

BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBUS, OHIO

PETITION FOR ESTABLISHMENT OF THE
GRAVITY II NEW COMMUNITY AUTHORITY
AS A NEW COMMUNITY
AUTHORITY UNDER OHIO REVISED CODE
CHAPTER 349

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Submitted By:

GRAVITY PROJECT 2 LLC

As the Developer

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BEFORE THE CITY COUNCIL OF THE CITY OF COLUMBUS, OHIO

**PETITION FOR ESTABLISHMENT OF
GRAVITY II NEW COMMUNITY AUTHORITY
AS A NEW COMMUNITY AUTHORITY UNDER
OHIO REVISED CODE CHAPTER 349**

Pursuant to Ohio Revised Code Chapter 349 (the “Act”), Gravity Project 2 LLC (also known as The Gravity Project 2, LLC, and together, the “Developer”), an Ohio limited liability company, in its capacity as a “developer” as defined in Section 349.01(E) of the Ohio Revised Code (“R.C.”), originally filed a petition (the “Original Petition”) with the Clerk of the City Council (the “City Clerk”) of the City of Columbus, Ohio (the “City”), as the organizational board of commissioners under R.C. Section 349.01(F) (the “City Council”), on September 19, 2019 in order to initiate proceedings for the establishment of a new community authority (the “Authority”) and for a new community district as described in Section 3 below (the “District”).

Whereas, R.C. 349.03(A)(8) stipulates that a public hearing on the petition for the establishment of a proposed new community authority must be held not less than 30 nor more than 45 days after such petition is filed, and whereas a public hearing was not held within this timeframe after the filing of the Original Petition, the Developer hereby makes and refiles this petition (the “Petition”) with the City Clerk of the City in order to initiate proceedings for the establishment of the Authority and for the District.

The Developer further states as follows:

Section 1. Name of the Proposed Authority

The Authority shall be named the “Gravity II New Community Authority.”

Section 2. Principal Office of the Proposed Authority

The principal office of the Authority shall be located at 30 Warren Street, Columbus, Ohio, 43215 until such time as the board of trustees of the Authority determines another location for the principal office of the Authority.

Section 3. Map: Full and Accurate Description of the Proposed District

A full and accurate description of the initial boundaries of the District is attached hereto in the form of a map as Exhibit A (the “Initial Property”), and the legal descriptions for the parcels comprising the District are attached hereto as Exhibit B. As indicated in the map, all of the real property comprising the District is wholly contained within the municipal boundaries of the City, developable as one functionally interrelated community and is owned by or under control through leases of at least seventy-five years’ duration, options, or contracts to purchase by the Developer.

This Petition seeks the establishment of the Authority and the District with respect to the Initial Property. Pursuant to R.C. Section 349.03(B), the Developer intends that the District will

from time to time add additional territory (collectively, the “Additional Properties”) to further the purposes of the Authority as set forth in this Petition. The Additional Properties are expected to be located within the boundaries of the City.

Section 4. Zoning for the Proposed District

The area within the boundaries of the District lies within the zoning jurisdiction of the City. The current plans for the development of the proposed District comply with the applicable adopted zoning regulations, a copy of which is attached hereto as Exhibit C.

Section 5. Current Plans for the Development of the Proposed District

The current plans for the development of the proposed District, indicating the proposed “new community development program,” as defined in the Act, are provided below and in certain Exhibits attached to this Petition (collectively, the “Development Program”).

The Development Program outlines the general program for the development of the District, and includes (a) the land acquisition and land development activities to be undertaken within the area including the District, (b) the acquisition, construction, operation, and maintenance of community facilities and other public infrastructure improvements for the District (the “Community Facilities”), (c) the provision of District services to be undertaken by or on behalf of the Authority, (d) the proposed method of financing such Community Facilities and District services, (e) the projected total employment within the District, and (f) the projected total residential population of, and employment within, the District.

The redevelopment of the area included in the proposed District is being described as the “Gravity Project II” and will consist of a mixed-use development that will include retail, residential units, commercial office space, and a structured parking garage with a mix of public and private parking spaces and other complementary uses. Additional information about the plans for the Gravity Project II is available at the City's Planning Division office, 50 W Gay St., Columbus, Ohio 43215.

- a. Development Program, Including Land Acquisition and Land Development. The Development Program does not contemplate that the Authority would undertake any plans for the acquisition of real property and interests in real property other than the acquisition of fee interests, easements, rights-of-way, licenses, leases and similar property interests necessary to complete the Community Facilities. The Development Program contemplates significant land redevelopment activities that are described in Exhibit D attached hereto (the “Land Development”).
- b. Plan for Community Facilities. The Community Facilities shall include all real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained under the Act. As provided in the Act, the Community Facilities consist generally of any real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated,

financed, constructed, and maintained or in furtherance of community activities, including public, community, village, neighborhood, or town buildings, centers and plazas, auditoriums, day care centers, recreation halls, educational facilities, health care facilities including hospital facilities as defined in the Act, telecommunications facilities, including all facilities necessary to provide telecommunications service as defined in the Act, recreational facilities, natural resource facilities, including parks and other open space land, lakes and streams, cultural facilities, community streets and off-street parking facilities, pathway and bikeway systems, pedestrian underpasses and overpasses, lighting facilities, design amenities, or other community facilities, and buildings needed in connection with water supply or sewage disposal installations or energy facilities, including those for renewable or sustainable energy sources, and steam, gas, or electric lines or installation.

Specifically, it is presently anticipated that the Community Facilities will include the facilities described in Exhibit E attached hereto.

- c. Provision of District Services. Although not presently contemplated in the scope of the development of the Gravity Project II, pursuant to the Act, the Authority is authorized to provide services within the District, including, but not limited to, landscaping, street and sidewalk cleaning and maintenance, safety services, maintenance of parking facilities, and any other community improvement services.

- d. Method of Financing. The Developer proposes to finance the undertaking of the Land Development, in part, with loan proceeds to be derived from the Authority's participation in the Ohio Water Development Authority's ("OWDA") Brownfield Loan and Alternative Stormwater Infrastructure Loan Programs Fund Programs (together, the "OWDA Loans"). The OWDA Loans will be repaid from the levy and collection by the Authority of a "community development charge," as defined in the Act (the "Community Development Charge"), that the Authority expects to levy on certain parcels within the District. The Developer proposes to finance the construction of the Community Facilities and other improvements in the District with the proceeds of development revenue bonds (the "Bonds") to be issued by the Columbus-Franklin County Finance Authority (the "Finance Authority"). The Bonds will be secured primarily through net operating income derived from the parking garage facility portion of the Community Facilities (the "Parking Garage NOI") and through service payments in lieu of taxes (the "TIF Service Payments") generated through a tax increment financing program that is expected to be implemented by the City with respect to certain parcels within the District. In the event that the Parking Garage NOI and revenues derived from the TIF Service Payments are insufficient to pay debt service and administrative expenses with respect to the Bonds, the Community Development Charge will serve as a secondary source of revenue to pay debt service and administrative expenses with respect to the Bonds. A Community Development Charge shall be levied,

modified, or removed only with the approval of the Developer as prescribed in a declaration of covenants and restrictions recorded with respect to the Authority.

- e. Projected Total Employment within the District. All of the land development activities described herein will benefit the businesses in the District and are estimated to result in a projected total employment of approximately 640 individuals within the District.
- f. Projected Total Population of the District. All of the above-described land development activities will benefit a projected total population of approximately 542 residents within the District.

Section 6. Board of Trustees of the Proposed Authority

The Developer recommends that the board of trustees of the Authority (the “Board”) be comprised of seven members selected as provided in R.C. Section 349.04.

- a. Appointment of Members of the Board. The City Council, as the organizational board of commissioners under R.C. Section 349.01(F), shall appoint three citizen members of the Board to represent the interests of present and future employers within the District and any present and future residents of the District and one member to serve as a representative of local government. The Developer shall appoint three members to serve on the Board as representatives of the Developer.
- b. Board Terms. The Members of the Board shall serve two-year overlapping terms, with two of each of the citizen members and Developer members appointed to serve initial one-year terms.
- c. Replacement of Members of the Board. The Developer recommends that, pursuant to R.C. Section 349.04(C), members of the Board be selected as follows:
 - 1. While any Bonds are outstanding, the methodology for replacement of members of the Board be as follows:
 - A. City Council, as the organizational board of commissioners under R.C. Section 349.01(F), shall continue to appoint replacement citizen members of the Board and the representative of local government upon the expiration of that member’s term or resignation by that member unless the City determines, by resolution of City Council, that such citizen members of the Board and the representative of local government shall be elected in the manner prescribed by R.C. Sections 349.04(A) and (C);
 - B. The Developer shall continue to appoint replacement representatives of the Developer to the Board upon the expiration of that member’s term or resignation by that member unless the Developer determines, by delivering notice to the City, that such members of the Board

shall be elected in the manner prescribed by R.C. Section 349.04(B);
and

2. After the Bonds are no longer outstanding, members of the Board shall be elected in accordance with the provisions of R.C. Section 349.04.

Section 7. Preliminary Economic Feasibility Analysis for the Proposed Authority

The preliminary economic feasibility analysis is provided below and in certain Exhibits attached to this Petition. The preliminary economic feasibility analysis examines (a) development patterns and demand factors of the area including the District, (b) the location and size for the proposed District, (c) the present and future socio-economic conditions of the area including the District, (d) a description of the public services to be provided with respect to the area including the District, (e) a financial plan with respect to the area including the District, and (f) a description of the Developer's management capability.

- a. Development Patterns and Demand Factors of District. The current land use of the area within and without the District is vacant land and primarily vacant commercial buildings. The proposed future land use of the District will be a mixed-use development consisting of new retail, residential, commercial, and structured parking facilities. Demographic and development information related to certain areas within and without the District are attached hereto as Exhibit F.
- b. Location and Size of Proposed District. The District is located in the City as more fully shown in Exhibit A and more particularly described in Exhibit B. The size of the proposed District is approximately 5.34 acres.
- c. Public Services Provision. All law enforcement, fire, and emergency medical services within the District shall be provided by the City. Roadways and utilities will be provided by the applicable public or utility entities. All public education services shall be provided by the Columbus City School District.
- d. Preliminary Economic Feasibility Analysis. A preliminary economic feasibility analysis for development of the District, including the area development pattern and demand, and present and future socio-economic conditions of the area including the District is attached hereto as Exhibit F.
- e. Financial Plan. A preliminary financial plan for the development and the District is attached hereto as Exhibit G.
- f. Developer's Management Capability. A description of the management capability of the Developer is attached hereto as Exhibit H.

Section 8. Environmental Statement

The Authority and the Developer shall comply with all applicable environmental laws and regulations with respect to the District. The Land Development to be undertaken in accordance with this Petition is intended to, among other things, address and remediate identified environmental conditions that exist within the District.

Section 9. Provisions Regarding This Petition

For the purposes of the establishment of the Authority, the City is the only municipal corporation that can be defined as a “proximate city” with respect to the Authority as such term is defined in R.C. Section 349.01(M).

Exhibits A, B, C, D, E, F, G, and H, attached hereto, are hereby incorporated as part of this Petition.

Words and terms not defined herein shall have the meanings given in R.C. Section 349.01 unless the context requires a different meaning.

In the event of any inconsistency or conflict between this Petition and the terms of the Original Petition, the terms of this Petition shall control.

The Developer hereby requests the City Council, as the organizational board of commissioners under R.C. Section 349.01(F), to determine that this Petition complies as to form and substance with the requirements of R.C. Section 349.03 and further requests that the members of the City Council fix the time and place of a hearing on this Petition for the establishment of the Authority. Pursuant to R.C. Section 349.03(A), and because City Council is the legislative authority of the sole “proximate city” within the meaning of that section, such hearing must be held not less than 30 nor more than 45 days after the filing of this Petition with the City Clerk.

If the City Council approves the establishment of the Authority, the Developer further requests that the City Council make such determination effective upon the Developer filing a declaration of covenants and restrictions (“Declaration”) against the real property comprising the District.

[Signature Page to Follow]

This Petition is filed with the City Clerk of the City Council of the City of Columbus, Ohio on this 12th day of November, 2019.

Respectfully submitted,

THE GRAVITY PROJECT 2, LLC,
an Ohio limited liability company

By: Kaufman-Franklinton Holdings 2, LLC,
an Ohio limited liability company

Its: Manager

By:
Name:
Title:



Brett L. Kaufman
Manager

EXHIBIT A

MAP OF DISTRICT

The District appears as outlined below, on real property comprising approximately 5.34 acres bounded by West Broad Street, McDowell Street, State Street, and the CSX Railroad and identified as Franklin County Tax Parcels: 010-039468-00, 010-039621-00, 010-042942-00, 010-026398-00, 010-023471-00, 010-023472-00, and 010-070136-00, and the site of the former West Side Spiritualist Church located at 79 McDowell Street and identified as Franklin County Tax Parcels: 010-013943 and 010-005307.

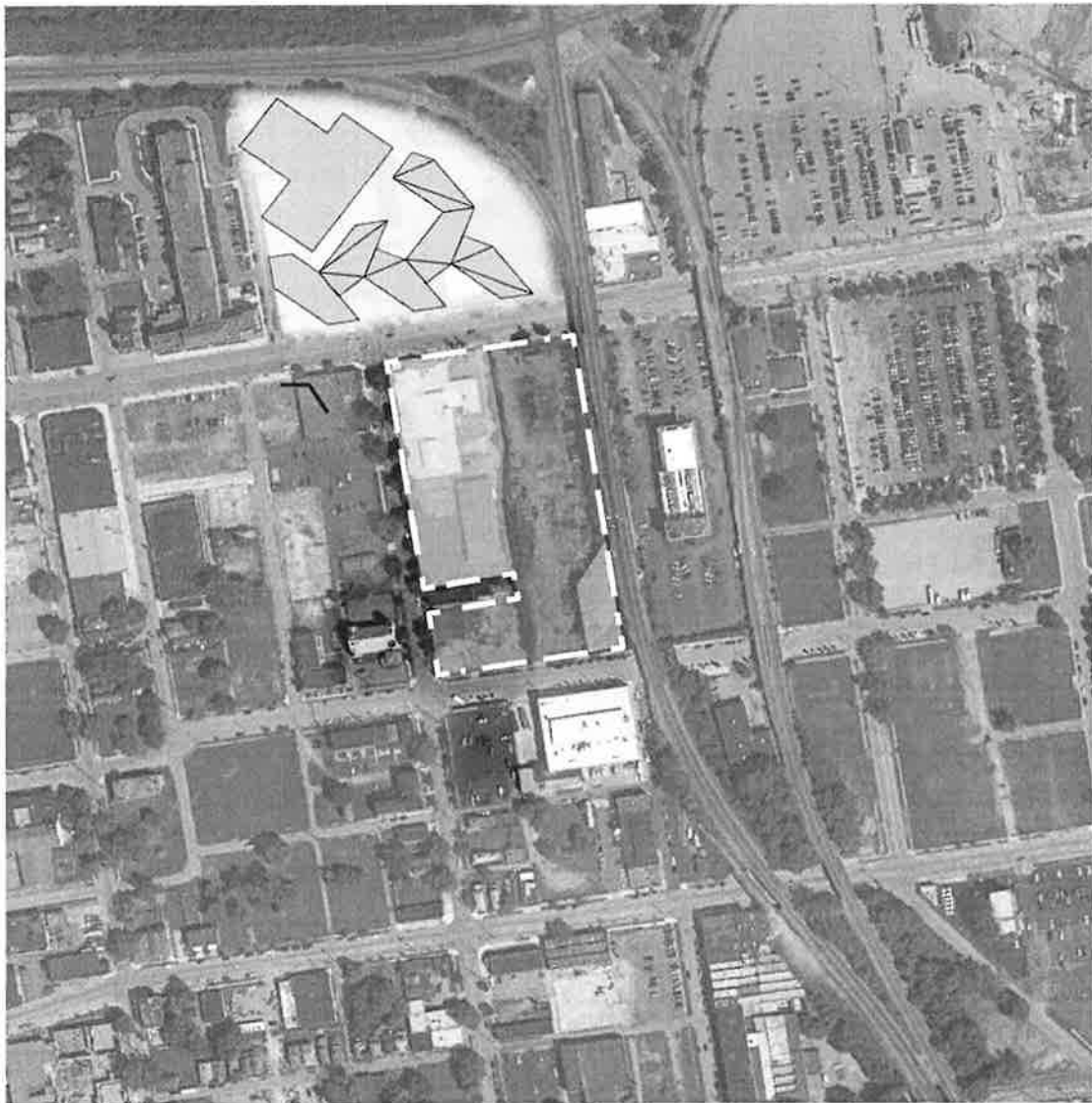


EXHIBIT B

LEGAL DESCRIPTIONS OF REAL PROPERTY COMPRISING DISTRICT

[Attached]

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

PARCEL I:

TRACT I:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered One (1) through Fifteen (15), both inclusive in THE DOOR, SASH AND LUMBER COMPANY'S SUBDIVISION of a part of Sullivants western addition to the City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5 Page 187, Recorder's Office, Franklin County, Ohio.

TRACT II:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being the second alley north of State Street from the west line of the alley west of Lucas Street to the east line of McDowell Street and vacated by the City of Columbus, as said alley as shown on the recorded plat of the THE DOOR, SASH AND LUMBER COMPANY'S SUBDIVISION of record in Plat Book 5 Page 187, Recorder's Office, Franklin County, Ohio.

PARCEL II:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

That portion of the vacated 19 foot north and south alley lying immediately west of the Factory Reserve of the above described Door, Sash and Lumber Company's Subdivision, extending from the southerly boundary of West Broad Street to a point 271.95 feet south of said southern boundary of West Broad Street.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point in the easterly line of said 19 foot vacated alley and said point being located 271.95 feet south of the southern boundary of West Broad Street; thence westerly parallel to the southerly line of West Broad Street a distance of 12.85 feet to an iron pin, said iron pin being easterly a distance of 6.18 feet from the Westerly line of said vacated 19 foot alley; thence northeasterly a distance of 47.83 feet to an iron pin in the easterly line of said vacated 19 foot alley, said iron pin being southerly a distance of 225.80 feet from the southerly line of West Broad Street; thence southerly and along the easterly line of the vacated 19 foot alley, a distance of 46.15 feet to the place of beginning, containing 296 square feet, more or less.

PARCEL III:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being part of the first alley, 19 feet in width lying east of McDowell Street and vacated by the City of Columbus, as said alley is shown on the recorded plat of the Door, Sash and Lumber Company's Subdivision of record in Plat Book 5 Page 187, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point in the westerly line of said vacated 19 foot alley, said place of beginning also being 271.95 feet south of the southerly line of West Broad Street; thence easterly and parallel to the southerly line of West Broad Street a distance of 6.18 feet to an iron pin; said iron pin being westerly a distance of 12.82 feet from the easterly line of said



vacated 19 foot alley; thence southwesterly a distance of 22.71 feet to an iron pin in the westerly line of the said vacated 19 foot alley; thence northerly and along the westerly line of said vacated 19 foot alley, a distance of 21.80 feet to the place of beginning, containing 67 square feet, more or less.

