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 ENGINEERING, ARCHITECTURE & INTERIOR DESIGN
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PROJECT: EAST MAIN STREET MIXED-USE DEVELOPMENT PROJECT
 DATE: 11/15/07
 SHEET: 1 OF 2

PRELIMINARY SITE LAYOUT
 FOR
EAST MAIN STREET MIXED-USE DEVELOPMENT PROJECT
 ALTERNATE 1
 CV07-025

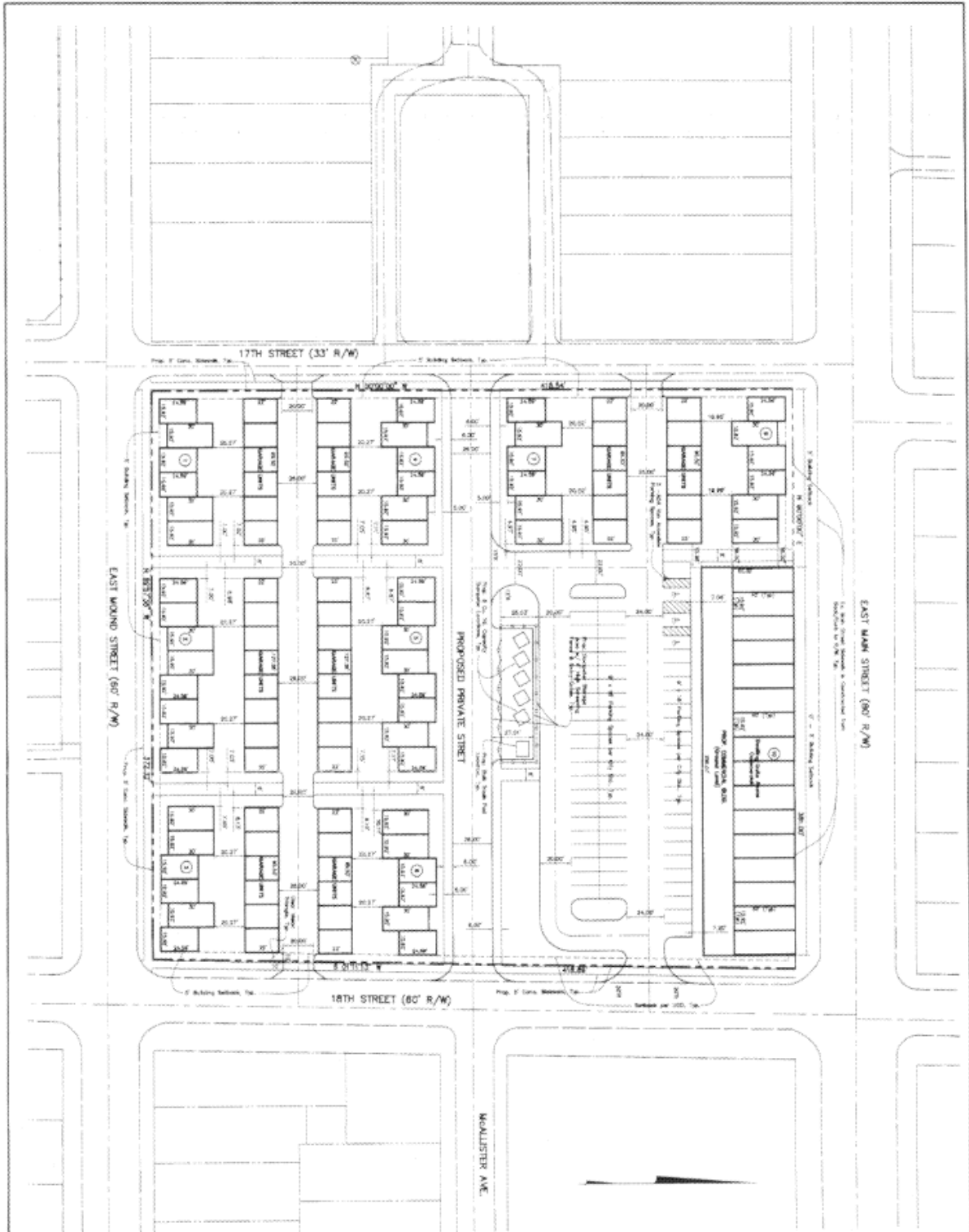
At Eastern Engineering, Architecture & Interior Design, we are pleased to provide our services to the City of Denver. We are committed to providing high-quality design services and maintaining the highest standards of professional conduct.

