Historic and other contributing buildings should be preserved to the extent possible and if necessary, incorporated into new development. | Consistent |
| <ul style="list-style-type: none"> New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods. | Consistent. Additional attention should be paid to the integration of the 12 story building and parking garage. |
| <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. | Consistent |
| <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). | Additional information on the Cohousing building and the Garage will be necessary for further review. |
| <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 |
| Retail | |
| <ul style="list-style-type: none"> Retail uses are appropriate throughout the neighborhood, consistent with the East Franklinton plan, provided applicable code requirements are met. | Consistent |
| <ul style="list-style-type: none"> Corner stores and offices are an appropriate use, particularly at intersections. Any potential negative impacts should be mitigated. | Consistent |
| <ul style="list-style-type: none"> Sidewalk dining should be supported that enhances restaurant, dining and entertainment businesses, provided ADA requirements are accommodated, per DPS approvals. | Consistent |
| Mixed Uses | |
| <ul style="list-style-type: none"> Mixed uses can occur vertically in a building (i.e., first floor retail, second-floor office, third and higher floors residential) or horizontally in a development among various buildings (in these cases, the uses should be integrated and not segregated). | Consistent |

| <ul style="list-style-type: none"> Ground-floor uses in mixed-use buildings should include retail, restaurants, services, cultural facilities and amenities, personal services and offices. | Consistent | | | | | | | | |
|--|---|---------|-------------|--------|--------|-----|-----|----|-----|
| <ul style="list-style-type: none"> A variety of housing unit types and sizes should be provided in the residential portions of mixed-use developments. | Consistent | | | | | | | | |
| Accessibility | | | | | | | | | |
| <ul style="list-style-type: none"> Promote accessibility and “visitability” in all new construction and in rehabilitation and redevelopment of existing buildings. | Consistent | | | | | | | | |
| Parking | | | | | | | | | |
| <ul style="list-style-type: none"> 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. | Largely Consistent - Provide additional information regarding the garage design. | | | | | | | | |
| <ul style="list-style-type: none"> Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. | <p>Largely Consistent- The applicants are proposing a 665 space parking garage. 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.</p> <table border="1"> <thead> <tr> <th>Parking</th> <th>Residential</th> <th>Retail</th> <th>Office</th> </tr> </thead> <tbody> <tr> <td>866</td> <td>390</td> <td>63</td> <td>413</td> </tr> </tbody> </table> | Parking | Residential | Retail | Office | 866 | 390 | 63 | 413 |
| Parking | Residential | Retail | Office | | | | | | |
| 866 | 390 | 63 | 413 | | | | | | |
| Building Orientation and Setbacks | | | | | | | | | |
| <ul style="list-style-type: none"> Buildings should be located parallel to the street on which they front. The primary façade should be located on the major street abutting the building and the secondary façades should be located adjacent to secondary streets, service drives, and alleys. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street. | Consistent | | | | | | | | |
| <ul style="list-style-type: none"> The minimum setback for a principal building is zero feet and the maximum setback for a principal building is ten feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage. | Consistent | | | | | | | | |
| <ul style="list-style-type: none"> Buildings, parking structures and other structures taller than four stories should provide additional space for pedestrians adjacent to the public sidewalk if the existing sidewalk is five feet or less in width. | Consistent | | | | | | | | |
| <ul style="list-style-type: none"> Primary entrances to buildings should be oriented to the primary public street with at least one operable door on the primary public street. Buildings located at a corner should orient the main entrance to the corner instead of to one of the two abutting streets (only one operable door is necessary). | Consistent | | | | | | | | |