PARCEL IV:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:
Being 20 feet off the west side of Lot No. 22 of the Door, Sash and Lumber Company's Subdivision of a part of Sullivants Western Addition to the City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5 Page 187, Recorder's Office, Franklin County, Ohio.

Together with the south one-half of that portion of vacated Rush Alley (8 feet by 20 feet) lying immediately north of 20 feet off the west side of Lot 22 of the above described Door, Sash and Lumber Company's Subdivision.

PARCEL V:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being the east one-half of Lot No. 26, all of Lot 27, and Lot 28 of Door, Sash and Lumber Company's Subdivision, of record in Plat Book 5 Page 187, Recorder's Office, Franklin County, Ohio, together with all of Rush Alley vacated lying north of the above mentioned lots, excepting therefrom the following:

Beginning at a point in the southerly line of the Factory Reserve as shown on the Door, Sash and Lumber Company's Subdivision, and in the northerly line of vacated Rush Alley, said point being the northerly extension of the westerly line of the east one-half of Lot No. 26, and also being 70.55 feet from the east line of Factory Reserve; thence easterly and along the southerly line of Factory Reserve a distance of 12.91 feet to an iron pin, said iron pin being westerly a distance of 57.64 feet from the easterly line of said Factory Reserve; thence southwesterly a distance of 23.87 feet to a drill hole in the concrete base of a two inch steel post, said drill hole being in the westerly line of the east one half of said Lot No. 26; thence northerly and along the westerly line of the east one half of Lot No. 26, said line extending northerly a distance of 20.00 feet to the place of beginning, containing 129 square feet, more or less.

PARCEL VI:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Factory Reserve of Door, Sash and Lumber Company's Subdivision of record in Plat Book 5 Page 187, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin in the southerly line of said Factory Reserve and in the northerly line of vacated Rush Alley (16 feet in width) said iron pin being westerly a distance of 15.25 feet from the southeast corner of the said Factory Reserve; thence westerly and along the southerly line of said Factory Reserve, the northerly line of vacated Rush Alley (16 feet in width) a distance of 42.39 feet to an iron pin, said iron pin being easterly a distance of 12.91 feet from the northerly extension of the westerly line of the east one-half of Lot No. 26 of said Door, Sash and Lumber Company's Subdivision; thence northeasterly crossing said Factory Reserve a distance of 78.11 feet to an iron pin (said iron pin being in the westerly line of Parcel E of a deed recorded in Deed Book 1488, Page 372, Recorder's Office, Franklin County, Ohio (said iron pin also being westerly a distance of 15.25 feet from the easterly line of said Factory Reserve); thence southerly and parallel to the easterly line of said Factory Reserve a distance of 65.61 feet to the place of beginning, containing 1391 square feet more or less.

PARCEL VII:

Situated in the State of Ohio, County of Franklin, and City of Columbus, and being that portion of the Chesapeake and Ohio Railroad switch tract and lands occupied thereby which runs along the easterly boundary of the above mentioned Factory Reserve of the Door, Sash and Lumber Company's Subdivision and being more particularly described as follows:

Beginning at a point in the easterly boundary of said Factory Reserve 132.03 feet south of the southerly boundary of West



Broad Street; thence south along the eastern boundary of said Factory Reserve, a distance of 380.55 feet to a point in the northerly boundary of Rush Alley (vacated); thence west along the northerly boundary of Rush Alley (vacated) a distance of 15.25 feet to a point; thence north and parallel with the easterly boundary of said Factory Reserve 288.0 feet to a point; thence northeasterly at an angle of 9° 22', 93.79 feet to the place of beginning; provided, however, that the western line of said tract being 381.79 feet in length shall follow the westerly line of the concrete wall located upon said tract wherever the westerly line of said concrete wall varies from the westerly line of the above described tract; said tract containing 5,098 square feet, more or less

PARCEL VIII:

Non-exclusive Easement contained in the Deed of record in Deed Book 1488 Page 372.

PARCEL IX:

Non-exclusive Easement contained in the Deed of record in Deed Book 1488 Page 377.

PARCEL X:

Non-exclusive Easement contained in the Deed of record in Deed Book 1488 Page 364.

PARCEL B:

Situated in the City of Columbus, County of Franklin and State of Ohio and being more particularly described as:

Being Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and 8ft Rush Al. Vac. of the Door, Sash and Lumber Company's Subdivision of that part of M.L. Sullivant's Western Addition to the said City, as said lots are numbered and delineated on the recorded plat thereof of record in Plat Book 5, Page 187, Recorder's Office, Franklin County, Ohio.

Together with any and all interest in that portion of vacated alley in Ordinance No. 432-47.

PARCEL C:

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey Number 1393 of the Virginia Military District, being part of the Factory Reserve Lot, part of Lots 22 and 26, all of Lots 23, 24 and 25, part of the 16' Rush Alley (vacated by Ord. 432-47), and part of the 19' Alley (vacated by Ord. 432-47) as all are shown on The Door Sash & Lumber Co. plat recorded in Plat Book 5, Page 187, said lots and alleys standing in the name of Columbus and Southern Ohio Electric Company of record in Deed Book 1366, Page 40, Deed Book 1378, Page 178, Deed Book 1488, Page 364, Deed Book 2654, page 120 and Deed Book 2692, Page 189, and described as follows:

Beginning at a ¾" iron pipe found marking the northeast corner of said Factory Reserve Lot, the same being the intersection of the south right-of-way line for W. Broad Street with the west right-of-way line for Lucas Street as shown on Plat Book 1, Page 268 and Plat Book 11, Page 25, the west line of that tract conveyed to Pennsylvania Lines LLC by deed of record in Instrument Number 200212180325195 (CSX Transportation Inc. successor by merger of the Chesapeake and Ohio Railway as recorded in Official Record 13276A14 as conveyed to the Hocking Valley Railway Company in Deed Book 924, page 338. See also The New York Central Railroad Co. Valuation Map, V02-70, Roll 8, Image 19.);

Thence South 08° 08' 45" East, along the east line of said Factory Reserve, the same being said west right-of-way line, said west line of Pennsylvania Lines LLC, 128.36 feet to a 5/8" rebar capped Central Survey Co. found marking the most north corner of Parcel Seven as shown in the deed to Terra-M Associates of record in Official Record 6430D04;

Thence South 01° 09' 50" West, along a westerly line of said Parcel Seven, 97.31 feet to a 5/8" rebar capped Central Survey Co. found marking an angle point thereof;

Thence South 08° 14' 38" East, along a west line of said Parcel Seven, 221.81 feet to the most north corner of Parcel Six



as shown in said deed to Terra-M Associates (witness an iron pin set 1.24 feet south and 2.73 feet east);

Thence South 24° 20' 52" West, along the westerly line of said Parcel Six, 77.87 feet to the most west corner of Parcel Six, the same being the most east corner of Parcel One as shown in said Deed Book 2654, Page 120, in the north line of said 16' Rush Alley (witness an iron pin set 0.41 feet north and 0.91 feet west);

Thence South 24° 39' 34" West, along the easterly line of said Parcel One, 23.84 feet to the most south corner thereof, in the original west line of Parcel Five as shown in said deed to Terra-M Associates (witness an iron pin set 0.41 feet north and 0.91 feet west);

Thence South 08° 07' 56" East, along the west line of said Parcel Five, 116.00 feet to a 3/4" iron pin found marking the southwest corner thereof, in the south line of said Lot 26, the same being the north right-of-way line for State Street as shown on Plat Book 1, page 268 and Plat Book 11, Page 25;

Thence South 81° 41' 44" West, along the south line of said Lots 22-26, the same being said north right-of-way line, 115.00 feet to a 3/4" iron pin found marking the southeast corner of Parcel Four as shown in said deed to Terra-M Associates;

Thence North 08° 07' 56" West, along the east line of said Parcel Four, 136.00 feet to a 5/8" rebar capped Central Survey Co. found in the north line of said vacated 16' alley extended easterly;

Thence South 81° 41' 44" West, along said north line, 5.08 feet to the southeast corner of Lot 16 of said Door Sash & Lumber Co subdivision (witness an iron pin set 1.44 feet north and 9.90 feet east);

Thence North 08° 07' 31" West, along the east line of Lots 9-16 of said Door Sash & Lumber Co subdivision, the same being the west line of said vacated 19' Alley, 215.92 feet to a magnetic nail set, the most south corner of Parcel Three as shown in said deed to Terra-M Associates;

Thence North 07° 38' 03" East, along the easterly line of said Parcel Three, 22.78 feet to the northeast corner thereof, the same being the most west corner of Parcel Two as shown in Deed Book 2654, Page 120 (witness a pk nail found 0.42 feet south and 0.35 feet west);

Thence North 07° 19' 03" East, along the westerly line of said Parcel Two, 48.12 feet to the most north corner thereof, in the west line of Factory Reserve, the same being the east line of vacated 19' Alley, witness a drill hole found 0.39 feet south and 0.23 feet west;

Thence North 08° 07' 31" West, along the west line of said Factory Reserve, the same being said vacated 19' Alley east line, a distance of 225.80 to a 3/4" iron pipe found marking the northwest corner of said Factory Reserve, in the southerly line of said W. Broad Street;

Thence North 81° 06' 22" East, along the north line of said Factory Reserve, the same being said south right-of-way line, a distance of 171.01 feet to the Point of Beginning.

Containing 2.326 acres, more or less, all of which is located within Parcel Number 010-039468.

Iron pin set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). A bearing of North 81° 06' 22" East was held for the centerline of West Broad Street between McDowell Street and Washington Boulevard.

All deed and plat references are to the records of the Recorder's Office, Franklin County, Ohio.

This survey was prepared using documents of record, *prior plats of survey, and observed evidence located by an actual



field survey made in October 2015. (*Surveys for Columbus and Southern Ohio Electric Co. by Jennings – Lawrence Co. from March 1965 and Central Surveying Co. Ltd. From October 2001.)



EXHIBIT C

ZONING FOR DISTRICT

[Attached]



City of Columbus

Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

ORIGINAL

File Number: 1508-2013

30-Day

File ID: 1508-2013

Type: Ordinance

Status: Second Reading

Version: 1

*Committee: Rules & Reference Committee

File Name: East Franklinton District

File Created: 06/13/2013

Final Action:

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Paul Freedman, 645-0704

Floor Action (Clerk's Office Only)

JUL 22 2013 P 7-0

Mayor's Action

M.S.P. 7/25/13
Mayor ACTING Date

Council Action

JUL 22 2013
Date Passed/ Adopted

Chad A. Vest
President of Council

City Clerk

Veto

Date

ACTING City Clerk

Title:

To enact a new Chapter 3323 of the Columbus City Codes, 1959, entitled "East Franklinton District;" to repeal the East Franklinton Overlay and the portion of the West Broad Street/Franklinton Urban Commercial Overlay east of State Route 315; to establish an appeals path to the Board of Commission Appeals, to appoint the initial membership of the East Franklinton Review Board; and to make other needed code changes in various sections of Title 33 and Title 41 in order to accommodate the new East Franklinton District.

Sponsors: Zachary M. Klein

Attachments: ORD 1508-2013 Attachment 1 Sections 1-11,
ORD 1508-2013 Attachment 2 Map 1,
ORD 1508-2013 Attachment 3 Table 1,
ORD 1508-2013 Attachment 4 Table 2

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1508-2013 passed by The Council of The City of Columbus, Ohio 7/22, 20 13, as shown by the records now on file in this office.

Seal Andrea Blawie / AW
City Clerk

Approval History

Version	Date	Approver	Action
1	06/25/2013	Tracie Davies	Approved
1	06/26/2013	ATTORNEY APPROVER	Approved
Notes	JTC		
1	06/26/2013	Matt Erickson	Approved
1	06/26/2013	Adam Robins	Approved
1	06/27/2013	Jane Dunham	Approved
1	06/27/2013	Paul Rakosky	Approved
1	06/27/2013	EBOCO Reviewer	Approved
Notes	kcp		
1	06/28/2013	EBOCO APPROVER	Approved
1	07/01/2013	Auditor Reviewer	Approved
Notes	HJD/mjp		
1	07/01/2013	AUDITOR APPROVER	Approved
Notes	HJD/bam		
1	07/01/2013	ATTORNEY APPROVER	Approved
Notes	jsg		

History of Legislative File

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Columbus City Council	07/15/2013	Read for the First Time				
1	Columbus City Council	07/22/2013					

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation
BACKGROUND:

The City of Columbus Planning Division, working with the Department of Building and Zoning Services, has drafted the East Franklinton District as a new zoning tool to implement the adopted *East Franklinton Creative Community District Plan* (2012). The East Franklinton District is an urban, mixed use zoning classification that provides flexibility for development consistent with the adopted plan. It creates the East Franklinton Review Board, which issues Certificates of Approval to ensure new development, expansion of existing development, site improvements and graphics are consistent with the adopted plan. The companion rezoning ordinance (Ordinance No. 1569-2013, Z13-043) reclassifies 551 parcels to the East Franklinton District. The rezoning proposal is endorsed by the Franklinton Area Commission and the Columbus Development Commission has recommended its adoption.

FISCAL IMPACT: No funding is required for this legislation.

Title

To enact a new Chapter 3323 of the Columbus City Codes, 1959, entitled "East Franklinton District;" to repeal the East Franklinton Overlay and the portion of the West Broad Street/Franklinton Urban Commercial Overlay east of State Route 315; to establish an appeals path to the Board of Commission Appeals, to appoint the initial membership of the East Franklinton Review Board; and to make other needed code changes in various sections of Title 33 and Title 41 in order to accommodate the new East Franklinton District.

Body

WHEREAS, East Franklinton is a unique and valued part of the City of Columbus by virtue of its history, urban character and architectural scale; and

WHEREAS, the *East Franklinton Creative Community District Plan* was adopted by Columbus City Council on November 12, 2012, to establish a new vision to guide development and redevelopment in the district; and

WHEREAS, the goal of this new zoning classification is to provide a flexible set of regulations that will ensure new development is consistent with the character of East Franklinton and the vision recommended in the adopted plan; and

WHEREAS, it is necessary and appropriate for the general welfare for the City of Columbus to undertake this creation of a new zoning code chapter and area wide rezoning to promote appropriate development and redevelopment, preserve the neighborhood's character, and protect the value of existing and neighboring properties; and

WHEREAS, all affected property owners and those within 125 feet of the area to be rezoned were notified by mail of an informational public meeting in the neighborhood and of the Development Commission meeting during which the code change and rezoning proposal was reviewed; and

WHEREAS, the Franklinton Area Commission endorses the proposed East Franklinton District and the Development Commission voted to recommend its approval by City Council; now, therefore,

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

(See ORD1508-2013Attachment1 for Sections 1-11)

SECTION 12. That this ordinance shall take effect and be in force from and after the earliest period provided by law.

SECTION 1. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Chapter 3323, "East Franklinton District," consisting of 12 sections oddly numbered 3323.01 through 3323.23 and reading as follows:

3323.01 Purpose and intent.

The purpose of the East Franklinton District (the District) is to provide for development consistent with the urban character of the neighborhood by establishing use, development and performance standards that reflect its urban, mixed use character and to ensure the health, safety and general welfare of the residents and businesses of this district through design review.

The District is established to meet the following objectives:

- A. Implement the vision, recommendations, policies and standards of the East Franklinton Creative Community District Plan (the East Franklinton Plan or the Plan), as amended;
- B. Preserve, stabilize and improve the East Franklinton neighborhood through a design review process;
- C. Encourage a dense, walkable and mixed-use development pattern that is sensitive to and complements existing development, consistent with adopted plans, standards and guidelines;
- D. Promote preservation and/or conservation of existing contributing buildings and ensuring new buildings are sensitive to their context in the built environment;
- E. Facilitate an increased presence and integration of the arts and related cultural and arts-related support uses and businesses, as well as design, technology, research, institutional, office and retail uses;
- F. Promote expansion of the housing supply by supporting a broad variety of housing product options to support a mixed income neighborhood;
- G. Establish the East Franklinton Review Board (the Review Board) to regulate changes to the built environment through the issuance of a Certificate of Approval; and
- H. Promote the public health, safety and general welfare.

3323.03 Designated area.

The District is the area indicated on the official city zoning map and bounded as follows:

- A. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the northern right-of-way boundary of I-70;
- B. Thence easterly to the intersection of the northern right-of-way boundary of I-70 and the northern bank of the Scioto River;
- C. Thence easterly along the northern bank of the Scioto River to its intersection with the western boundary of the Downtown District;
- D. Thence northerly along the western boundary of the Downtown District;
- E. Thence westerly along the southern boundary of the Downtown District until it intersects with the eastern boundary of State Route 315;
- F. Thence southerly until the place of the beginning.

3323.05 Definitions.

As used in this Chapter, the following terms shall have the meaning given herein:

- A. Agriculture: The commercial practice of cultivating, processing, and distributing food, in this case in an urban neighborhood. Agriculture can also involve small animal husbandry and beekeeping.
- B. Artist: Person(s) working in all art forms and mediums, including, but not limited to, painters, sculptors, authors, screenwriters, play writes, film makers, dancers, potters, weavers, jewelers, exhibitors, printers, costumers, musicians and photographers.
- C. Artisan Food and Beverage Production: On-site production of food and beverage products, involving small batch processing. Typical uses include coffee roasting, ice cream, bakery, candy, and other food stuffs, and alcoholic beverage manufacturing. This may include on-site sales and

consumption.

D. Artisan Manufacturing: On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Welding is also permitted.

E. Artist Work or Sales Space: Floor space devoted to the production, showing or sale of art, such as art galleries and artist studios. This includes space for work-only (visual studio, performing rehearsal), sale-only (gallery, store, theater, etc.), or a combination of work and sale space.

F. Board Staff: A reference to city staff assigned to support the East Franklinton Review Board.

G. Certificate of Approval: "Certificate of Approval", "Certificate" or "COA" means a certificate issued by the East Franklinton Review Board to an applicant stating that the proposed construction, alteration or demolition of a structure, site improvements per an approved site plan, architectural feature or graphic pursuant to the application filed therefor is appropriate under the terms of this Chapter pertinent thereto and consistent with the design characteristics, guidelines and standards affecting same or due to unusual and compelling circumstances or substantial economic hardship does not require such consistency; and that, therefore, a permit can be issued therefor.