Donald R. Rade
 7/15/07

- NOTES**
1. See the site plan for a description of the project and the location of the proposed development.
 2. The site plan shows the proposed building footprints and setbacks.
 3. The site plan shows the proposed private street and its location relative to the surrounding streets.
 4. The site plan shows the proposed parking spaces and their location.
 5. The site plan shows the proposed landscaping and other site improvements.

SITE DATA

ADDRESS: 800 East Main Street, Denver, CO 80202
 PHONE: 303.733.1111
 PROJECT NO.: 07-0011-001-0001
 DATE: 11/15/07



EMHT
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING & CONSTRUCTION SERVICES
 1000 17th Street, Suite 1000, Denver, CO 80202
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DATE: 08/11/07
 SHEET: 2 OF 2

PRELIMINARY SITE LAYOUT
 FOR
**EAST MAIN STREET MIXED-USE
 DEVELOPMENT PROJECT**
 CITY OF DENVER, COLORADO
 ALTERNATE 2
 CV07-025

All drawings, specifications, conditions, forms, & notes are to be read in conjunction with the Request for Proposal, the Request for Information, the City of Denver's Standard Bidding Instructions for the Denver Department of Transportation, and the City of Denver's Standard Bidding Instructions for the Denver Department of Transportation. Prepared by EMHT Inc.

David T. Hester
 David T. Hester
 2007



STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See Exhibit "B"

Signature of Applicant Douglas/CSP LLC by [Signature] Date 6/1/2007

EXHIBIT B**STATEMENT OF HARDSHIP****818 East Main Street****CV07- 025****July 5, 2007**

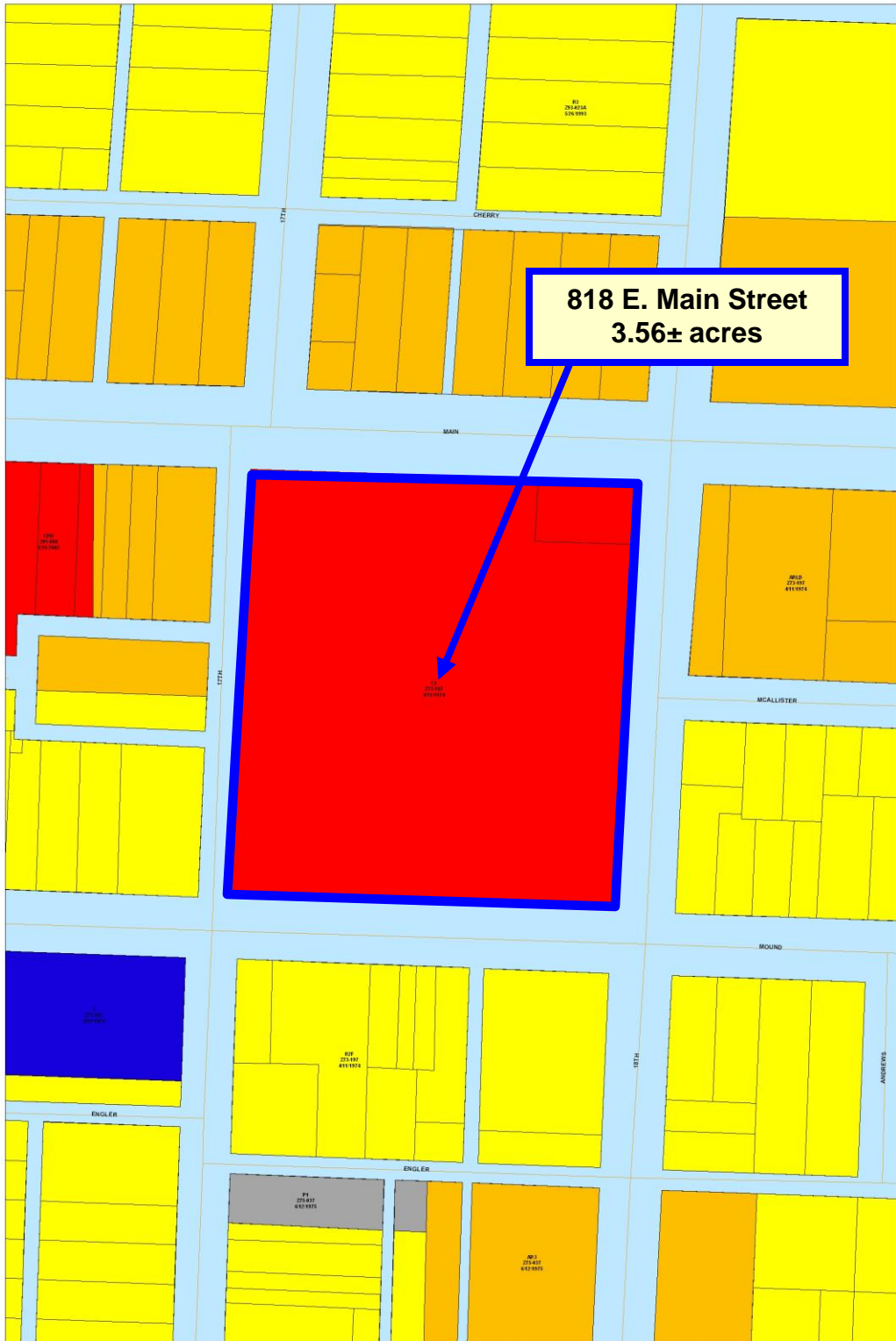
The 3.66 +/- acre site is located on the south side of East Main Street, west of Eighteenth Street. The site is zoned C-1, Commercial from the 1973 Model Cities Area rezoning. Applicant proposes to develop the site with commercial and residential uses totaling up to 17,000 square feet of commercial space located along the Main Street frontage and 73 dwelling units, including ground level residential use. The site is also in the East Main Street Urban Commercial Overlay (UCO), applicable to the East Main Street frontage of the site.