| | |
|---|--|
| <ul style="list-style-type: none"> Secondary entrances can be located on side and rear elevations to meet fire code and to service adjacent parking. | Consistent |
| Buffering and Screening | |
| <ul style="list-style-type: none"> 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. | Additional information regarding loading and service needs for the building will need to be provided. |
| <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. | Additional information will need to be provided. |
| <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. | Additional information will need to be provided. |
| Public Spaces | |
| <ul style="list-style-type: none"> Developments over 1.5 acres in size in urban settings should include public spaces, such as plazas and courtyards. | 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"> Paved areas should be shaded, especially parking lots. | Consistent |
| <ul style="list-style-type: none"> Public, semi-public/private, and private spaces should be demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers. | 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. | Additional information will need to be provided. |
| <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. | Additional information will need to be provided. |
| <ul style="list-style-type: none"> Landscape adjacent to natural features should be used to soften the visual appearance of a development and provide a natural transition between the development and open space areas. | Consistent |
| 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. | Consistent |
| <ul style="list-style-type: none"> Tree-lined residential and commercial streets should be either established or maintained. | Consistent |

| | |
|--|---|
| <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. | Additional information will need to be provided. |

A proposal for this property was heard at the August , 2018 Meeting:

MOTION **Tabled**

To consider:

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

Staff Recommendations:

The proposed Mixed Use Development is largely consistent with the recommendations of the EFCCD Plan.

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.

| GRAVITY II | UNITS | RESIDENTIAL | RETAIL | OFFICE | PARKING | |
|-------------------------------|----------------|-------------|----------------|-----------------------|----------------|------------|
| TOWNHOUSES | 10 | 13,440 | | UNITS * 1.5 | 15 | |
| CO-LIVING | 89 | 88,500 | | UNITS * 1.5 | 134 | |
| MARKET RATE (MIXED USE) | 147 | 131,982 | | UNITS * 1.5 | 221 | |
| MARKET RATE (OVER TOWNHOUSES) | 14 | 9,960 | | UNITS * 1.5 | 21 | |
| MIXED USE | | | | 183,614 (SF/450)*0.75 | 306 | |
| MURPHY | | | | 63,925 (SF/450)*0.75 | 107 | |
| CONTAINER PARK | | | 3,000 | | | |
| SOLAZZO BUILDING | | | 4,617 | (SF/75)*0.75 | 46 | |
| MURPPHY | | | 8,660 | (SF/250)*0.50 | 17 | |
| TOTAL | 507,698 | 260 | 243,882 | 16,277 | 247,539 | 866 |

The Review Board will need to act on variances:

Parking Reduction:

112 Space Reduction Required

Height Variance:

100' Height Variance Requirement

Recommendations:

Approval

Approval with Conditions

Table

Disapproval

1. **Permit level drawings and details**
2. **Additional information to further understand the proposal from the pedestrian level.**
3. **To better understand the prospective uses and demand for parking and support a parking reduction if necessary.**
4. **To support the requested height variance from 5 stories to 12.**
5. **To support the require parking reductions.**

E APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:50 1. APPLICATION: **EF_18-09-002**
 ADDRESS: **455 W BROAD ST**
 PROPERTY OWNER: **NWD FRANKLINTON LLC**
 APPLICANT: **DEVIN CAROTHERS | KAUFMAN DEVELOPMENT**
 TO BE REVIEWED: **MIXED USE DEVELOPMENT**

~4:05 2. APPLICATION: **EF_18-09-003**
 ADDRESS: **430 W TOWN ST**
 PROPERTY OWNER: **TERRA-M ASSOCIATES**
 APPLICANT: **DEVIN CAROTHERS | KAUFMAN DEVELOPMENT**
 TO BE REVIEWED: **MIXED USE DEVELOPMENT**

F STAFF ISSUED CERTIFICATES OF APPROVAL

| | | APPROVED : ITEMS APPROVED | COA ISSUED |
|----|---|--------------------------------------|-------------------|
| 1. | EF_18-08-002 26 SOUTH GRUBB STREET | DOOR & WINDOW REPLACEMENT | 08/16/2018 |

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

| | | APPROVED : ITEMS APPROVED | COA ISSUED |
|----|--|-----------------------------------|-------------------|
| 1. | EF_18-06-003 456 WEST TOWN STREET | 06/19/2018: SIDEWALK PATIO | 07/13/2018 |

H

NEXT MEETING

**TUESDAY – OCTOBER 16, 2018 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 203**