H. District: "District" shall mean the East Franklinton Zoning District.

I. East Franklinton Plan: "East Franklinton Plan" or the "Plan" reference the East Franklinton Creative Community District Plan, adopted by Columbus City Council on November 12, 2012 and as subsequently amended

J. Live/Work Space: A dwelling unit that is also is used for non-residential uses such as, but not limited to the production, showing and sale of art, both visual and performing arts, office uses, and related uses.

K. Mixed Use Buildings: Buildings in which a mix of permitted uses is included in the same building.

L. Review Board: "Review Board" shall mean the East Franklinton Review Board.

3323.07 Applicability and extent.

A. The standards of the District shall apply to all uses, changes to land or development, construction or exterior renovations, demolition, site improvements and/or graphics on properties located wholly or in part within the district boundaries. More specifically, the standards shall apply to:

1. The placement, demolition, construction or reconstruction of a building or structure is subject to these standards and requirements, except as applied to non-conforming buildings as provided in Chapter 3391 and except as applied to routine maintenance. Facade renovations or exterior renovations are not considered reconstruction of a principal building, but still require a Certificate of Approval.
2. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Standards do not apply to the re-stripping or reconfiguration of existing parking lots.

B. In addition to being subject to the standards of this District, historic buildings listed on the Columbus Register of Historic Places (Chapter 3117) fall under the jurisdiction of the Historic Resources Commission. In such cases the Review Board's action, including staff review, of an application shall take place after review and final action by the Historic Resources Commission or Historic Preservation Office in instances of staff review. Such action shall be conveyed to the Review Board in writing by the preservation office. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.

C. Rezonings and all variances shall be submitted to the Review Board for review and recommendation, prior to consideration by the applicable body.

- D. Where the District does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed.
- E. In cases where the standards of this District or conditions placed by the Review Board on a Certificate of Approval are in conflict with the Plan, the standards or conditions shall govern.
- F. Wherever there is a conflict between this chapter and the remainder of the Zoning Code, this chapter shall prevail.

3323.09 East Franklinton review board.

A. Creation, Terms, Membership and Officers.

1. **Creation.** The Review Board shall consist of seven (7) members appointed by the Mayor and approved by City Council.
2. **Organization.** Unless otherwise specified, as soon as convenient after the members of the Review Board are appointed by the Mayor, the Review Board shall meet and organize by the election of a chairman and secretary.
3. **Initial Terms.** When the Review Board is first constituted, one (1) member shall be appointed for an initial term of one (1) year; three (3) members shall be appointed for an initial term of two (2) years; and three (3) members shall be appointed for an initial term of three (3) years. All subsequent terms shall be for a period of four (4) years.
4. **Membership.** At least four (4) members of the Review Board shall reside or own a business or property in Franklinton. Among the professions that shall be represented on the Board, one (1) member shall be engaged as a developer or realtor with experience in the sale or management of urban properties; one (1) member shall be an architect, landscape architect or urban planner; one (1) member shall be a design professional or contractor with historic rehabilitation experience; and one (1) member shall be a lawyer with land use experience. One (1) member of the board shall be recommended by the Franklinton Area Commission as its representative and one (1) member shall be recommended by the Franklinton Board of Trade as its representative. A member may represent more than one required role.
5. **Nomination Process.** Candidates for seats on the Review Board shall be recommended by the Development Department to the Mayor's Office for review and approval before submittal to City Council for final action. The Franklinton Area Commission and Franklinton Board of Trade shall each submit two (2) candidates for consideration by the city in fulfilling each organization's seat on the Board. The Development Department will review and select one of the nominees for submittal to the Mayor's Office.
6. **Term.** A member whose term has concluded may continue to serve on the Review Board until his/her appointment is renewed or is officially concluded through the appointment of a replacement member for that seat.
7. **Removal.** By a majority vote of the Review Board, a member of the board may be removed from service for missing four (4) consecutive meetings or a total of five (5) meetings in one (1) calendar year.
8. **Pay.** Members shall serve without compensation.
9. **Officers.** The Review Board shall elect a chair and vice-chair each year at an organizational meeting each January. At that same meeting, the board shall review the list of Staff Approvable Items and vote to ratify, expand or modify the list (see Section 3323.13, Certificate of Approval- Staff Review).
10. **Bylaws.** The Review Board shall establish a set of bylaws for the conduct of its business.

- B. Proceedings.** The Review Board may adopt rules of procedure providing for regular and special meetings, provided that those rules do not conflict with this Chapter. The Board members shall take official action only by a vote of a majority of the Board members voting on the question on the table during a public meeting at which there is a quorum. A quorum exists when a majority of the Board members appointed to and serving on the Review Board are physically present at the meeting. All board meetings shall take place in a publicly accessible building and shall be open

to the public. A record of proceedings shall be maintained and available for public inspection. Notices of all regular board meetings shall be published no less than twenty (20) days prior to the meeting in the City Bulletin. Notice of special meetings shall be published no less than five (5) days prior to the meeting in the City Bulletin or a newspaper of general circulation.

C. Duties. The Review Board shall have the following duties:

1. Design Review. The Review Board shall hear and decide applications for Certificates of Approval. A Certificate of Approval is issued by the board in accordance with the standards of this Chapter, East Franklinton Plan and guidelines as approved by City Council. The board shall conduct such review for any projects requiring a Certificate of Approval as outlined in section 3323.11, Certificate of Approval – Required. Project review may include preliminary consideration of conceptual or interim proposals.

Design review shall be based upon the following considerations:

- a. Compliance with the provisions and standards of this Chapter.
- b. Consistency with adopted development standards and design guidelines that are part of the East Franklinton Plan.
- c. Consistency with other adopted plans, guidelines and policies.
- d. Other code and regulatory requirements as may be applicable.

In granting a Certificate of Approval, the Review Board may impose reasonable requirements and conditions regarding the location, dimensions, character, access, building materials, and other features of the proposed uses or structures to carry out the intent and purpose of Chapter 3323, East Franklinton District, and to otherwise safeguard the public health, safety and welfare.

The Review Board may modify applicable development and performance standards of this district as necessary in reviewing and approving a site plan, building, structure, parking, graphic or other related improvement under its jurisdiction.

The Review Board may delegate final review of minor items to a subcommittee of the Board or to the city staff. In so doing, the board should provide clear direction regarding its expectations for final resolution of such design issues. Subcommittee meetings shall be subject to public notice provisions and a written record of the deliberations shall be provided to the board.

2. Public Plan Review. Within its jurisdiction, the Review Board shall review and provide a recommendation to City Council regarding adoption for any public plan, including but not limited to neighborhood plans, streetscape plans, park plans, bicycle and pedestrian plans, and major street, parking and circulation plans.
3. Design Guidelines. The Review Board may recommend approval or disapproval to City Council of design guidelines or amendments thereto for use in reviewing applications that come before the board, including staff approvals.
4. Zoning Change, Variance, Special Permit or Temporary Use. The Director of the Department of Building and Zoning Services shall promptly transmit a copy of agendas or notices as issued for public hearing related to rezoning, special permits, variances, and zoning appeals, regarding property located wholly or partially within the East Franklinton District to the chairperson of the East Franklinton Review Board as a matter of information and for comments and advice. In addition, the city clerk shall include such chairperson on the council's mailing list for agendas. However, the Review Board shall be responsible for confirming that the mailing lists contain the currently appropriate name and address for proper notification. Failure of notification shall not constitute grounds for denial of a requested action or reversal of a prior decision; however, such failure may be a cause for postponement if appropriate.
5. Amendments. Amendments to CC 3323, East Franklinton District, may be prepared by the city or initiated by the Review Board.
6. Review of Public Art. The Review Board shall consider proposals for the placement of public

art, as defined in Chapter 3114, Columbus Art Commission, and provide a non-binding recommendation to the art commission as provided for herein.

- D. Appeals of Staff Decisions. Within thirty (30) days of a decision by the city staff regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Review Board.
- E. Appeals of Review Board Decisions. Within thirty (30) days of a decision by the Review Board regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Board of Commission Appeals, as provided for in Chapter 3118.

3323.11 Certificate of approval - required.

A. General. The following activities require a Certificate of Approval as defined in section 3323.09 (C) (1), Design Review:

1. Any exterior construction activity requiring a building permit, including new construction, reconstruction, expansion, alteration or rehabilitation of buildings or structures;
2. Site work requiring a permit, such as installation of parking lots, landscaping, plaza or similar improvements;
3. Any alteration to a building requiring a Demolition Permit;
4. Any graphics requiring a permit as provided by the Graphics Code and all graphics plans;
5. Any activity requiring a Certificate of Zoning Clearance ;
6. Any activity requiring a Special Permit;
7. Encroachment into the public right-of-way (Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.); and
8. Location and design of public parks.

The Department of Building and Zoning Services shall not issue a Certificate of Zoning Clearance, any permit for construction, graphics permit, demolition permit or other permit for projects requiring a Certificate of Approval in the District, unless:

1. The Review Board or its designee has issued a Certificate of Approval; or
2. On appeal, as provided herein, the Review Board's denial of a certificate has been reversed; or
3. Demolition is necessary in order to comply with an emergency order issued pursuant to Title 41, Columbus Building Code.

The Department of Building and Zoning Services shall void any permit or approval issued prior to a required Certificate of Approval.

Any construction, alteration, work, action, or site improvement not in compliance with, or contrary to that specifically approved in the Certificate of Approval or Certificate of Zoning Clearance shall be a violation of this code.

B. Development Plan. The Review Board may consider a Development Plan for a parcel or parcels that are proposed for a mix of uses, buildings or tax parcels that require master planning as a single development site. The Development Plan may delineate permitted uses, site plan, configuration of buildings and development sites, phasing, development standards, circulation and parking, landscaping and buffering, graphics and related site improvements. The Review Board may approve a single Certificate of Approval for the Development Plan and the individual components of the development or may require the submittal of subsequent COA's as deemed approved by the Board.

C. Change in Use. The establishment, change, modification or expansion of a use requires a Certificate of Zoning Clearance and a Certificate of Approval.

D. Interior Changes. The Review Board does not have review authority over interior improvements or alterations to buildings and structures that are not establishing, changing or expanding a use.

E. Single- and Two-Family Buildings and Accessory Buildings. Exterior changes to existing single- and two-family units and accessory buildings do not require a Certificate of Approval unless such change is an expansion or addition that extends the front elevation. Such expansions require a COA from the Review Board. The construction of a new single- or two-family building shall require a COA from the Review Board. The construction of a new accessory building shall require a COA from the city staff.

F. Routine Maintenance. Nothing in this chapter shall preclude a property owner from conducting routine maintenance, which shall include replacement of roofs and siding, as well as HVAC units provided that required setbacks are met. Such maintenance does not require a COA.

G. Exterior Colors. A change of exterior colors of any existing building or structure does not require a COA.

H. Demolition Permits. Except in cases of public emergency as determined by the Chief Building Official or by court order, no permit for the demolition of a building or structure within the East Franklinton District shall be granted without the approval of the Review Board through issuance of a Certificate of Approval. No certificate shall be issued unless:

1. A replacement use has been reviewed and approved by the board, and Historic Resources Commission (HRC) approval has been issued, if applicable, or
2. If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the board, and HRC if applicable.

In instances where buildings proposed for demolition are of historic significance the Review Board may condition issuance of a Certificate of Approval for demolition upon the filing of a building permit application for a replacement use or structure consistent with an approved COA issued by the board. Historic significance is demonstrated by listing on the Columbus or National Registers of Historic Places or eligibility for such listing, following an evaluation by the Columbus Historic Preservation Office or a historic preservation professional.

In cases where the Review Board has issued a COA for demolition of a historically or architecturally contributing building, the board may require the applicant to document the building prior to its demolition. Such documentation standards should be established in consultation with the Historic Preservation Officer. Copies of the documentation should be delivered by to the Historic Preservation Office, Columbus Landmarks Foundation and the Columbus Metropolitan Library.

3323.13 Certificate of approval – staff reviews.

A. Authorization. As provided for here in, certain specified development projects may be reviewed and approved by city staff for issuance of a Certificate of Approval in place of the Review Board. In undertaking these responsibilities, the staff shall use the same principles, standards and guidelines as provided for herein and consistent with the Review Board's record in applying these principles, standards and guidelines.

B. Projects Subject to Staff Approval. The following projects are subject to staff review in place of the Review Board. If in the staff's professional opinion applications submitted for these types of projects are sufficiently complex or raise issues of concern, the staff shall forward said applications to the board for their consideration; nothing in this chapter shall preclude the city staff from seeking advice from the board chair in making this determination.

1. Replacement of existing graphics, such as sign faces, without enlarging or changing the graphic.
2. The replacement of exterior elements to existing non-residential structures, including but not limited to siding and windows, provided that the building elevations are not altered to accommodate the replacement elements nor that the gross floor area of the structure is not increased.
3. Changes of use that do not alter existing buildings or structures, or require changes to parking or other site components. All other changes of use are to be considered by the

Review Board.

The Review Board at its discretion may establish on an annual basis a list of additional development or project types that may be submitted to the staff for their approval.

C. Certificate Issuance, Reporting and Appeals. Upon approving the above noted development projects, the staff shall immediately issue a Certificate of Approval to the applicant and report such issuance to the Review Board at its next regular meeting. Staff denials are appealable to the board, as provided for herein. Such appeals shall be filed within thirty (30) days of receipt of a notification regarding the denial.

3323.15 Certificate of approval - application and issuance.

A. General. The following provisions apply to applications for and issuance of Certificates of Approval, as defined herein. The Board shall also adopt rules of procedure outlining in further detail the requirements for submission of applications and issuance of certificates. Such rules and procedures shall be posted on the city website.

B. Process. The following steps summarize the general process for obtaining a certificate.

1. Filing an Application. Anyone seeking a certificate shall file a complete application with Review Board staff using an application form provided by the city. Applications must be accompanied by required supporting materials, as noted in subsection C. Applicants are encouraged to meet with board staff prior to submitting an application to review and discuss the proposal.
2. Scheduling the Application. The Review Board staff shall review the submittal and determine whether it sufficiently meets submittal requirements. Applicants will be contacted regarding missing information. Complete applications shall be scheduled to be heard by the board at the next scheduled meeting.
3. Review Board Consideration. The Review Board shall consider each complete application at a scheduled and duly noticed public meeting. The board shall approve, approve with conditions or disapprove the application. Disapprovals shall require a statement of facts that serve as the basis for the disapproval. Applicants may request a tabling of their application.
4. Certificate Issuance. The Review Board staff shall issue written notice of the board's decision. Applications that are approved or conditionally approved shall receive a written certificate reflecting the approval; conditions shall be met or documented as required by the Board prior to issuance of the certificate.
5. Stamping Building, Graphics or Other Development Plans. Board staff shall review and stamp building, graphics or other development plans as submitted to the city once said plans are fully in compliance with an approved certificate or permit.
6. Conceptual Reviews. Applicants requesting conceptual review of a proposal by the board may request of board staff the scheduling of said review at the next scheduled meeting. Conceptual plans may be brought to the meeting for discussion.

C. Application Materials. The Review Board shall establish the submittal requirements, deadlines and related administrative rules governing the application process. At a minimum, a Certificate of Approval and the materials submitted for review shall include:

1. Site Plan. A site plan drawn to scale that reflects existing conditions and changes thereto, including all new improvements and landscaping sufficient to demonstrate compliance with this chapter and all other applicable zoning code provisions.
2. Building Plans and Materials. Exterior elevations and drawings of all buildings and structures, drawn to scale, and exterior material samples sufficient to demonstrate compliance with this chapter.
3. Graphics. Full color design of individual graphics with a building elevation or site plan indicating location, drawn to scale, and material samples sufficient to demonstrate compliance this chapter and all other applicable graphics code provisions.

Submittal requirements for Staff Approvals shall be established by the Development Department.

3323.17 Sub-districts established.

The East Franklinton District is divided into the following three sub-districts. The East Franklinton Plan establishes the land use policies for each sub-district.

A. Arts and Innovation Sub-District. Beginning at the point where the northern bank of the Scioto River intersects with the western boundary of the Downtown District, thence northerly along the western bank of the Downtown District until it intersects with the centerline of West State Street, thence westerly until the centerline of West State Street intersects with the centerline of South Mill Street, thence south until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence easterly until the place of the beginning.

B. Dodge Park Sub-District. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence easterly until the centerline of Culbertson Street intersects with the centerline of South Mill Street, thence southerly until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence southerly until the northern bank of the Scioto River intersects with the northern right-of-way boundary of I-70, thence westerly until the northern right-of-way boundary of I-70 intersects with the western right-of-way boundary of State Route 315, thence northerly until the place of the beginning.

C. Broad Street Sub-District. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence northerly along the eastern right-of-way boundary of State Route 315 until it intersects with the southern boundary of the Downtown District, thence easterly along the southern boundary of the Downtown District until it intersects with the centerline of West State Street, thence westerly along the centerline of West State Street until it intersects with the centerline of South Mill Street, thence northerly along the centerline of South Mill Street until it intersects with the centerline of West Culbertson Street, thence westerly until the place of the beginning.

Map 1. Subdistricts

(See ORD1508-2013Attachment2 - 3323.17 Map 1.)

3323.19 Uses.

A. Policy. The East Franklinton Plan establishes broad land use policy to direct future development and redevelopment.

B. Land Use Categories. The East Franklinton District provides for the following use categories. The detailed list of uses is not intended to be exhaustive nor to be an inclusive listing. The Director of the Department of Development or his/her designee has the authority to decide if an unlisted use is of similar enough character and nature to warrant inclusion into the District or a sub-district.

1. Permitted Uses. Permitted uses shall be allowed by right. Certificates of Approval are required to be issued by the Review Board as provided for herein.
2. Accessory Uses. Accessory Uses means a subordinate use, building or structure located on the same lot with and of a nature incidental to the principal use, building or structure. Certificates of Approval are required to be issued by the Review Board as provided for

herein.

3. Prohibited Uses. Prohibited uses are not permitted in the East Franklinton District unless otherwise allowed by City Council as a use variance.

C. Land Use Table. The following table classifies land uses by category.

Table 1. Land Uses
(See ORD1508-2013Attachment3 - 3323.19 Table 1.)

3323.21 Development standards.

A. Dimensional Standards. The following table summarizes applicable dimensional standards.

Table 2. Dimensional Standards
(See ORD1508-2013Attachment4 - 3323.21 Table 2.)

B. Development Standards. By reference herein, the Development Standards of the East Franklinton Plan shall be applied by the Review Board and staff in consideration of applications for Certificates of Approval. The following standards shall also apply:

1. All buildings shall front on a public street unless otherwise approved by the Review Board.
2. The provisions of Chapter 3321 General Site Development Standards shall apply as appropriate, but in cases of conflict the standards of this chapter shall govern.

C. Lighting Standards. The height of a light fixture when located within twenty-five (25) feet of a residential use shall not exceed eighteen (18) feet above grade. In all other locations the height of a light fixture shall not exceed twenty-eight (28) feet.