The site is within the area of the Near East Area Plan (2005). The plan identifies East Main Street as an important commercial corridor for redevelopment, appropriate for higher density housing and, in particular, recommends mixed use development at commercial nodes, of which the area of Main and 18th is identified as a node.

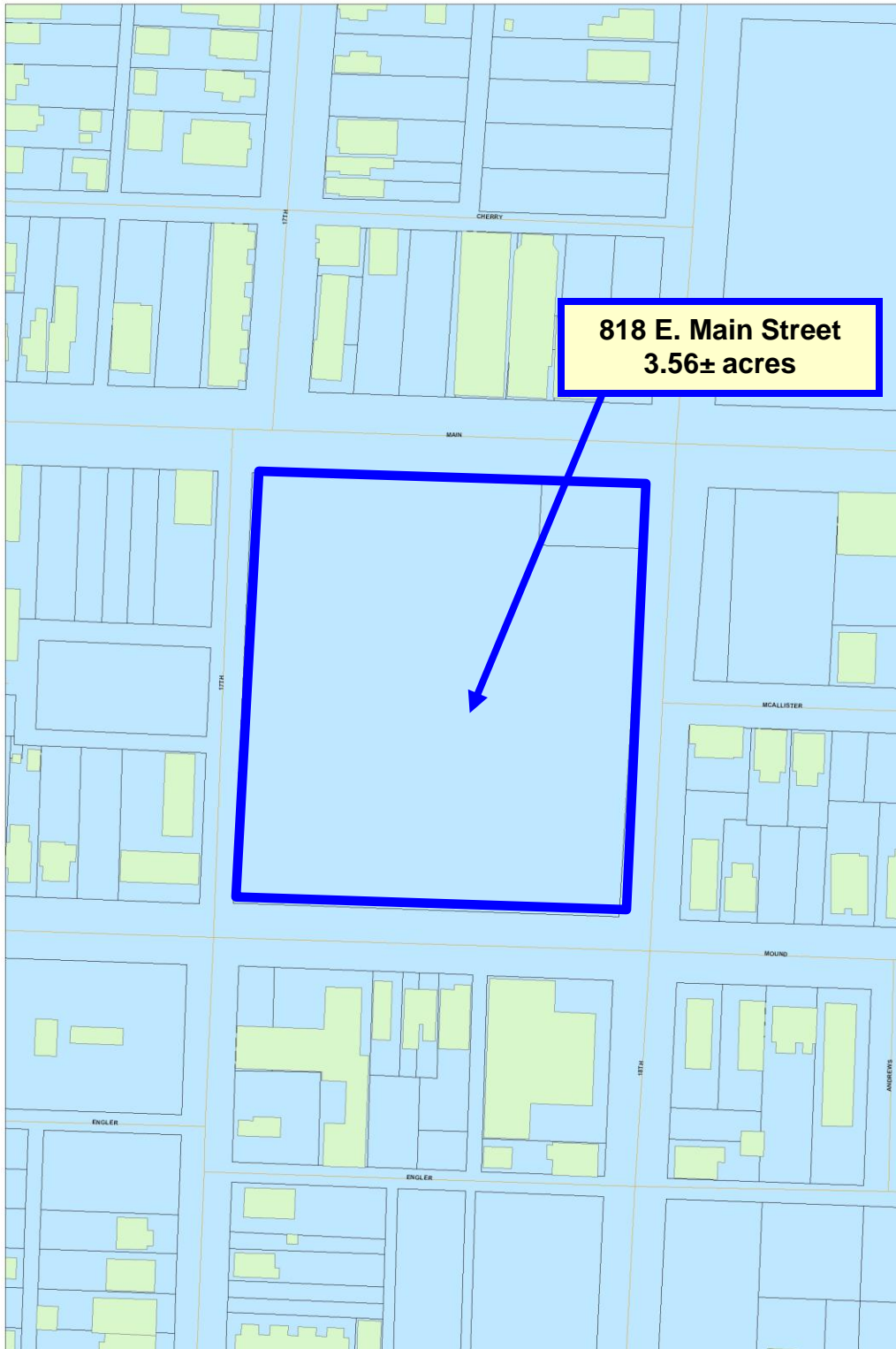
Applicant has a practical difficulty in complying with the Zoning Code because there is no zoning district to which the site could be rezoned to permit the development without also requiring development standards variances. The C-1 District permits housing when located above a ground level commercial use. The site is in an area of dense urban development with a broad mix of types of uses. Residential uses, including ground level residential uses in areas zoned commercial and manufacturing are common in older areas of the city.