D. Graphics. Graphics standards are as follows:

1. Within the District graphics that require a permit as determined by Chapter 3375, require the issuance of a Certificate of Approval from the Review Board prior to issuance of a graphics permit by the Department of Building and Zoning Services.
2. Graphics are subject to the provisions of Chapter 3375 and Chapter 3381. Whenever there is a conflict between the graphics code and this Chapter, this Chapter shall govern.
3. Nonconforming graphics are defined and regulated by the provisions of Section 3381.08, Nonconforming Graphics.
4. In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, and roof-mounted signs.

E. Parking and Circulation. Parking standards in the Plan and Chapter 3312, Off-Street Parking and Loading, and the applicable standards of Chapter 3323 as provided for herein, shall apply in the District. In addition, the following standards shall apply. In cases of conflict, the standards provided for below shall govern.

1. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line. This standard does not apply to existing buildings unless they are expanded by fifty (50) percent or more in gross floor area.
2. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:
 - a. All uses, other than an eating or drinking establishment smaller than five thousand (5,000) square feet with a pickup unit, are permitted a twenty-five (25) percent reduction of the required parking in Chapter 3312.
 - b. Retail uses (not including eating and drinking establishments, private clubs, places of assembly, and medical offices) that are ten thousand (10,000) square

feet or less, are permitted an additional twenty-five (25) percent reduction (for a total reduction of fifty (50) percent) of the required parking in Chapter 3312.

F. Encroachment. Portions of a building or structure may extend under, over or into the public right-of-way, pursuant to the approval of the Director of the Public Service Department. Such encroachments are subject to the provisions of 3323.11 Certificate of Approval – Required, and require a Certificate of Approval. Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.

3323.23 Public art.

The Columbus Art Commission (Chapter 3115) has statutory authority over the design and placement of all works of art to be acquired by the city, placed on land owned or leased by the city, or placed anywhere in the public right-of-way. The Review Board shall review and offer a non-binding recommendation regarding the placement of public art in the District that falls under the jurisdiction of the Art Commission. Advisory recommendations shall be forwarded by staff in writing to the Art Commission for their consideration. Outside of the Art Commission's jurisdiction, art that is an exterior component of a building or structure, or an exterior element of a site plan shall fall under the Certificate of Approval process as provided for herein.

SECTION 2. That there is hereby created a new article of the Columbus Zoning Code, Article IV, consisting of Chapters 3323 through 3331, inclusive, and reading as follows:

Article IV. Special and Mixed Used Districts.

SECTION 3. That Article I of the Columbus Zoning Code is hereby amended to contain Chapters 3301 through 3319, inclusive.

SECTION 4. That the existing section 3382.03 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3382.03 Duties of the graphics commission.

The duties of the graphics commission shall be as follows:

- (A) Hear and decide all requests, except as provided for in C.C. 3323 and 3359, for appeals or variances from the application of this Graphics Code;
- (B) Hear and decide all requests, except as provided for in C.C. 3323 and 3359, for special permits where required by this Graphics Code;
- (C) Hear and decide all requests, except as provided for in C.C. 3323 and 3359, for approval of a graphics plan and any other action required by this Graphics Code to be heard by the graphics commission;
- (D) Review, except as provided for in C.C. 3323 and 3359, special graphics control area design criteria and standards proposed for adoption and to make a recommendation to city council;
- (E) Serve as a board of appeals from rulings or procedures of the board of examiners of general and limited sign erectors;
- (F) Review the existing Graphics Code and propose new legislation to be prepared by the department;
- (G) Review all pending legislation pertaining to graphics and make recommendations to city council; and
- (H) Recommend changes to the City Codes pertaining to graphics.

SECTION 5. That the existing section 3118.05 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3118.05 Duties.

The board of commission appeals shall hear and decide, in compliance with the provisions of this chapter, all appeals from any commission's denial of an application for a certificate of appropriateness or a certificate of approval for proposed construction, alteration or demolition of a structure, appurtenance or architectural feature of a listed property or in a district, including the East Franklinton District as provided for by C.C. 3323.09.

The board shall review such appeals by determining whether the applicant can establish by sufficient evidence whether a commission decision to deny an application for a certificate of appropriateness was arbitrary, capricious and unreasonable.

The board shall also have the authority to review claims of unusual and compelling circumstances and/or substantial economic hardship that have been raised by an applicant pursuant to the rehearing process outlined in Chapter 3116. The board shall consider appeals brought by persons affected by notice of violation citing a violation of this Planning and Historic Preservation Code or the Zoning Code relating to architectural review.

SECTION 6. That the existing section 3118.06 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3118.06 Appeal.

(A) The board of commission appeals shall hear appeals upon written application and within such time as set forth in this chapter. The board may reverse, affirm or modify the order, notice, requirement, decision or determination appealed from after a review of the case file.

(1) Appeals based on a claim that an architectural review commission, East Franklinton Review Board as provided for by C.C. 3323.09, or the historic resources commission decision to deny an application for a certificate of appropriateness or a certificate of approval was arbitrary, capricious and unreasonable shall be filed within ten (10) days after a receipt of a final order in writing by the commission.

(2) Appeals to the board based upon a notice of violation or violations issued in connection with the enforcement of provisions of the Planning and Historic Preservation Code or the Zoning Code relating to architectural review or the East Franklinton Review Board as provided for by C.C. 3323.09 shall be filed within ten (10) days after receipt of the notice of violation.

(3) Appeals to the board based upon the existence of unusual and compelling circumstances and/or substantial economic hardship are available only after following the procedure set forth in C.C. 3116.19, or as established by the East Franklinton Review Board under C.C. 3323.09 for properties located therein, and must be filled within ten (10) days after receipt of a final order in writing by the commission.

(B) Applications for appeal shall be submitted in writing with all supporting documentation as required by this chapter on a form provided by the historic preservation office within ten (10) days after receipt of the final order of the commission. When the appeal involves a notice of violations as described in (A)(2) above, the affected owner shall file a written petition requesting a hearing and said petition must set forth the factual reasons why a particular violation or violations is being appealed. The board shall not entertain appeals or petitions that are not filed within this ten-day period.

SECTION 7. That the existing section 4113.79 of the Columbus City Codes, 1959, is hereby amended to read as follows:

4113.79 Demolition permit.

(A) A demolition permit shall be issued only to a demolition contractor duly registered with the department pursuant to a proper application accompanied by a notarized statement of the owner of the subject property that said department-registered demolition contractor is agent for such demolition. The

work covered by such permit shall commence within 14 calendar days after the issuance of the permit in a residential area and three calendar months, in a nonresidential area. The demolition permit in a residential area shall be valid for a period of three calendar months renewable for no more than two additional three calendar month periods; a demolition permit in a nonresidential area shall be valid for a period of six calendar months renewable for no more than a six calendar month period. Renewals may be granted by the director, or designee, upon written request and for good cause shown including, but not limited to, a strike, an act of God or other unavoidable circumstance.

Exception: For the purposes of the environmental blight abatement program a demolition permit shall be issued to the director, or designee, for removal of an uninhabitable, blighting, single-story, accessory structure such as a garage or shed or similar building pursuant to a proper application.

Exception: A demolition permit shall be issued to an occupying homeowner pursuant to a proper application, provided that all work thereunder shall be: (1) done with the homeowner's hands; (2) in conformity with this code; and (3) limited to an uninhabitable, single-story, accessory structure such as a garage or shed only for a single-family residence occupied by no one except the occupying homeowner and family.

(B) A certificate of appropriateness is required prior to the issuance of a demolition permit for any listed property served by the historic resources commission, or any property located in an area served by an architectural review commission as set out in Title 31, C.C.

A certificate of appropriateness or a certificate of approval is required prior to the issuance of a demolition permit for any property located within the Downtown District, 3359 C.C., or the East Franklinton District, 3323 C.C.

(C) In a residential area, a demolition permit shall not be issued unless a written release is obtained from each utility having one or more service connections within the building, including but not limited to gas, electric, water and sewer, stating that such respective service connection and appurtenant equipment: (1) has been removed or sealed and plugged in a safe manner; or (2) will be removed or sealed and plugged in a safe manner at the appropriate time in the event certain utilities are required for demolition procedures.

In a nonresidential area, such written release shall be required from each utility not required by the department-registered demolition contractor; a certificate shall be required from any other utility stating that it will follow through and shut off service at the appropriate time.

(D) If any discrepancies are found in the application the director, or designee, may order an inspection prior to the issuance of a permit. The director, or designee, may order an inspection at any time during the demolition to assure that all required procedures are being followed and that the site is not being used for salvage operations without a proper salvage yard permit, in violation of Chapter 3392 C.C.

(E) The historic resources commission or an architectural review commission, as set out in Title 31, C.C., shall have up to 60 calendar days after the application required by C.C. 3116.06 is received by the commission in which to provide the owner with written denial or a certificate of appropriateness for a demolition permit for property within its jurisdiction. Additional time for appeal may be required. Such permit shall be issued only upon the receipt of a certificate of appropriateness.

An area commission as set out in Chapter 3111, C.C., or its designee as per the appropriate bylaws shall have 60 calendar days in which to make a recommendation regarding an application for a demolition permit for property within its jurisdiction. Such permit will not be issued prior to the appropriate body's response or expiration of said review period whichever occurs first.

(F) No less than 48 hours prior to commencement of demolition, the site shall be posted in a manner prescribed by the director, but in no case shall this notice be less than 11 inches by 17 inches in size and consisting of a brightly colored background with the time, place and manner of the demolition listed.

(G) Advance written notification, as attested to on the permit application form, shall be made by the department-registered demolition contractor as agent for, and on behalf of, the owner of the building to be demolished no less than 48 hours prior to scheduled commencement of the demolition to the following:

- (1) All the owners of properties within 125 feet of the exterior boundaries of the subject parcel or parcels; and
- (2) The Director.

(H) Demolition work in residential areas shall proceed only on weekdays, Monday through Friday, and only between the hours of 7:30 a.m. to 6:00 p.m. The director, or designee, is authorized to extend such days and/or hours only upon demonstration of unreasonable hardship or impracticability. In a nonresidential area, the hours of work will be approved by the director, or designee, and will be governed by location other than residential, traffic and surrounding environment. For the purpose of this section, apartment hotels, hotels and motels shall be included in the term "residential area."

(I) For all structures other than a one-, two-, or three-family dwellings or associated accessory structure, a demolition permit may be issued only after affidavits have been submitted by the applicant and placed on file with the director attesting to that 25 percent, either by weight or by volume, of the resultant demolition debris shall be recycled. Waste that would be considered a hazardous material shall be excluded in from such percentage. Final inspections shall only be approved after the department receives and approves a final analysis showing compliance with this section. Appeals to this requirement shall be heard by the building commission.

A licensed disposal or transfer facility shall be used for all non-recycled waste and a final analysis shall be provided prior to the final approval of the demolition permit indicated the percentage of recycling achieved and method and materials used. This provision shall not apply to emergency demolitions as required under this building code.

(J) The entire demolition authorized under the provisions of this section shall comply in all aspects of the demolition standards as set out in C.C. 4123.23. The holder of the demolition permit shall obtain from the Department a final inspection and approval upon completion of the demolition.

SECTION 8. That sections 3372.401, 3372.402, 3372.403, 3372.404, 3372.405, 3372.406, and 3372.407, comprising the East Franklinton Overlay, of the Columbus City Codes, 1959, are hereby repealed.

SECTION 9. That the existing section 3372.692 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3372.692 West Broad Street/Franklinton urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the West Broad Street/Franklinton urban commercial overlay consisting of the following parcels/areas:

Parcel 1: Beginning at the northeast corner of West Broad St. and Central Ave., thence northerly along the east right-of-way of Central Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±315 feet to the west right-of-way of Hayden Ave.; thence southerly along Hayden Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±315 feet to place of beginning.

Parcel 2: Beginning at the northeast corner of West Broad St. and Hayden Ave., thence northerly along the east right-of-way of Hayden Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±315 feet to the west right-of-way of Princeton Ave.; thence southerly along Hayden Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±315 feet to place of beginning.

Parcel 3: Beginning at the northeast corner of West Broad St. and Princeton Ave., thence northerly along the east right-of-way of Princeton Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±270 feet to the west right-of-way of Chicago Ave.; thence southerly along Chicago Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±270 feet to place of beginning.

Parcel 4: Beginning at the northeast corner of West Broad St. and Chicago Ave., thence northerly along the east right-of-way of Chicago Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±310 feet to the west right-of-way of Wisconsin Ave.; thence southerly along Wisconsin

Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 310 feet to place of beginning.

Parcel 5: Beginning at the northeast corner of West Broad St. and Wisconsin Ave., thence northerly along the east right-of-way of Wisconsin Ave. ± 140 feet to an unnamed alley; thence easterly along unnamed alley ± 230 feet to the west right-of-way of Yale Ave.; thence southerly along Yale Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 6: Beginning at the northeast corner of West Broad St. and Yale Ave., thence northerly along the east right-of-way of Yale Ave. ± 380 feet to an unnamed alley; thence easterly ± 110 feet to the west right-of-way of an unnamed alley; thence southerly along of an unnamed alley ± 380 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 110 feet to place of beginning.

Parcel 7: Beginning at the northeast corner of West Broad St. and the east railroad right-of-way, thence northerly along the east railroad right-of-way ± 515 feet; thence easterly ± 100 feet to the west right-of-way of an unnamed alley; thence southerly along unnamed alley ± 515 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 100 feet to place of beginning.

Parcel 8: Beginning at the northeast corner of West Broad St. and Glenwood Ave., thence northerly along the east right-of-way of Glenwood Ave. ± 213 feet to an unnamed alley; thence easterly ± 650 feet to the west right-of-way of an unnamed alley; thence southerly ± 63 feet to an unnamed alley; thence easterly ± 130 feet to the west right-of-way of Rodgers Ave.; thence southerly along Rodgers Ave. ± 150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 780 feet to place of beginning.

Parcel 9: Beginning at the northeast corner of West Broad St. and Rodgers Ave., thence northerly along the east right-of-way of Rodgers Ave. ± 150 feet to an unnamed alley; thence easterly ± 254 feet to the west right-of-way of Meek Ave.; thence southerly along Meek Ave. ± 150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 254 feet to place of beginning.

Parcel 10: Beginning at the northeast corner of West Broad St. and Meek Ave., thence northerly along the east right-of-way of Meek Ave. ± 150 feet to an unnamed alley; thence easterly ± 254 feet to the west right-of-way of Jones Ave.; thence southerly along Jones Ave. ± 150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 254 feet to place of beginning.

Parcel 11: Beginning at the northeast corner of West Broad St. and Jones Ave., thence northerly along the east right-of-way of Jones Ave. ± 213 feet to an unnamed alley; thence easterly ± 370 feet to the west right-of-way of Hartford Ave.; thence southerly along Hartford Ave. ± 213 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 370 feet to place of beginning.

Parcel 12: Beginning at the northeast corner of West Broad St. and Hartford Ave., thence northerly along the east right-of-way of Hartford Ave. ± 213 feet to an unnamed alley; thence easterly ± 370 feet to the west right-of-way of Souder Ave.; thence southerly along Souder Ave. ± 213 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 370 feet to place of beginning.

Parcel 13: Beginning at the northeast corner of West Broad St. and Souder Ave., thence northerly along the east right-of-way of Souder Ave. ± 180 feet to Gay St.; thence easterly ± 180 feet to Gay St.; thence easterly ± 115 feet to the west right-of-way of Davis Ave.; thence southerly along Davis Ave. ± 180 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 115 feet to place of beginning.

Parcel 14: Beginning at the northeast corner of West Broad St. and Davis Ave., thence northerly along the east right-of-way of Davis Ave. ± 225 feet; thence easterly ± 235 feet to the west right-of-way of Foss St.; thence southerly along Foss St. ± 225 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 235 feet to place of beginning.

Parcel 15: Beginning at the northeast corner of West Broad St. and Foss St., thence northerly along the east right-of-way of Foss St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 230 feet to the west right-of-way of Green St.; thence southerly along Green St. ± 200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 16: Beginning at the northeast corner of West Broad St. and Green St., thence northerly along the east right-of-way of Green St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 110 feet; thence southerly ± 100 feet; thence westerly ± 60 feet; thence southerly ± 100 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 55 feet to place of beginning.

Parcel 17: Beginning at a point ± 50 feet west of the northwest corner of West Broad Street and Grubb St.; thence northwesterly ± 36 feet; thence northerly ± 74 feet; thence easterly ± 75 feet to the west right-of-way of Grubb St.; thence southerly ± 100 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 50 feet to place of beginning.

Parcel 18: Beginning at the northeast corner of West Broad St. and Grubb St., thence northerly along the east right-of-way of Grubb St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 230 feet to the west right-of-way of Skidmore St.; thence southerly along Skidmore St. ± 200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 19: Beginning at the northeast corner of West Broad St. and Skidmore St., thence northerly along the east right-of-way of Skidmore St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 230 feet to the west right-of-way of Gift St.; thence southerly along Gift St. ± 200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 20: Beginning at the northeast corner of West Broad St. and Gift St., thence northerly along the east right-of-way of Gift St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 115 feet to the west right-of-way of Mill St.; thence southerly along Mill St. ± 200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 115 feet to place of beginning.

Parcel 21: Beginning at the northeast corner of West Broad St. and Mill St., thence northerly along the east right-of-way of Mill St. ± 140 feet to Broderick St.; thence easterly along Broderick St. ± 280 feet to the west right-of-way of May St.; thence southerly along May Ave. ± 140 feet to the north right-of-way of Broad Street; thence westerly along Broad St. ± 280 feet to place of beginning.

Parcel 22: Beginning at the northeast corner of West Broad St. and May Ave., thence northerly along the east right-of-way of May Ave. ± 312 feet to Gay St.; thence easterly along Gay St. ± 284 feet to the west right-of-way of Anson St.; thence southerly along Anson St. ± 312 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 284 feet to place of beginning.

Parcel 23: Beginning at the northeast corner of West Broad St. and Anson St., thence northerly along the east right-of-way of Anson St. ± 158 feet; thence easterly ± 180 feet; thence southeasterly ± 138 feet; thence northerly ± 96 feet; thence easterly ± 44 feet; thence southerly along Lucas St. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 265 feet to place of beginning.

Parcel 24: Beginning at the southeast corner of West Broad St. and McDowell St., thence easterly along Broad St. ± 360 feet; thence southerly ± 141 feet; thence southwestly ± 90 feet; thence southerly ± 220 feet; thence southwestly ± 78 feet; thence southwestly ± 13 feet; thence southerly ± 128 feet to the north right-of-way of State St.; thence westerly ± 115 feet; thence northerly ± 120 feet; thence westerly along vacated alley ± 170 feet; thence northerly along the east right-of-way of McDowell St. ± 515 feet to place of beginning.

Parcel 25: Beginning at the southeast corner of West Broad St. and May Ave., thence easterly along Broad St. ± 200 feet to west right-of-way of McDowell St.; thence southerly along McDowell St. ± 128 feet to the north right-of-way of an unnamed alley; thence westerly along the alley ± 200 feet to the east right-of-way of May Ave.; thence northerly along May Ave. ± 126 feet to place of beginning.

Parcel 26: Beginning at the southeast corner of West Broad St. and Mill St., thence easterly along Broad St. ± 205 feet to west right-of-way of May Ave.; thence southerly along May Ave. ± 170 feet to the north right-of-way of an unnamed alley; thence westerly along the alley ± 200 feet to the east right-of-way of Mill St.; thence northerly along Mill St. ± 165 feet to place of beginning.

Parcel 27: Beginning at the southeast corner of West Broad St. and Gift St., thence easterly along Broad St. ± 115 feet to west right-of-way of Mill St.; thence southerly along Mill St. ± 223 feet; thence westerly ± 115 feet to the east right-of-way of Gift St.; thence northerly along Gift St. ± 223 feet to place of beginning.

Parcel 28: Beginning at the southeast corner of West Broad St. and Skidmore St., thence easterly along Broad St. ±235 feet to west right-of-way of Gift St.; thence southerly along Gift St. ±200 feet to the north right-of-way of Shepherd St.; thence westerly along Shepherd St. ±235 feet to the east right-of-way of Skidmore St.; thence northerly along Skidmore St. ±200 feet to place of beginning.

Parcel 29: Beginning at the southeast corner of West Broad St. and Grubb St., thence easterly along Broad St. ±235 feet to west right-of-way of Skidmore St.; thence southerly along Skidmore St. ±200 feet to the north right-of-way of Shepherd St.; thence westerly along Shepherd St. ±235 feet to the east right-of-way of Grubb St.; thence northerly along Grubb St. ±200 feet to place of beginning.

Parcel 30: Beginning at the southeast corner of West Broad St. and Grubb St., thence southerly along Grubb St. ±230 feet; thence westerly ±210 feet; thence northerly ±125 feet; thence easterly ±40 feet; thence northerly ±100 feet thence easterly along Broad St. ±170 feet to place of beginning.

Parcel 17 Parcel 31: Beginning at the southeast corner of West Broad St. and Davis Ave., thence easterly along Broad St. ±300 feet thence southerly ±10 feet; thence easterly along Broad St. ±386 feet to west right-of-way of State Route 315; thence southerly along State Route 315 ±422 feet; thence southwesterly ±175 feet; thence westerly ±185 feet; thence southerly ±100 feet; thence westerly ±105 feet; thence northwesterly the east right-of-way of Green St. ±50 feet; thence northerly along Green St. ±288 feet; thence westerly along Green St. ±35 feet; thence northerly ±235 feet; thence westerly to the east right-of-way of Davis St. ±330 feet; thence northerly along Davis St. ±90 feet; thence northeasterly along Davis St. ±28 feet to place of beginning.

Parcel 18 Parcel 32: Beginning at the southeast corner of West Broad St. and Souder Ave., thence easterly along Broad St. ±300 feet; thence southeasterly ±35 feet to west right-of-way of Davis Ave.; thence southerly along Davis Ave. ±125 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±325 feet to the east right-of-way of Souder Ave.; thence northerly along Souder Ave. ±150 feet to place of beginning.

Parcel 19 Parcel 33: Beginning at the southeast corner of West Broad St. and Hartford Ave., thence easterly along Broad St. ±150 feet to west right-of-way of Souder Ave.; thence southerly along Souder Ave. ±150 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±150 feet to the east right-of-way of Hartford Ave.; thence northerly along Hartford Ave. ±150 feet to place of beginning.

Parcel 20 Parcel 34: Beginning at the southeast corner of West Broad St. and Martin Ave., thence easterly along Broad St. ±245 feet to west right-of-way of Hartford Ave.; thence southerly along Hartford Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±245 feet to the east right-of-way of Martin Ave.; thence northerly along Martin Ave. ±140 feet to place of beginning.

Parcel 21 Parcel 35: Beginning at the southeast corner of West Broad St. and Hawkes Ave., thence easterly along Broad St. ±270 feet to west right-of-way of Martin Ave.; thence southerly along Martin Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±270 feet to the east right-of-way of Hawkes Ave.; thence northerly along Hawkes Ave. ±140 feet to place of beginning.

Parcel 22 Parcel 36: Beginning at the southeast corner of West Broad St. and Avondale Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Hawkes Ave.; thence southerly along Hawkes Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Avondale Ave.; thence northerly along Avondale Ave. ±140 feet to place of beginning.

Parcel 23 Parcel 37: Beginning at the southeast corner of West Broad St. and Dakota Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Avondale Ave.; thence southerly along Avondale Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Dakota Ave.; thence northerly along Dakota Ave. ±140 feet to place of beginning.

Parcel 24 Parcel 38: Beginning at the southeast corner of West Broad St. and Cypress Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Dakota Ave.; thence southerly along Dakota Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274

feet to the east right-of-way of Cypress Ave.; thence northerly along Cypress Ave. ±140 feet to place of beginning.

Parcel 25 Parcel 39: Beginning at the southeast corner of West Broad St. and Glenwood Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Cypress Ave.; thence southerly along Cypress Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Glenwood Ave.; thence northerly along Glenwood Ave. ±140 feet to place of beginning.

Parcel 26 Parcel 40: Beginning at the southwest corner of West Broad St. and Glenwood Ave., thence southerly along west right-of-way of Glenwood Ave. ±460 feet; thence westerly to the east railroad right-of-way ±110 feet; thence northerly along railroad right-of-way ±460 feet; thence easterly along Broad St. ±110 feet to place of beginning.

Parcel 27 Parcel 41: Beginning at the southeast corner of West Broad St. and Yale Ave., thence easterly along Broad St. ±131 feet to west right-of-way of an unnamed alley; thence southerly along unnamed alley ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±131 feet to the east right-of-way of Yale Ave.; thence northerly along Yale Ave. ±140 feet to place of beginning.

Parcel 28 Parcel 42: Beginning at the southeast corner of West Broad St. and West Park Ave., thence easterly along Broad St. ±327 feet to west right-of-way of Yale Ave.; thence southerly along Yale Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±327 feet to the east right-of-way of West Park Ave.; thence northerly along West Park Ave. ±140 feet to place of beginning.

Parcel 29 Parcel 43: Beginning at the southeast corner of West Broad St. and Princeton Ave., thence easterly along Broad St. ±327 feet to west right-of-way of West Park Ave.; thence southerly along West Park Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±327 feet to the east right-of-way of Princeton Ave.; thence northerly along Princeton Ave. ±140 feet to place of beginning.

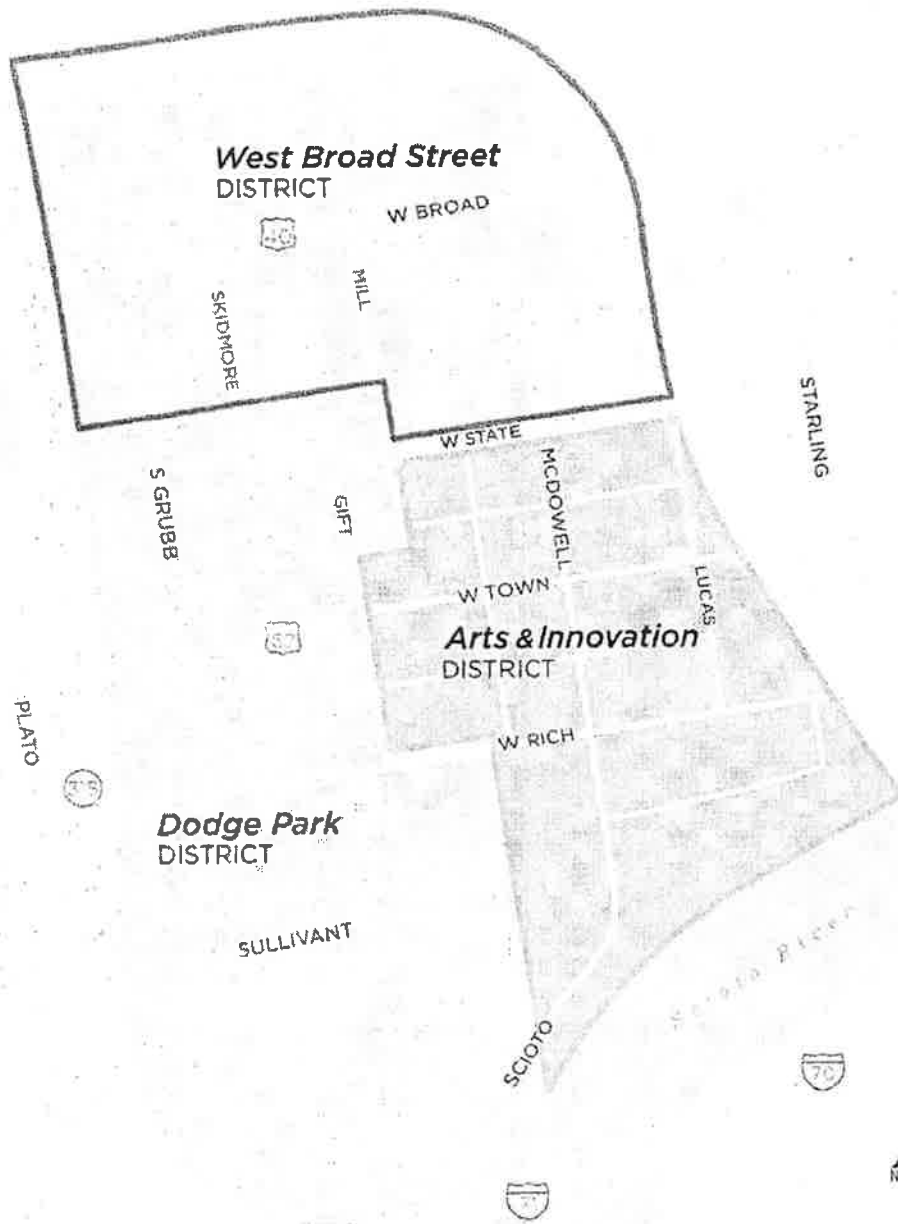
Parcel 30 Parcel 44: Beginning at the southeast corner of West Broad St. and Dana Ave., thence easterly along Broad St. ±266 feet to west right-of-way of Princeton Ave.; thence southerly along Princeton Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±266 feet to the east right-of-way of Dana Ave.; thence northerly along Dana Ave. ±140 feet to place of beginning.

Parcel 31 Parcel 45: Beginning at the southeast corner of West Broad St. and Brehl Ave., thence easterly along Broad St. ±289 feet to the east right-of-way of Dana Ave.; thence southerly along Dana Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±289 feet to the east right-of-way of Brehl Ave.; thence northerly along Brehl Ave. ±140 feet to place of beginning.

Parcel 32 Parcel 46: Beginning at the northwest corner of West Broad St. and Central Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Brehl Ave.; thence southerly along Brehl Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Central Ave.; thence northerly along Central Ave. ±140 feet to place of beginning.

SECTION 10. That prior existing sections 3382.03, 3118.05, 3118.06, 3372.692, and 4113.79 of the Columbus City Codes, 1959, are hereby repealed.

SECTION 11. That until the approval by this council of the initial seven appointments to the East Franklinton Review Board by the mayor, no certificate of approval from the Review Board shall be required prior to the issuance by the Department of Building and Zoning Services of any certificate of zoning clearance, any permit for construction, graphics permit, demolition permit or any other permit for projects requiring a certificate of approval in the district.



SUB-DISTRICTS

-  West Broad Street
-  Dodge Park
-  Arts & Innovation

3323.19 Table 1.
Land Uses

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
RESIDENTIAL			
1 dwelling unit building	PU	PU	PU
2 and 3 dwelling unit buildings	PU	PU	PU
4 or more dwelling unit buildings	PU	PU	PU
Ground floor residential in mixed use building	PU	PU	PU
Residential units in a building with non-residential uses	PU	PU	PU
Live/work space	PU	PU	PU
Rest home, nursing home, home for the aged, assisted living facility	PU	NP	NP
Civic spaces, plazas, clubhouses, recreational areas, and public parks	PU	PU	PU
Detached garage	AU	AU	AU
Accessory structure	AU	AU	AU
EATING AND DRINKING ESTABLISHMENTS			
Eating and drinking establishment	PU	PU	NP
Pickup unit	AU	AU	NP
Accessory eating and drinking establishment	AU	AU	NP
Live entertainment venue, excludes outdoor amphitheaters	PU	PU	NP
Live entertainment space as an accessory use	AU	AU	NP
Commercial patios and outdoor dining areas	AU	AU	NP
RETAIL			
Greater than 10,000 SF provided the building footprint doesn't exceed 15,000 SF	PU	NP	NP
5,000 to 10,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	NP
Ground floor commercial uses in any building	PU	PU	NP
Artist work or sales space	PU	PU	PU
Pickup unit	AU	AU	NP
Accessory retail	AU	AU	NP
OFFICE AND MEDICAL USES			
Greater than 5,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	PU
Blood and organ banks, plasma donor centers	NP	NP	NP
LODGING			
Hotel or motel	PU	PU	NP
Rooming house	PU	PU	NP
Hostel	PU	PU	NP
Apartment hotel	PU	NP	NP
Bed and breakfast	PU	PU	PU
Dormitory	PU	PU	NP
AUTOMOBILE			
Auto repair or installation facility	PU	PU	NP
Retail filling station or service station	PU	NP	NP
Car wash	PU	NP	NP
Boat and RV sales	PU	NP	NP
Car and truck sales	PU	NP	NP
PLACES OF ASSEMBLY			
Civic, fraternal, religious, or other assembly or institutional	PU	PU	PU

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
organizations, primary uses			
Civic, fraternal, religious, or other assembly or institutional organizations, non-assembly areas	AU	AU	AU
Funeral parlor	PU	NP	NP
Stadium	PU	NP	NP
Theater	PU	PU	NP
SCHOOLS			
Elementary, middle school, or high school	PU	PU	PU
Business, technical or trade school	PU	PU	NP
University or college	PU	PU	NP
Education space as an accessory use	AU	AU	AU
ATHLETIC FACILITIES			
Bowling alley	PU	PU	NP
Fitness club	PU	PU	NP
Skating rink	PU	PU	NP
Spectator sports other than stadium	PU	PU	NP
Swimming pool	PU	PU	PU
Tennis, racquetball or basketball	PU	PU	PU
Other athletic facilities	PU	PU	PU
CULTURAL USES			
Art gallery	PU	PU	NP
Library	PU	PU	NP
Museum and auxiliary use	PU	PU	PU
Murals, non-commercial	PU	PU	PU
MANUFACTURING			
Warehousing, not to exceed 10,000 SF	PU	PU	NP
Self-storage, not to exceed 10,000 SF	PU	PU	NP
M, M-1 and M-2 uses, not to exceed 10,000 SF and unless otherwise stipulated herein	PU	PU	NP
Artist manufacturing, not to exceed 10,000 SF	PU	PU	AU
Food and beverage, not to exceed 10,000 SF	PU	PU	NP
Insecticides, fungicides, disinfectants and related industrial and household chemical compounds	NP	NP	NP
CC 3363.09 – Other chemicals, petroleum, coal and allied products—more objectionable uses	NP	NP	NP
CC 3363.16 – Other more objectionable uses permitted only in M-manufacturing districts	NP	NP	NP
CC 3363.17 – Atomic energy products	NP	NP	NP
Excavation and quarrying	NP	NP	NP
Material recycling	NP	NP	NP
Salvage dealers, including automobile	NP	NP	NP
Salvage dealers, architectural only	PU	PU	NP
OTHER			
Adult entertainment establishment, adult booth and adult stores as defined in CC 3303	NP	NP	NP
Alternative energy (wind, solar, geothermal) generation for on-site use	PU	PU	PU
Agriculture	PU	PU	PU
Billboards and other off-premises graphics	NP	NP	NP
Bulk storage, liquids	NP	NP	NP

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
Community gardens	PU	PU	PU
Exterior storage, non-residential	PU	PU	NP
Mixed use buildings	PU	PU	PU
Non-commercial greenhouse	AU	AU	AU
Outdoor commercial storage of vehicles	NP	NP	NP
Public buildings, properties and parks	PU	PU	PU
Structured parking (garages)	PU	PU	AU
Surface parking, accessory	AU	AU	AU

Key:
 PU=Permitted Use
 AU=Accessory Use
 NP=Not Permitted (Prohibited Uses)

3323.21 Table 2
Dimensional Standards

DIMENSIONAL STANDARD	ARTS AND INNOVATION SUB-DISTRICT	DODGE PARK SUB-DISTRICT	BROAD STREET SUB-DISTRICT
A. Minimum Front Yard Setback			
1. Single- and Two-Family	Zero (0) Feet	Zero (0) Feet	Zero (0) Feet
2. All Other Uses	Zero (0) Feet	Zero (0) Feet	Zero (0) Feet
B. Maximum Front Yard Setback			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet for, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage
C. Minimum Parking Setback			
1. Single- and Two-Family	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses
2. All Other Uses	Five (5) Feet	Five (5) Feet	Five (5) Feet
D. Minimum Fences and Masonry Walls Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
E. Minimum Side Yard			
1. Single- and Two-Family	Three (3) Feet	Three (3) Feet	Three (3) Feet
2. All Other Uses	Zero (0) Feet	Three (3) Feet	Zero (0) Feet
F. Minimum Rear Yard			
1. Single- and Two-Family	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area
2. All Other Uses	None	None	None
G. Minimum Lot Width	None	None	None
H. Minimum Lot Area	None	None	None
I. Minimum Building Frontage			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width
K. Maximum Building Height	Five (5) stories or sixty (60) feet	Three (3) stories or thirty-five (35) feet	Five (5) stories or sixty (60) feet

Note: Minimum front yard setback for buildings of zero (0) feet can be adjusted to accommodate footers and other construction considerations.

Chapter 3323 - EAST FRANKLINTON DISTRICT

3323.01 - Purpose and intent.

The purpose of the East Franklinton District (the District) is to provide for development consistent with the urban character of the neighborhood by establishing use, development and performance standards that reflect its urban, mixed use character and to ensure the health, safety and general welfare of the residents and businesses of this district through design review.