Applicant requests the following variances:

- 1) Section 3351.03, C-1 Permitted Uses, to permit first floor residential use and second level residential use not located over a first floor commercial use.
- 2) Section 3351.05(B), C-1 District Development Limitations, which section permits dwelling units only when located over commercial uses permitted in the C-1 District, while first floor residential use and second level residential use not located over a first floor commercial use is proposed.
- 3) Section 3351.09, C-1 District Setback Lines, to reduce the Eighteenth Street and Mound Street building setback lines from 25 feet to 5 feet.
- 4) Section 3342.25(a), Vision Clearance, to modify the clear vision triangle for two (2) driveways to 18th Street, as depicted on the site plan, thereby permitting a minor encroachment of garage buildings in the clear vision triangle for a driveway intersecting a public street.
- 5) Section 3342.28, Minimum Number of Parking Spaces Required, to reduce calculated code required parking for all commercial uses by 50%.
- 6) Section 3342.29 Minimum Number of Loading Spaces Required, to not provide loading space(s) for any commercial use exceeding 5,000 square feet.



CV07-025



CV07-025



1150 E. Main Street
Columbus, OH 43205

June 15, 2007

OFFICERS

KATHLEEN BAILEY
NEAC CHAIRPERSON

ANNIE ROSS-WOMACK
VICE CHAIRPERSON

MARGARET COOLEY
SECRETARY

DEEDRA BUXTON
ASSISTANT SECRETARY

ELAINE KOLB
TREASURER

Dana Hitt
City of Columbus
Department of Development
Building Services Division
757 Carolyn Avenue
Columbus, Ohio 43224

Re: CV07-025/07315-00000-00025

Dear Dana,

The Near East Area Commission (NEAC) voted unanimously (13 for/0 against/0 abstentions) in support of the variance(s) application for 818 E. Main Street submitted by CBP/Douglas, LLC. This action took place at NEAC's general business meeting held on June 14, 2007.

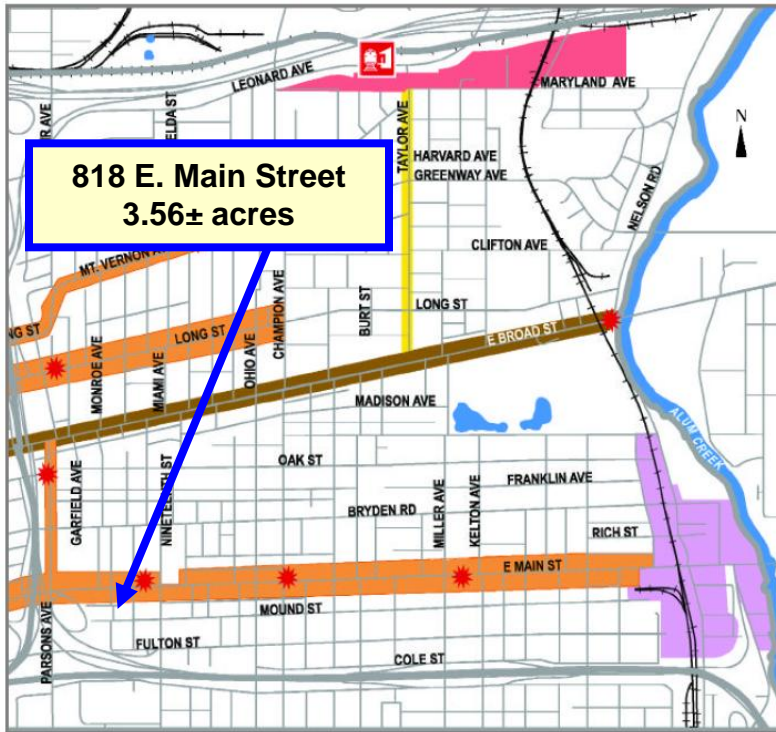
It is our understanding that said variances address the allowance of first floor residential use and second level residential use not located over a first floor commercial use, setbacks for 18th and Mound streets, and the amount of loading space required for the commercial space along Main Street.