The District is established to meet the following objectives:

- A. Implement the vision, recommendations, policies and standards of the East Franklinton Creative Community District Plan (the East Franklinton Plan or the Plan), as amended;
- B. Preserve, stabilize and improve the East Franklinton neighborhood through a design review process;
- C. Encourage a dense, walkable and mixed-use development pattern that is sensitive to and complements existing development, consistent with adopted plans, standards and guidelines;
- D. Promote preservation and/or conservation of existing contributing buildings and ensuring new buildings are sensitive to their context in the built environment;
- E. Facilitate an increased presence and integration of the arts and related cultural and arts-related support uses and businesses, as well as design, technology, research, institutional, office and retail uses;
- F. Promote expansion of the housing supply by supporting a broad variety of housing product options to support a mixed income neighborhood;
- G. Establish the East Franklinton Review Board (the Review Board) to regulate changes to the built environment through the issuance of a Certificate of Approval; and
- H. Promote the public health, safety and general welfare.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.03 - Designated area.

The District is the area indicated on the official city zoning map and bounded as follows:

- A. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the northern right-of-way boundary of I-70;
- B. Thence easterly to the intersection of the northern right-of-way boundary of I-70 and the northern bank of the Scioto River;
- C. Thence easterly along the northern bank of the Scioto River to its intersection with the western boundary of the Downtown District;
- D. Thence northerly along the western boundary of the Downtown District;
- E. Thence westerly along the southern boundary of the Downtown District until it intersects with the eastern boundary of State Route 315;
- F. Thence southerly until the place of the beginning.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.05 - Definitions.

As used in this Chapter, the following terms shall have the meaning given herein:

- A. **Agriculture:** The commercial practice of cultivating, processing, and distributing food, in this case in an urban neighborhood. Agriculture can also involve small animal husbandry and beekeeping.
- B. **Artist:** Person(s) working in all art forms and mediums, including, but not limited to, painters, sculptors, authors, screenwriters, play writes, film makers, dancers, potters, weavers, jewelers, exhibitors, printers, costumers, musicians and photographers.
- C. **Artisan Food and Beverage Production:** On-site production of food and beverage products, involving small batch processing. Typical uses include coffee roasting, ice cream, bakery, candy, and other food stuffs, and alcoholic beverage manufacturing. This may include on-site sales and consumption.
- D. **Artisan Manufacturing:** On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Welding is also permitted.
- E. **Artist Work or Sales Space:** Floor space devoted to the production, showing or sale of art, such as art galleries and artist studios. This includes space for work-only (visual studio, performing rehearsal), sale-only (gallery, store, theater, etc.), or a combination of work and sale space.
- F. **Board Staff:** A reference to city staff assigned to support the East Franklinton Review Board.
- G. **Certificate of Approval:** "Certificate of Approval", "Certificate" or "COA" means a certificate issued by the East Franklinton Review Board to an applicant stating that the proposed construction, alteration or demolition of a structure, site improvements per an approved site plan, architectural feature or graphic pursuant to the application filed therefor is appropriate under the terms of this Chapter pertinent thereto and consistent with the design characteristics, guidelines and standards affecting same or due to unusual and compelling circumstances or substantial economic hardship does not require such consistency; and that, therefore, a permit can be issued therefor.
- H. **District:** "District" shall mean the East Franklinton Zoning District.
- I. **East Franklinton Plan:** "East Franklinton Plan" or the "Plan" reference the East Franklinton Creative Community District Plan, adopted by Columbus City Council on November 12, 2012 and as subsequently amended.
- J. **Live/Work Space:** A dwelling unit that is also is used for non-residential uses such as, but not limited to, the production, showing and sale of art, both visual and performing arts, office uses, and related uses.
- K. **Mixed Use Buildings:** Buildings in which a mix of permitted uses is included in the same building.
- L. **Review Board:** "Review Board" shall mean the East Franklinton Review Board.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.07 - Applicability and extent.

- A. The standards of the District shall apply to all uses, changes to land or development, construction or exterior renovations, demolition, site improvements and/or graphics on properties located wholly or in part within the district boundaries. More specifically, the standards shall apply to:
 - 1. The placement, demolition, construction or reconstruction of a building or structure is subject to these standards and requirements, except as applied to non-conforming buildings as provided

in Chapter 3391 and except as applied to routine maintenance. Facade renovations or exterior renovations are not considered reconstruction of a principal building, but still require a Certificate of Approval.

2. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Standards do not apply to the re-stripping or reconfiguration of existing parking lots.
- B. In addition to being subject to the standards of this District, historic buildings listed on the Columbus Register of Historic Places (Chapter 3117) fall under the jurisdiction of the Historic Resources Commission. In such cases the Review Board's action, including staff review, of an application shall take place after review and final action by the Historic Resources Commission or Historic Preservation Office in instances of staff review. Such action shall be conveyed to the Review Board in writing by the preservation office. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.
 - C. Rezoning and all variances shall be submitted to the Review Board for review and recommendation, prior to consideration by the applicable body.
 - D. Where the District does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed.
 - E. In cases where the standards of this District or conditions placed by the Review Board on a Certificate of Approval are in conflict with the Plan, the standards or conditions shall govern.
 - F. Wherever there is a conflict between this chapter and the remainder of the Zoning Code, this chapter shall prevail.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.09 - East Franklinton review board.

- A. Creation, Terms, Membership and Officers.
 1. Creation. The Review Board shall consist of seven members appointed by the Mayor and approved by City Council.
 2. Organization. Unless otherwise specified, as soon as convenient after the members of the Review Board are appointed by the Mayor and approved by City Council, the Review Board shall meet and organize by the election of a chairman and secretary.
 3. Initial Terms. When the Review Board is first constituted, one member shall be appointed for an initial term of one year; three members shall be appointed for an initial term of two years; and three members shall be appointed for an initial term of three years. All subsequent terms shall be for a period of four years.
 4. Membership. At least four members of the Review Board shall reside or own a business or property in Franklinton. Among the professions that shall be represented on the Board, one member shall be engaged as a developer or realtor with experience in the sale or management of urban properties; one member shall be an architect, landscape architect or urban planner; one member shall be a design professional or contractor with historic rehabilitation experience; and one member shall be a lawyer with land use experience. One member of the board shall be recommended by the Franklinton Area Commission as its representative and one member shall be recommended by the Franklinton Board of Trade as its representative. A member may represent more than one required role.
 5. Nomination Process. Candidates for seats on the Review Board shall be recommended by the Development Department to the Mayor's Office for review and approval before submittal to City Council for final action. The Franklinton Area Commission and Franklinton Board of Trade shall each submit two candidates for consideration by the city in fulfilling each organization's seat on

the Board. The Development Department will review and select one of the nominees for submittal to the Mayor's Office.

6. Term. A member whose term has concluded may continue to temporarily serve on the Review Board until his/her appointment is renewed or is officially concluded through the appointment of a replacement member for that seat, provided that such temporary service shall not extend for more than 120 days after the conclusion of a member's term.
 7. Removal. By a majority vote of the Review Board, a member of the board may be removed from service for missing four consecutive meetings or a total of five meetings in one calendar year.
 8. Pay. Members shall serve without compensation.
 9. Officers. The Review Board shall elect a chair and vice-chair each year at an organizational meeting each January. At that same meeting, the board shall review the list of Staff Approvable Items and vote to ratify, expand or modify the list (see Section 3323.13, Certificate of Approval-Staff Review).
 10. Bylaws. The Review Board shall establish a set of bylaws for the conduct of its business.
- B. Proceedings. The Review Board shall adopt rules of procedure providing for regular and special meetings, provided that those rules do not conflict with this Chapter. Such rules shall not be deemed operative until reviewed and approved by the City Attorney or his/her designee. The Board members shall take official action only by a vote of a majority of the Board members voting on the question on the table during a public meeting at which there is a quorum. A quorum exists when a majority of the Board members appointed to and serving on the Review Board are physically present at the meeting. All board meetings shall take place in a publicly accessible building and shall be open to the public. A record of proceedings shall be maintained and available for public inspection. Notices of all regular board meetings shall be published no less than 20 days prior to the meeting in the City Bulletin. Notice of special meetings shall be published no less than five days prior to the meeting in the City Bulletin or a newspaper of general circulation.
- C. Duties. The Review Board shall have the following duties:
1. Design Review. The Review Board shall hear and decide applications for Certificates of Approval. A Certificate of Approval is issued by the board in accordance with the standards of this Chapter, East Franklinton Plan and guidelines as approved by City Council. The board shall conduct such review for any projects requiring a Certificate of Approval as outlined in Section 3323.11, Certificate of Approval - Required. Project review may include preliminary consideration of conceptual or interim proposals.

Design review shall be based upon the following considerations:

- a. Compliance with the provisions and standards of this Chapter.
- b. Consistency with adopted development standards and design guidelines that are part of the East Franklinton Plan.
- c. Consistency with other adopted plans, guidelines and policies.
- d. Other code and regulatory requirements as may be applicable.

In granting a Certificate of Approval, the Review Board may impose reasonable requirements and conditions regarding the location, dimensions, character, access, building materials, and other features of the proposed uses or structures to carry out the intent and purpose of Chapter 3323, East Franklinton District, and to otherwise safeguard the public health, safety and welfare.

The Review Board may modify applicable development and performance standards of this district as necessary in reviewing and approving a site plan, building, structure, parking, graphic or other related improvement under its jurisdiction.

The Review Board may delegate final review of minor items to a subcommittee of the Board or to the city staff. In so doing, the board should provide clear direction regarding its expectations for final resolution of such design issues. Subcommittee meetings shall be subject to public notice provisions and a written record of the deliberations shall be provided to the board.

2. **Public Plan Review.** Within its jurisdiction, the Review Board shall review and provide a recommendation to City Council regarding adoption for any public plan, including but not limited to neighborhood plans, streetscape plans, park plans, bicycle and pedestrian plans, and major street, parking and circulation plans.
 3. **Design Guidelines.** The Review Board may recommend approval or disapproval to City Council of design guidelines or amendments thereto for use in reviewing applications that come before the board, including staff approvals.
 4. **Zoning Change, Variance, Special Permit or Temporary Use.** The Director of the Department of Building and Zoning Services shall promptly transmit a copy of agendas or notices as issued for public hearing related to rezoning, special permits, variances, and zoning appeals, regarding property located wholly or partially within the East Franklinton District to the chairperson of the East Franklinton Review Board as a matter of information and for comments and advice. In addition, the city clerk shall include such chairperson on the council's mailing list for agendas. However, the Review Board shall be responsible for confirming that the mailing lists contain the currently appropriate name and address for proper notification. Failure of notification shall not constitute grounds for denial of a requested action or reversal of a prior decision; however, such failure may be a cause for postponement if appropriate.
 5. **Amendments.** Amendments to CC 3323, East Franklinton District, may be prepared by the city or initiated by the Review Board.
 6. **Review of Public Art.** The Review Board shall consider proposals for the placement of public art, as defined in Chapter 3114, Columbus Art Commission, and provide a non-binding recommendation to the art commission as provided for herein.
- D. **Appeals of Staff Decisions.** Within 30 days of a decision by the city staff regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Review Board.
- E. **Appeals of Review Board Decisions.** Within 30 days of a decision by the Review Board regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Board of Commission Appeals, as provided for in Chapter 3118.

(Ord. No. 1508-2013, § 1, 7-22-2013; Ord. No. 2185-2013, § 1, 10-7-2013)

Editor's note— It should be noted that § 2 of Ord. No. 2185-2013, adopted October 7, 2013, provides "The Department of Development is directed to conduct an evaluation of the district in three years from the effective date of Ordinance 1508-2013 and to propose any amendments for consideration by the East Franklinton Review Board, Franklinton Area Commission, Development Commission and City Council."

3323.11 - Certificate of approval—Required.

- A. **General.** The following activities require a Certificate of Approval as defined in section 3323.09(C)(1), Design review:
1. Any exterior construction activity requiring a building permit, including new construction, reconstruction, expansion, alteration or rehabilitation of buildings or structures;
 2. Site work requiring a permit, such as installation of parking lots, landscaping, plaza or similar improvements;

3. Any alteration to a building requiring a Demolition Permit;
4. Any graphics requiring a permit as provided by the Graphics Code and all graphics plans;
5. Any activity requiring a Certificate of Zoning Clearance;
6. Any activity requiring a Special Permit;
7. Encroachment into the public right-of-way (Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.); and
8. Location and design of public parks.

The Department of Building and Zoning Services shall not issue a Certificate of Zoning Clearance, any permit for construction, graphics permit, demolition permit or other permit for projects requiring a Certificate of Approval in the District, unless:

1. The Review Board or its designee has issued a Certificate of Approval; or
2. On appeal, as provided herein, the Review Board's denial of a certificate has been reversed; or
3. Demolition is necessary in order to comply with an emergency order issued pursuant to Title 41, Columbus Building Code.

The Department of Building and Zoning Services shall void any permit or approval issued prior to a required Certificate of Approval.

Any construction, alteration, work, action, or site improvement not in compliance with, or contrary to that specifically approved in the Certificate of Approval or Certificate of Zoning Clearance shall be a violation of this code.

- B. **Development Plan.** The Review Board may consider a Development Plan for a parcel or parcels that are proposed for a mix of uses, buildings or tax parcels that require master planning as a single development site. The Development Plan may delineate permitted uses, site plan, configuration of buildings and development sites, phasing, development standards, circulation and parking, landscaping and buffering, graphics and related site improvements. The Review Board may approve a single Certificate of Approval for the Development Plan and the individual components of the development or may require the submittal of subsequent COAs as deemed approved by the Board.
- C. **Change in Use.** The establishment, change, modification or expansion of a use requires a Certificate of Zoning Clearance and a Certificate of Approval.
- D. **Interior Changes.** The Review Board does not have review authority over interior improvements or alterations to buildings and structures that are not establishing, changing or expanding a use.
- E. **Single- and Two-Family Buildings and Accessory Buildings.** Exterior changes to existing single- and two-family units and accessory buildings do not require a Certificate of Approval unless such change is an expansion or addition that extends the front elevation. Such expansions require a COA from the Review Board. The construction of a new single- or two-family building shall require a COA from the Review Board. The construction of a new accessory building shall require a COA from the city staff.
- F. **Routine Maintenance.** Nothing in this chapter shall preclude a property owner from conducting routine maintenance, which shall include replacement of roofs and siding, as well as HVAC units provided that required setbacks are met. Such maintenance does not require a COA.
- G. **Exterior Colors.** A change of exterior colors of any existing building or structure does not require a COA.
- H. **Demolition Permits.** Except in cases of public emergency as determined by the Chief Building Official or by court order, no permit for the demolition of a building or structure within the East Franklinton District shall be granted without the approval of the Review Board through issuance of a Certificate of Approval. No certificate shall be issued unless:

1. A replacement use has been reviewed and approved by the board, and Historic Resources Commission (HRC) approval has been issued, if applicable, or
2. If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the board, and HRC if applicable.

In instances where buildings proposed for demolition are of historic significance the Review Board may condition issuance of a Certificate of Approval for demolition upon the filing of a building permit application for a replacement use or structure consistent with an approved COA issued by the board. Historic significance is demonstrated by listing on the Columbus or National Registers of Historic Places or eligibility for such listing, following an evaluation by the Columbus Historic Preservation Office or a historic preservation professional.

In cases where the Review Board has issued a COA for demolition of a historically or architecturally contributing building, the board may require the applicant to document the building prior to its demolition. Such documentation standards should be established in consultation with the Historic Preservation Officer. Copies of the documentation should be delivered by to the Historic Preservation Office, Columbus Landmarks Foundation and the Columbus Metropolitan Library.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.13 - Certificate of approval—Staff reviews.

- A. Authorization. As provided for here in, certain specified development projects may be reviewed and approved by city staff for issuance of a Certificate of Approval in place of the Review Board. In undertaking these responsibilities, the staff shall use the same principles, standards and guidelines as provided for herein and consistent with the Review Board's record in applying these principles, standards and guidelines.
- B. Projects Subject to Staff Approval. The following projects are subject to staff review in place of the Review Board. If in the staff's professional opinion applications submitted for these types of projects are sufficiently complex or raise issues of concern, the staff shall forward said applications to the board for their consideration; nothing in this chapter shall preclude the city staff from seeking advice from the board chair in making this determination.
 1. Replacement of existing graphics, such as sign faces, without enlarging or changing the graphic.
 2. The replacement of exterior elements to existing non-residential structures, including, but not limited to, siding and windows, provided that the building elevations are not altered to accommodate the replacement elements nor that the gross floor area of the structure is not increased.
 3. Changes of use that do not alter existing buildings or structures, or require changes to parking or other site components. All other changes of use are to be considered by the Review Board.

The Review Board at its discretion may establish on an annual basis a list of additional development or project types that may be submitted to the staff for their approval.

- C. Certificate Issuance, Reporting and Appeals. Upon approving the above noted development projects, the staff shall immediately issue a Certificate of Approval to the applicant and report such issuance to the Review Board at its next regular meeting. Staff denials are appealable to the board, as provided for herein. Such appeals shall be filed within 30 days of receipt of a notification regarding the denial.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.15 - Certificate of approval—Application and issuance.

- A. General. The following provisions apply to applications for and issuance of Certificates of Approval, as defined herein. The Board shall also adopt rules of procedure outlining in further detail the requirements for submission of applications and issuance of certificates. Such rules and procedures shall be posted on the city website.
- B. Process. The following steps summarize the general process for obtaining a certificate.
1. Filing an Application. Anyone seeking a certificate shall file a complete application with Review Board staff using an application form provided by the city. Applications must be accompanied by required supporting materials, as noted in subsection C. Applicants are encouraged to meet with board staff prior to submitting an application to review and discuss the proposal.
 2. Scheduling the Application. The Review Board staff shall review the submittal and determine whether it sufficiently meets submittal requirements. Applicants will be contacted regarding missing information. Complete applications shall be scheduled to be heard by the board at the next scheduled meeting.
 3. Review Board Consideration. The Review Board shall consider each complete application at a scheduled and duly noticed public meeting. The board shall approve, approve with conditions or disapprove the application. Disapprovals shall require a statement of facts that serve as the basis for the disapproval. Applicants may request a tabling of their application.
 4. Certificate Issuance. The Review Board staff shall issue written notice of the board's decision. Applications that are approved or conditionally approved shall receive a written certificate reflecting the approval; conditions shall be met or documented as required by the Board prior to issuance of the certificate.
 5. Stamping Building, Graphics or Other Development Plans. Board staff shall review and stamp building, graphics or other development plans as submitted to the city once said plans are fully in compliance with an approved certificate or permit.
 6. Conceptual Reviews. Applicants requesting conceptual review of a proposal by the board may request of board staff the scheduling of said review at the next scheduled meeting. Conceptual plans may be brought to the meeting for discussion.
- C. Application Materials. The Review Board shall establish the submittal requirements, deadlines and related administrative rules governing the application process. At a minimum, a Certificate of Approval and the materials submitted for review shall include:
1. Site Plan. A site plan drawn to scale that reflects existing conditions and changes thereto, including all new improvements and landscaping sufficient to demonstrate compliance with this chapter and all other applicable zoning code provisions.
 2. Building Plans and Materials. Exterior elevations and drawings of all buildings and structures, drawn to scale, and exterior material samples sufficient to demonstrate compliance with this chapter.
 3. Graphics. Full color design of individual graphics with a building elevation or site plan indicating location, drawn to scale, and material samples sufficient to demonstrate compliance this chapter and all other applicable graphics code provisions.

Submittal requirements for Staff Approvals shall be established by the Development Department.

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.17 - Sub-districts established.

The East Franklinton District is divided into the following three sub-districts. The East Franklinton Plan establishes the land use policies for each sub-district.

- A. Arts and Innovation Sub-District. Beginning at the point where the northern bank of the Scioto River intersects with the western boundary of the Downtown District, thence northerly along the western bank of the Downtown District until it intersects with the centerline of West State Street, thence westerly until the centerline of West State Street intersects with the centerline of South Mill Street, thence south until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence easterly until the place of the beginning.
- B. Dodge Park Sub-District. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence easterly until the centerline of Culbertson Street intersects with the centerline of South Mill Street, thence southerly until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence southerly until the northern bank of the Scioto River intersects with the northern right-of-way boundary of I-70, thence westerly until the northern right-of-way boundary of I-70 intersects with the western right-of-way boundary of State Route 315, thence northerly until the place of the beginning.
- C. Broad Street Sub-District. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence northerly along the eastern right-of-way boundary of State Route 315 until it intersects with the southern boundary of the Downtown District, thence easterly along the southern boundary of the Downtown District until it intersects with the centerline of West State Street, thence westerly along the centerline of West State Street until it intersects with the centerline of South Mill Street, thence northerly along the centerline of South Mill Street until it intersects with the centerline of West Culbertson Street, thence westerly until the place of the beginning.



SUB-DISTRICTS

- West Broad Street
- Dodge Park
- Arts & Innovation

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.19 - Uses.

- A. Policy. The East Franklinton Plan establishes broad land use policy to direct future development and redevelopment.

B. Land Use Categories. The East Franklinton District provides for the following use categories. The detailed list of uses is not intended to be exhaustive nor to be an inclusive listing. The Director of the Department of Development or his/her designee has the authority to decide if an unlisted use is of similar enough character and nature to warrant inclusion into the District or a sub-district.

1. Permitted Uses. Permitted uses shall be allowed by right. Certificates of Approval are required to be issued by the Review Board as provided for herein.
2. Accessory Uses. Accessory Uses means a subordinate use, building or structure located on the same lot with and of a nature incidental to the principal use, building or structure. Certificates of Approval are required to be issued by the Review Board as provided for herein.
3. Prohibited Uses. Prohibited uses are not permitted in the East Franklinton District unless otherwise allowed by City Council as a use variance.

C. Land Use Table. The following table classifies land uses by category.

Table 1. Land Uses

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
RESIDENTIAL			
1 dwelling unit building	PU	PU	PU
2 and 3 dwelling unit buildings	PU	PU	PU
4 or more dwelling unit buildings	PU	PU	PU
Ground floor residential in mixed use building	PU	PU	PU
Residential units in a building with non-residential uses	PU	PU	PU
Live/work space	PU	PU	PU
Rest home, nursing home, home for the aged, assisted living facility	PU	NP	NP
Civic spaces, plazas, clubhouses, recreational areas, and public parks	PU	PU	PU
Detached garage	AU	AU	AU
Accessory structure	AU	AU	AU
EATING AND DRINKING ESTABLISHMENTS			

Eating and drinking establishment	PU	PU	NP
Pickup unit	AU	AU	NP
Accessory eating and drinking establishment	AU	AU	NP
Live entertainment venue, excludes outdoor amphitheatres	PU	PU	NP
Live entertainment space as an accessory use	AU	AU	NP
Commercial patios and outdoor dining areas	AU	AU	NP
RETAIL			
Greater than 10,000 SF provided the building footprint doesn't exceed 15,000 SF	PU	NP	NP
5,000 to 10,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	NP
Ground floor commercial uses in any building	PU	PU	NP
Artist work or sales space	PU	PU	PU
Pickup unit	AU	AU	NP
Accessory retail	AU	AU	NP
OFFICE AND MEDICAL USES			
Greater than 5,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	PU
Blood and organ banks, plasma donor centers	NP	NP	NP
LODGING			
Hotel or motel	PU	PU	NP

Rooming house	PU	PU	NP
Hostel	PU	PU	NP
Apartment hotel	PU	NP	NP
Bed and breakfast	PU	PU	PU
Dormitory	PU	PU	NP
AUTOMOBILE			
Auto repair or installation facility	PU	PU	NP
Retail filling station or service station	PU	NP	NP
Car wash	PU	NP	NP
Boat and RV sales	PU	NP	NP
Car and truck sales	PU	NP	NP
PLACES OF ASSEMBLY			
Civic, fraternal, religious, or other assembly or institutional organizations, primary uses	PU	PU	PU
Civic, fraternal, religious, or other assembly or institutional organizations, non-assembly areas	AU	AU	AU
Funeral parlor	PU	NP	NP
Stadium	PU	NP	NP
Theater	PU	PU	NP
SCHOOLS			
Elementary, middle school, or high school	PU	PU	PU

Business, technical or trade school	PU	PU	NP
University or college	PU	PU	NP
Education space as an accessory use	AU	AU	AU
ATHLETIC FACILITIES			
Bowling alley	PU	PU	NP
Fitness club	PU	PU	NP
Skating rink	PU	PU	NP
Spectator sports other than stadium	PU	PU	NP
Swimming pool	PU	PU	PU
Tennis, racquetball or basketball	PU	PU	PU
Other athletic facilities	PU	PU	PU
CULTURAL USES			
Art gallery	PU	PU	NP
Library	PU	PU	NP
Museum and auxiliary use	PU	PU	PU
Murals, non-commercial	PU	PU	PU
MANUFACTURING			
Warehousing, not to exceed 10,000 SF	PU	PU	NP
Self-storage, not to exceed 10,000 SF	PU	PU	NP
M, M-1 and M-2 uses, not to exceed 10,000 SF and unless otherwise stipulated herein	PU	PU	NP

Artist manufacturing, not to exceed 10,000 SF	PU	PU	AU
Food and beverage, not to exceed 10,000 SF	PU	PU	NP
Insecticides, fungicides, disinfectants and related industrial and household chemical compounds	NP	NP	NP
CC 3363.09 - Other chemicals, petroleum, coal and allied products—more objectionable uses	NP	NP	NP
CC 3363.16 - Other more objectionable uses permitted only in M-manufacturing districts	NP	NP	NP
CC 3363.17 - Atomic energy products	NP	NP	NP
Excavation and quarrying	NP	NP	NP
Material recycling	NP	NP	NP
Salvage dealers, including automobile	NP	NP	NP
Salvage dealers, architectural only	PU	PU	NP
OTHER			
Adult entertainment establishment, adult booth and adult stores as defined in CC 3303	NP	NP	NP
Alternative energy (wind, solar, geothermal) generation for on-site use	PU	PU	PU
Agriculture	PU	PU	PU
Billboards and other off-premises graphics	NP	NP	NP
Bulk storage, liquids	NP	NP	NP
Community gardens	PU	PU	PU
Exterior storage, non-residential	PU	PU	NP

Mixed use buildings	PU	PU	PU
Non-commercial greenhouse	AU	AU	AU
Outdoor commercial storage of vehicles	NP	NP	NP
Public buildings, properties and parks	PU	PU	PU
Structured parking (garages)	PU	PU	AU
Surface parking, accessory	AU	AU	AU

Key:

PU = Permitted Use

AU = Accessory Use

NP = Not Permitted (Prohibited Uses)

(Ord. No. 1508-2013, § 1, 7-22-2013)

3323.21 - Development standards.

A. Dimensional Standards. The following table summarizes applicable dimensional standards.

Table 2. Dimensional Standards

Dimensional Standard	Arts and Innovation Sub-District	Dodge Park Sub-District	Broad Street Sub-District
A. Minimum Front Yard Setback			
1. Single- and Two-Family	Zero (0) Feet	Zero (0) Feet	Zero (0) Feet
2. All Other Uses	Zero (0) Feet	Zero (0) Feet	Zero (0) Feet

B. Maximum Front Yard Setback			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet for, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage
C. Minimum Parking Setback			
1. Single- and Two-Family	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses
2. All Other Uses	Five (5) Feet	Five (5) Feet	Five (5) Feet
D. Minimum Fences and Masonry Walls Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
E. Minimum Side Yard			
1. Single- and Two-Family	Three (3) Feet	Three (3) Feet	Three (3) Feet
2. All Other	Zero (0) Feet	Three (3) Feet	Zero (0) Feet

Uses			
F. Minimum Rear Yard			
1. Single- and Two-Family	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area
2. All Other Uses	None	None	None
G. Minimum Lot Width	None	None	None
H. Minimum Lot Area	None	None	None
I. Minimum Building Frontage			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width
K. Maximum Building Height	Five (5) stories or sixty (60) feet	Three (3) stories or thirty-five (35) feet	Five (5) stories or sixty (60) feet

Note: Minimum front yard setback for buildings of zero (0) feet can be adjusted to accommodate footers and other construction considerations.

B. Development Standards. By reference herein, the Development Standards of the East Franklinton Plan shall be applied by the Review Board and staff in consideration of applications for Certificates of Approval. The following standards shall also apply:

1. All buildings shall front on a public street unless otherwise approved by the Review Board.
2. The provisions of Chapter 3321 General Site Development Standards shall apply as appropriate, but in cases of conflict the standards of this chapter shall govern.

- C. Lighting Standards. The height of a light fixture when located within twenty-five (25) feet of a residential use shall not exceed eighteen (18) feet above grade. In all other locations the height of a light fixture shall not exceed twenty-eight (28) feet.
- D. Graphics. Graphics standards are as follows:
1. Within the District graphics that require a permit as determined by Chapter 3375, require the issuance of a Certificate of Approval from the Review Board prior to issuance of a graphics permit by the Department of Building and Zoning Services.
 2. Graphics are subject to the provisions of Chapter 3375 and Chapter 3381. Whenever there is a conflict between the graphics code and this Chapter, this Chapter shall govern.
 3. Nonconforming graphics are defined and regulated by the provisions of Section 3381.08, Nonconforming Graphics.
 4. In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, and roof signs.
- E. Parking and Circulation. Parking standards in the Plan and Chapter 3312, Off-Street Parking and Loading, and the applicable standards of Chapter 3323 as provided for herein, shall apply in the District. In addition, the following standards shall apply. In cases of conflict, the standards provided for below shall govern.
1. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line. This standard does not apply to existing buildings unless they are expanded by fifty (50) percent or more in gross floor area.
 2. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:
 - a. All uses, other than an eating or drinking establishment smaller than five thousand (5,000) square feet with a pickup unit, are permitted a twenty-five (25) percent reduction of the required parking in Chapter 3312.
 - b. Retail uses (not including eating and drinking establishments, private clubs, places of assembly, and medical offices) that are ten thousand (10,000) square feet or less, are permitted an additional twenty-five (25) percent reduction (for a total reduction of fifty (50) percent) of the required parking in Chapter 3312.
- F. Encroachment. Portions of a building or structure may extend under, over or into the public right-of-way, pursuant to the approval of the Director of the Public Service Department. Such encroachments are subject to the provisions of 3323.11 Certificate of Approval - Required, and require a Certificate of Approval. Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.

(Ord. No. 1508-2013, § 1, 7-22-2013; Ord. No. 1200-2017, § 46, 6-12-2017)

3323.23 - Public art.

The Columbus Art Commission (Chapter 3115) has statutory authority over the design and placement of all works of art to be acquired by the city, placed on land owned or leased by the city, or placed anywhere in the public right-of-way. The Review Board shall review and offer a non-binding recommendation regarding the placement of public art in the District that falls under the jurisdiction of the Art Commission. Advisory recommendations shall be forwarded by staff in writing to the Art Commission for their consideration. Outside of the Art Commission's jurisdiction, art that is an exterior component of a building or structure, or an exterior element of a site plan shall fall under the Certificate of Approval process as provided for herein.

(Ord. No. 1508-2013, § 1, 7-22-2013)

EXHIBIT D

PROPOSED LAND DEVELOPMENT

The Developer anticipates undertaking significant Land Development within the District, the costs of which are being financed initially by the Authority with loan proceeds to be received from the Ohio Water Development Authority pursuant to its Brownfield Loan and Alternative Stormwater Infrastructure Loan Programs. The Land Development may include, without limitation:

1. Building Demolition/Backfill Basement;
2. Environmental Remediation/Contaminated Soils;
3. Voluntary Action Hard Costs;
4. Engineered Control – Concrete Foundations;
5. Engineered Control – Concrete Slabs;
6. Engineered Control – Concrete Sidewalks/Curbs;
7. Thermal & Moisture Protection;
8. Soils Stabilizations Aggregate Piers;
9. Pavers;
10. Water Quality – Plantings;
11. Asphalt Paving;
12. Storm Water System;
13. Underground Detention;
14. Traffic Signal Relocation;
15. Voluntary Action Program Requirements;
16. Architect/Engineering/Landscape Professional Fees;
17. Public Financial Legal Cost;
18. Bond Closing Costs;
19. Traffic Study;
20. Water System;
21. Sanitary System;
22. Gas System;
23. Electrical;
24. Utility Relocation;
25. Land Acquisition; and
26. Such other costs as qualify as land development under Ohio Revised Code Section 349.01(H).

EXHIBIT E

PROPOSED COMMUNITY FACILITIES

1. Structured off-street parking facilities.
2. Such other facilities and improvements that are or may be in furtherance of community activities within the District.

EXHIBIT F

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

[Attached]



Vogt Strategic Insights

July 29, 2019

Mr. Michael Douglas
Kaufman Development
30 Warren Street
Columbus, Ohio 43215

Sent via email

RE: Gravity 2.0, proposed downtown area market-rate apartments – Columbus, Ohio

Dear Mr. Douglas:

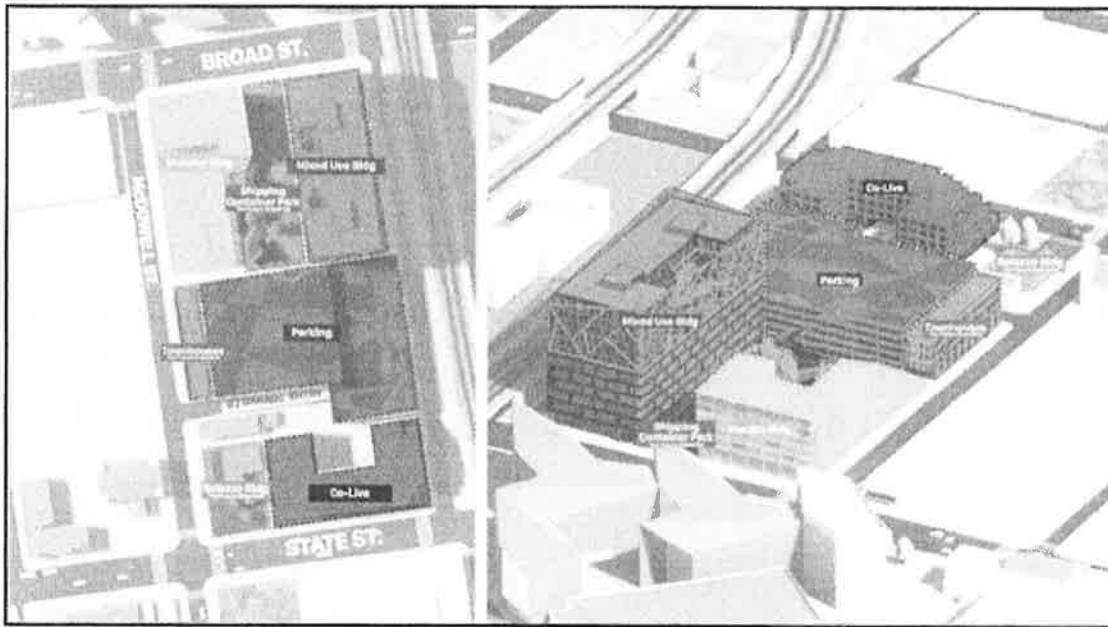
Vogt Strategic Insights (VSI) has completed this preliminary market overview of downtown Columbus and nearby area in advance of a proposed Gravity 2.0 general occupancy market-rate apartment development being planned for a site in Franklinton, west of downtown Columbus.

The proposed project is the second phase of Kaufman Development's Gravity project. In September 2018, the East Franklinton Review Board approved the overall plan for the five-acre development, which is across W. Broad Street from the recently opened 234-unit Gravity project that opened in May 2019.

Plans for the residential component are novel and include 266 conventional apartment units, 94 co-living units (residents may share a bathroom, living area, or even kitchen) Class A office space, street-level commercial/retail space and a parking garage with a "green" roof.

Following are renderings of the proposed development and site location:





The site area for the proposed mixed-use garden/flat apartment and commercial development is in the East Franklinton area at W. Broad Street, east of McDowell Street and west of the elevated train tracks, extending south to State Street. The subject site includes the entire block.

Following is an aerial view of the land uses near the site area (this is a dated aerial view from Google. The first phase of the Gravity project on the north side of W. Broad street is open.):



Franklinton is west of downtown and is made up of three areas: East Franklinton, West Franklinton and McKinley Avenue. According to the *East Franklinton Creative Community District Plan*, prepared for the city of Columbus in November 2012, the 200-acre district is a 10-minute walk from downtown. The district today offers diverse, distinct resources that can spur revitalization.

In the East Franklinton Arts and Innovation Neighborhood, redevelopment of historic factory buildings and large vacant sites is intended to attract creative and knowledge-based businesses and workers. Around Dodge Park (located northeast of State Route 315 and Interstate 70 in the East Franklinton neighborhood), compact single-family houses—already home to existing residents—have attracted urban pioneers, and Broad Street’s older buildings and underutilized sites present the opportunities for a vibrant neighborhood. Redevelopment throughout the district will focus on creating conditions that promote innovation.

Major downtown area employers include, Nationwide Insurance, American Electric Power (AEP), state of Ohio and Franklin County offices, Grant Hospital, Grange Insurance and Nationwide Children’s Hospital. All are located within 2.5 miles of the site area and many are walkable. The Ohio State University and the Wexner Medical Center are 3.4 miles north of the site.