Please feel free to contact me at 614-252-3283 should you have any questions.

Sincerely yours,

Kathleen Bailey
Chair

DEVELOPMENT STRATEGY



» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Figure 5

 NEAR EAST AREA PLAN

LAND USE PLAN

The specific issues, policies and strategies identified to achieve the overall goals are:

ISSUE 1:

Revitalization of the existing historic commercial districts

POLICY:

Commercial development and revitalization should occur within the existing historic commercial districts (Main Street, Parsons Avenue, Long Street, and Mt. Vernon Avenue).

STRATEGIES:

- ▶▶ Steer commercial development toward existing commercial districts, with the most intense retail/commercial activity focused at the specific nodes identified on the Development Strategy map (page 27).
- ▶▶ These commercial districts should serve as the adjacent neighborhoods' day-to-day retail hubs that provide local job opportunities and where area residents purchase food, clothing, gifts, etc., and conduct their regular banking, postal, and personal service transactions.
- ▶▶ Require new commercial development to follow the commercial district design guidelines from this plan.
- ▶▶ Utilize the recommendations from the commercial district design guidelines to guide land use and transportation decisions, investment, revitalization, and redevelopment efforts.
- ▶▶ Commercial development is recommended for the portion of Nelson Road between Broad Street and Long Street. This site should be redeveloped as a signature development as it serves as a gateway to the city of Columbus. Any development should also follow the commercial development guidelines presented in this plan.

- ▶▶ Encourage local businesses and residents to take advantage of the support of local business associations and community development corporations.
- ▶▶ Communicate regularly with local business associations and existing community development corporations and ensure they are taking advantage of economic development programs offered by the city of Columbus, e.g., low-interest loans, facade improvement grants, incentives.
- ▶▶ As previously stated, commercial development should be directed to the existing historic commercial districts. But it is recognized that neither the city nor neighborhood can stop proposals for commercial uses outside of the existing historic commercial districts (identified on Development Strategy map on page 27). In these cases, the following criteria should be used to evaluate the proposal:
 - 1) Has the applicant considered the existing commercial districts for their project?
 - 2) Is the request in reference to an existing business that has been a good neighbor and is providing a desired service to the neighborhood?
 - 3) Is the site adjacent to or near a commercial district?
 - 4) If so, can a shared parking situation be created?
 - 5) Does the proposed project result in the demolition of architecturally significant building(s) or is the project proposed to fill a vacant lot or replace a building that is historically noncontributing?
 - 6) Is any proposed structure architecturally compatible with adjacent structures and consistent with the appropriate design guidelines from this plan?
 - 7) What is the proposed project's anticipated impact on parking and traffic?
 - 8) Is appropriate screening proposed to buffer the project, including its parking lot, from adjacent residential properties?
 - 9) Does the proposed project/land use offer benefits desired by the neighborhood (needed jobs or business)?

City of Columbus | Department of Development | Building Services Division | 757 Gerdyn Avenue Columbus, Ohio 43224



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV07-025

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43211

deposes and states that (he/she) is the APPLICANT, AGENT or ~~DULY AUTHORIZED ATTORNEY~~
FOR SAME and the following is a list of all persons, other partnerships, corporations or
entities having a 5% or more interest in the project which is the subject of this application
in the following formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Douglas/CBP, LLC C/o Douglas R. Ervin 1349 E. Broad Street # of Employees: 0 Columbus, Ohio 43205 Contact: Douglas Ervin (614) 358-9800	Lula Douglas Foundation, Inc. C/o James B. Douglas P.O. Box 342 Johnstown, Ohio 43031 # of employees: 0 Contact: James B Douglas 614-419-4098

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT
 Subscribed to me in my presence and before me this 30th day
 of May in the year 2007
 SIGNATURE OF NOTARY PUBLIC Stacey L. Danza
 My Commission Expires: 11-05-08



This Project Disclosure Statement expires six months after date of notarization.

SEAL HERE
STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08