The Columbus Crossroads project, one of the largest highway projects in Ohio, has been under construction south and southeast of the downtown site area since 2011. The \$200 million project will improve safety, reduce street and interstate congestion and connect neighborhoods. This project will add a new travel lane on Interstate 670 and reduce weaving across traffic lanes to exits along Interstates 70 and 71. Twenty-two new bridges will be built. Two urban avenues and eastside gateways into downtown Columbus are part of the new project design. The overall timing of this major road construction project is not expected to affect the subject’s market position and lease-up. Also, part of the Columbus Crossroads project is the redevelopment of the Town Street, Oak Street and Broad Street bridges. The Town Street Bridge is located less than 0.5 miles northwest from the subject site. Overall, this infrastructure project has an anticipated 14- to 15-year construction and development schedule, extending until 2025.

Our evaluation includes establishment of a Site Primary Market Area (PMA), which is the geographic area where much of the support for the project will originate.

We conducted a telephone survey of existing comparable multifamily rental housing properties in the Site PMA in late May 2019, detailing occupancies, rent levels and potential competitive impact; an analysis of planned and proposed area rental projects; as well as an analysis of the demographic and economic trends that influence the Site PMA.

We conclude our analysis by providing preliminary demand estimates for the market and comment on the market’s ability to support additional market-rate apartment units.

A case study analysis of co-living apartment developments is presented in Addendum B of this preliminary market assessment.

Primary Market Area (PMA)

The Primary Market Area (PMA) is typically the geographical area from which most of the renters for the proposed development are expected to originate. In this case, however, we expect a higher percentage of renters at the proposed market-rate apartment project will originate from beyond the Site PMA from suburban areas of Columbus and from households new to the area due to job transfers or secondary education opportunities, as the downtown area becomes an increasingly desirable place to live. This is consistent for most developing urban cores in the Midwest, but more so in Columbus with its vibrant economy. As a result, the Site PMA is the geographic area where a concentration of support for the proposed site is expected to originate where the community services that site residents will likely utilize are located and/or where comparable housing alternatives exist.

Based on area mobility patterns and previous studies conducted by VSI in this area, including management at the first phase of the recently-opened Gravity project, as well as a review of demographic characteristics and trends, the Columbus Site PMA includes the central downtown Columbus area and nearby neighborhoods immediately to the north and south. These areas include German Village, Italian Village, Short North, Brewery District, Harrison West and the Arena District as well as the Grandview Yard/Grandview Heights community. Overall, the Site PMA encompasses just less than 8.5 square miles.

Significant boundaries of the Site PMA include the following:

North: Fifth Avenue

East: North-south railroad tracks, Interstate 670, St. Clair Avenue, E. Long Street and Ohio Avenue

South: Interstate 70, Parsons Avenue, Thurman Avenue and Greenlawn Avenue

West: Scioto River, State Route 315, Interstate 670 and Grandview Avenue

Given that we expect a fairly sizeable share of households at the site will move from well beyond the Site PMA boundaries because of job opportunities in the area, we have not considered a Secondary Market Area in this market review.

A map of the Primary Market Area is on the following page:

The following table summarizes the potential renter household support when the proposed Gravity 2.0 project opens the first residential units in 2021:

Income Range	2021 Site PMA Renter Households		
	Number	One- & Two- Person Households	Targeted Renters \$45,000 and Higher
Up to \$10,000	2,625	2,139	-
\$10,000 to \$20,000	2,237	1,866	-
\$20,000 to \$30,000	1,629	1,339	-
\$30,000 to \$40,000	1,658	1,337	-
\$40,000 to \$50,000	1,358	1,085	542
\$50,000 to \$60,000	1,734	1,389	1,389
\$60,000 to \$75,000	1,913	1,538	1,538
\$75,000 to \$100,000	2,295	1,826	1,826
\$100,000 to \$125,000	1,074	847	847
\$125,000 to \$150,000	757	596	596
\$150,000 to \$200,000	839	660	660
\$200,000 and Higher	1,025	808	808
Total	19,141	15,429	8,206

Source: Ribbon Demographics; ESRI; Urban Decision Group

A projected 8,206 income-eligible one- and two-person renter households will reside in the market area in 2021. The proposed 360-unit Gravity 2.0 development, with 94 co-living units and 266 conventional studio, one- and two-bedroom apartments, represent a basic capture rate of 4.4%.

Based on previous market evaluations by VSI, a market capture rate below 5% is considered excellent and highly achievable assuming reasonable rent levels. A higher basic market capture rate is achievable assuming continued area job growth, increases in renter households, high occupancy among comparable properties and strong absorption trends. All of these factors, as well as the highly visible location within the redeveloping and growing downtown area and proximity to transportation options, enhance the potential for the proposed market-rate apartment project to attract support from both within and from outside the subject Site PMA.

Considering the occupancy of the existing stable comparable units, steady absorption of new units and the growth among income-appropriate renters, the renter household base within the Site PMA can support additional upper-end market-rate development. However, with the number of units within the pipeline, the market could be significantly overbuilt by the time the property opens in 2021. A key factor in residential growth is the increasing capture of downtown workers as residents.

Summary

The existing, higher quality properties in the market rated A- and higher are very well occupied. This high occupancy for the better quality and higher rent units in the market indicates on going pent-up demand potential for additional units. In addition, absorption of new product in the downtown area market has been strong over the past couple years.

Income-appropriate demographic trends are positive and household growth is steady through at least 2024, thereby increasing the demand for additional multifamily housing alternatives. Between 2010 and 2021 (anticipated year of opening), income-appropriate one- and two-person renters are projected to increase by more than 315%, and between 2021 and 2024, these targeted renters are projected to increase an additional 19.9%, reflecting projected growth of more than 1,500 one- and two-person income-appropriate renter households over a three-year period. This is high renter household growth for the market among the targeted \$45,000 and above income level. It is our opinion, based on current development trends, these projections are very conservative or understated.

These factors indicate ongoing demand for quality rental alternatives within the downtown area and the proposed Gravity 2.0 development, with conventional and co-living units, will help meet a portion of this need.

The majority of renters likely to be targeted for units at the proposed site will be current area residents improving their housing situation, young downtown professionals, secondary education students and the employment base associated with downtown area employers, including Nationwide Insurance, local, state and federal government, Grant Hospital and Nationwide Children's Hospital. In addition, we expect co-living units to fill a housing need among new downtown area employees.

Within the area apartment market, it is our opinion that a new development with a mix of 6% to 8% studio, 45% to 55% one-bedroom and 37% to 49% two-bedroom units is typical for conventional downtown apartment properties. For the co-living development, we expect the project to offer a mix with 67% studio/one-bedroom units, 19% four-bedroom units and the balance (14%) with five or more bedrooms.

Addendum A of this market assessment includes a field survey of area apartment rentals and Addendum B is a case study of co-living apartments.

Please feel free to call me if you have questions or need additional information regarding this matter.

Respectfully,



Jim Beery
Vogt Strategic Insights (VSI)

EXHIBIT G

FINANCIAL PLAN

The Developer seeks to create the Authority to promote and coordinate the financing, acquisition, construction, operation, and maintenance of Community Facilities and Land Development in conjunction with a mixed-use development that will include retail, residential units and commercial office space in the Franklinton neighborhood of the City, along the west side of the Scioto River. The Community Facilities, which at the present time consist primarily of a 900-space structured off-street parking garage facility, are estimated to cost approximately \$25.2 million to construct. It is anticipated that the Finance Authority will issue approximately \$23.2 million in Bonds to finance the Community Facilities and the remaining \$2 million will be financed with a grant contribution from the City. The City's \$2 million grant contribution will be contingent upon the Developer dedicating at least 200 of the parking garage spaces to public use. The Developer is expected to complete the construction of the parking garage and dedicate the 200 parking spaces to public use within three years of receipt of a building permit for the Community Facilities from the City.

The Bonds are anticipated to be secured primarily through the Parking Garage NOI and through the TIF Service Payments generated through a tax increment financing program that is expected to be implemented by the City with respect to certain parcels within the District. In the event that the Parking Garage NOI and revenues derived from the TIF Service Payments are insufficient to pay debt service and administrative expenses with respect to the Bonds, the Community Development Charge will serve as a secondary source of revenue to pay debt service and administrative expenses with respect to the Bonds. The differential between the amount required to pay debt service and administrative expenses and revenues generated from Parking Garage NOI and TIF Service Payments, plus any amounts necessary to pay debt service and administrative expenses for Land Development, including with respect to loans provided by the Ohio Water Development Authority, will be the amount of the Community Development Charge levied on Chargeable property (as defined hereinbelow) (the "Required Charge").

Determination of Community Development Charges

The Authority will impose a Community Development Charge on Chargeable Property, determined as generally described in this Exhibit G. It is anticipated that the Community Development Charge will be collected by the Franklin County Auditor or an independent collection agent engaged by the Authority and will be used to pay the Required Charge.

Calculation of Community Development Charge

The Community Development Charge will be collected on Chargeable Property and allocated to different portions of the Chargeable Property in the manner determined in the Declaration in an amount sufficient to pay approved Authority costs of debt service, operation and management of community facilities, and administrative expenses. The final determination of the Community Development Charge and the methodology for calculating the same will be included in the Declaration.

Timing and Collection of the Community Development Charges

The Community Development Charge will be imposed on Chargeable Property. "Chargeable Property" will be further defined in the Declaration but generally means all or any portion of a parcel, together with all buildings, structures and improvements thereon for which the Completion Date has occurred. The "Completion Date" means, with respect to a building located on a parcel, the earlier of (a) the date that a certificate of occupancy is issued for such building or (b) the date that the owner of such parcel requests, in writing, that the Authority impose the Community Development Charge at a level consistent with the development of such parcel. For the first year that the Community Development Charge is imposed on such parcel, a pro-rated Community Development Charge will be levied from the Completion Date through the remainder of the calendar year. For example, if a certificate of occupancy is issued on March 31, nine-twelfths of the annual Community Development Charge will be levied on the property, due in the succeeding calendar year. Thereafter, the full Community Development Charge will be collected annually.

As specified under Section 349.07 of the Ohio Revised Code, the Authority is permitted to certify the Community Development Charge to the Franklin County Auditor, who would in turn enter the Community Development Charge on the tax list and duplicate of real property and certify the Community Development Charge to the Franklin County Treasurer for collection with the tax bills.

Alternatively, the Authority may enter into one or more agreements with one or more independent collection agents to calculate and collect the Required Charge. In such an event, the independent collection agents would be the primary contact for any owner of Chargeable Property with respect to the Required Charge, and would accept all filings and payments required by such owner.

EXHIBIT H

DEVELOPER'S MANAGEMENT CAPABILITY

[Attached]

Kaufman Development / Profile

LIVEKAUFMAN.COM

Kaufman Development 30 Warren Street, Columbus, Ohio 43215

COMPANY HISTORY

Kaufman Development evolved with the career of its founder, Brett Kaufman. After getting his start in the banking industry, Kaufman entered the world of real estate. He worked with large real estate developers in the Central Ohio area, and eventually began to develop in some smaller projects of his own. That's when he discovered that making a few small but significant changes could really make a difference. People wanted sophisticated but affordable, with smart finishes and good design. By pushing product creativity, his identity emerged. That identity included a growing passion for creating innovative communities filled with purpose. He wanted the communities to focus on wellness, philanthropy, sustainability and innovation. And in doing so, he believed they could have a positive impact on the lives of the residents.

Since founding the company, Kaufman Development has donated over 2000 hours and over \$250,000 in contributions to various philanthropic organizations, including Besa, KIPP Journey Academy, Community Shelter Board, Ohio State University Star House, Hunger Alliance, Ronald McDonald House, OSU James Cancer, Columbus Jewish Federation and many others.

Brett personally has donated much of his professional life to many community organizations, and various committees, including Columbus 2020, Adjunct Professor Ohio State Fisher School of Business, Columbus Metropolitan Library, Agudas Achim Synagogue, the Columbus Jewish Federation, and the Columbus Jewish Day School. Brett also serves as board member for the Columbus Partnership; Greater Columbus Arts Council, GCAC; Central Ohio Transit Authority, COTA; and Wexner Center for the Arts.

PHILOSOPHY

Kaufman Development was created on the belief that communities of high design built around wellness, philanthropy, sustainability and innovation can change the world. Our communities and the people that work and live in them will stand out in every way; beautiful from the inside out, filled with passion and inspiration everywhere you turn. From this philosophy for living, we created Kaufman Development, a company that brings together all the things we love in places people can call home. We're a full-service real estate firm offering investment, construction, development and management of multi-family, mixed use and residential redevelopment.

Kaufman Development / Profile

VISION AND VALUES

Premier locations. High-quality products. Modern, sophisticated architecture. These are the characteristics that define a Kaufman community. Add to that an attitude that embraces a life of purpose and connection. One that is fueled by health and generosity. And teeming with the good things in life. At Kaufman Development, we believe that the best communities should be driven by innovation, purpose, and above all, passion. Only then can they positively influence the lives of the residents—and the world as a whole.

AWARDS

2018, Fast 50 Award Winner
2018, Community Arts Partnership Award Nominee
2018, Ranked No. 2704 on the Inc. 5000 list of the fastest-growing private companies in America
2nd place in the Biz First Corp Citizen Awards
2018, Columbus Business First Best Places to Work
The Business Journals' Influencers: Rising Stars (Frank Sasso honored)
2018, Columbus Underground #2 on the Top 10 Columbus Urban Development Projects
2018, Columbus Underground #1 on The Top 10 Columbus Architectural Designs
2017, Named one of the Best Places to Work by Columbus Business First
2016 & 2017, Inc. 5000, Nation's fastest growing private companies
2015 & 2017, One of the Fastest Growing Companies in Central Ohio (Fast 50)
2014, Ernst & Young Regional Entrepreneur of the Year
2010, BIA Developer of the Year
2009, President, Columbus Apartment Association
2006, BIA Developer of the Year

PROFESSIONAL AFFILIATIONS

Columbus 2020
Columbus & National Apartment Associations
Young Presidents' Organization (YPO)
Building Industry Association (BIA) of Central Ohio & NAHB
Better Business Bureau of Central Ohio
Greater Columbus Chamber of Commerce

PROFESSIONAL REFERENCES

The Huntington National Bank
Fifth/Third Bank
US Bank
WesBanco
Mass Mutual
AIG
Jones Lang LaSalle
Heitman
Morris Smith & Feyh
Brian Kent Jones Architect

Kaufman Development / Meet the Team



Brett Kaufman, CEO

Brett Kaufman, founder and CEO, has been working in real estate development and investing in various asset types—both through the investment banking and development lens—for more than 18 years. During this time, he has developed, leased and/or sold over 10,000 homes and a variety of commercial, retail, land and office projects. His accomplishments have not gone unnoticed. He was twice named Developer of the Year by the Building Industry Association (BIA); is past president of the Columbus Apartment Association; and serves on many civic boards throughout Central Ohio, including the boards of the Columbus Partnership, the Central Ohio Transit Authority, and the Wexner Center for the Arts. In 2012, he was named Next Generation Builder of the Year by the BIA, and in 2014, Brett was honored as Ernst & Young's Emerging Entrepreneur of the Year.



Frank Sasso, President

Frank Sasso, President of Kaufman Development, has been involved in commercial real estate since 2004. As a Relationship Manager at KeyBank, he originated senior and mezzanine financing for multifamily, condominium, office, retail, and industrial properties. He helped lead the creation of Key's Collateralized Debt Obligation platform and co-managed a \$625 million investment fund. Prior to joining Kaufman, Frank worked for Amgen, Inc. as part of its commercial leadership program. Frank earned a B.S. from The Ohio State University, summa cum laude, and an M.B.A. from Northwestern University's Kellogg School of Management. In 2018, Frank was named to Columbus Business First's 40 Under 40.



Brian Suiter, Director of Real Estate Development

Brian Suiter, Director of Development, is responsible for coordinating all zoning, entitlement, due diligence and development work on Kaufman's pipeline projects. He brings more than 17 years of experience working in various leasing, acquisition/ disposition, development and business development positions for public and private real estate investors. Prior to his role at Kaufman, Brian held principal roles in nearly \$500MM in nationwide retail and mixed use development projects within the portfolios of WP Glimcher and DDR, both publicly traded REITs and The Feil Organization, a New York City-based private investor. Brian completed his undergraduate studies at Colgate University and serves as a member on the University's Alumni Board of Directors.



Mike Schott, Director of Community Development

Mike Schott, Director of Community Development, is charged with creatively sourcing, vetting, and cultivating new relationships to create opportunities for Kaufman Development to continue making positive impacts through its projects and initiatives. Mike has experience in real estate and early stage venture financing, business development, philanthropy, investor relations, and public accounting. In addition to Mike's responsibility at Kaufman, he is also an executive of a private family foundation as a trustee of the Harold C. Schott Foundation, headquartered in Cincinnati, Ohio.

Kaufman Development / Meet the Team



Ian Labitue, Director of Finance

Ian Labitue, Director of Finance, began his career as a financial analyst by completing JPMorgan Chase's Global Investment Banking Program and then with GE Energy by completing a two-year financial management training program. He also worked in the real estate groups of several law firms, assisting clients in the areas of commercial real estate development, real estate finance and commercial leasing. Most recently, he served as an assistant general counsel with Nationwide Realty Investors, Ltd. providing strategic legal and strategic guidance, analysis and management of various projects within NRI's real estate portfolio. Ian earned a B.B.A. from Morehouse College, cum laude, and a J.D. from the University of Michigan Law School.



Steve Welker, Director of Construction

Steve Welker, Director of Construction, has been working in commercial construction for over 11 years. Prior to joining Kaufman, Steve earned a B.S. in construction management from The Ohio State University and worked for Messer Construction as a senior project manager. During this time, he honed his management skills while leading projects in areas such as healthcare, residential, dining, commercial, and city parks. Specifically, he was a part of the North Residential District Transformation at The Ohio State University, which consisted of two dining centers, a fitness center, a 2,000 square foot retail pavilion, and housing for 378 students. He also worked with Mt. Carmel St. Ann's and Mt. Carmel West on campus revitalization projects.



Lauren Smith, Director of Communities

Lauren Smith, Director of Communities, has over 11 years of multi-family experience. Her prior employment includes Ackermann Group, Coastal Ridge and Peak Campus. As a Regional Manager, she managed conventional and student assets for a national portfolio. She created company-wide leasing and marketing strategies, oversaw new development lease-ups, and assisted in building the operations platform for a rapidly growing management division. Lauren is a graduate of The Ohio State University.



Sarah McCurdy, Controller

Sarah McCurdy, Controller, has been working in the commercial real estate industry for over 10 years. Prior to joining Kaufman Development, she was a Relationship Manager III for a regional bank in Columbus, OH, where Sarah managed a portfolio over \$250MM focusing on multifamily, senior housing, student housing, office, medical, industrial and retail asset classes. Prior to that, she worked for a nationwide debt and equity provider, as a Senior Asset Manager in the Asset Management and Loan Servicing Department, managing a commercial portfolio of almost 200 assets. Sarah earned a B.S. in Mathematics from The Ohio State University.
