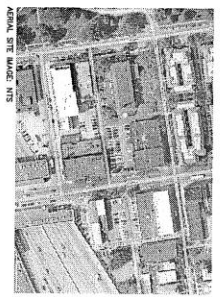
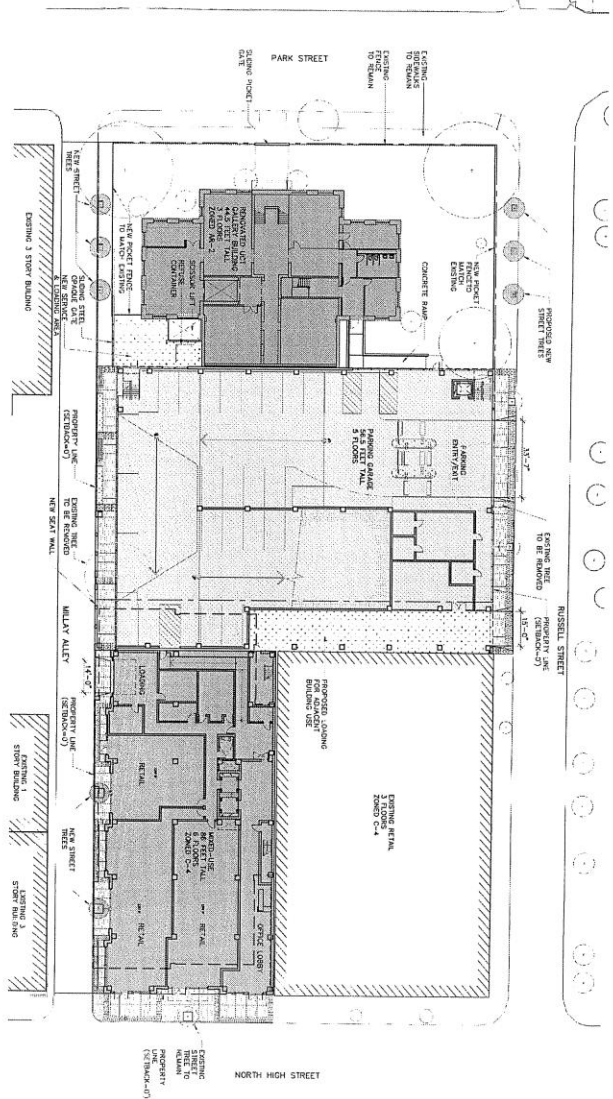


SITE DATA:
 PROJECT: CPD-REDEVELOPMENT PHASE II
 LOCATION: 100 N. HIGH ST., CHICAGO, IL 60610
 ZONING: MIXED-USE (MU-2)
 OWNER: CHICAGO POLICE DEPARTMENT
 ARCHITECT: SUBARU ARCHITECTS, INC.
 ENGINEER: HOK, INC.
 DATE: 12/16/12

LEGEND:
 [Symbol] EXISTING LOT FOOTPRINT
 [Symbol] EXISTING LOT IMPROVEMENTS
 [Symbol] EXISTING DRIVEWAY
 [Symbol] EXISTING SIDEWALK
 [Symbol] EXISTING CURB
 [Symbol] EXISTING STREET LIGHTS
 [Symbol] EXISTING TREES
 [Symbol] EXISTING UTILITIES
 [Symbol] EXISTING CONCRETE FLOOR
 [Symbol] EXISTING CONCRETE FLOOR TO BE REFINISHED
 [Symbol] EXISTING CONCRETE FLOOR TO BE REMOVED
 [Symbol] EXISTING CONCRETE FLOOR TO BE REPAIRED
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 [Symbol] EXISTING CONCRETE FLOOR TO BE REPAIRED & REPLACED
 [Symbol] EXISTING CONCRETE FLOOR TO BE REPAIRED & REFINISHED & REPLACED



THE DESIGN OF THESE AND OTHER WORKS HAS BEEN DONE BY THE ARCHITECT AND ENGINEER IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE CHICAGO POLICE DEPARTMENT CPD-REDEVELOPMENT PHASE II PROJECT. THE ARCHITECT AND ENGINEER HAS BEEN RETAINED BY THE CHICAGO POLICE DEPARTMENT AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN OR CONSTRUCTION OF THE PROJECT.

Handwritten notes:
 210-027 Final Received 2/16/12

Sub-Area B CPD Plan

Z11-027

ZONING CASE #
Z11-02

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2011**

- 8. APPLICATION: Z11-027 (ACCELA # 11335-00000-00481)**
Location: **616 & 623 NORTH HIGH STREET (43215)**, being 1.5± acres located on the east side of North High Street, 100± feet south of Russell Street, and at the southwest corner of North High Street and Russell Street (010-005326; Italian & Victorian Village Commissions).
Existing Zoning: AR-2, Apartment Residential, and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use commercial development.
Applicant(s): Pizzuti Short North, LLC; c/o Michael T. Shannon and George R. McCue, Attys.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Pizzuti Short North, LLC; Two Miranova Place, Suite 800; Columbus, OH 43215; and City of Columbus Department of Development; c/o Boyce Safford III, Director; 50 West Gay Street, 3rd Floor; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- o The 1.5± acre site is developed with an office building zoned in the AR-2, Apartment Residential District, and two surface parking lots zoned in the C-4, Commercial District. The requested CPD, Commercial Planned Development District will allow mixed-commercial development, including a 145-room luxury boutique hotel with customary ancillary operations, and an office building, a 313-space parking garage, and an art gallery in the existing office building which fronts Park Street.
- o To the north along North High Street are mixed commercial uses with apartments above in the C-4, Commercial District, and across Russell Street is multi-unit residential development in the AR-2, Apartment Residential District. To the east across North Pearl Street is a parking lot in the R-4, Residential District. To the south along North High Street are mixed commercial uses with apartments above in the C-4, Commercial District, and office buildings in the C-2, Commercial District. To the west across Park Street is Goodale Park in the R-4, Residential District.
- o The site is located within the boundaries of both the Italian Village Commission and the Victorian Village Commission. Both groups are recommending approval of the requested CPD District.
- o The CPD plan and text establish development standards and permitted uses for each Sub-area and include setback and building materials commitments. Variances

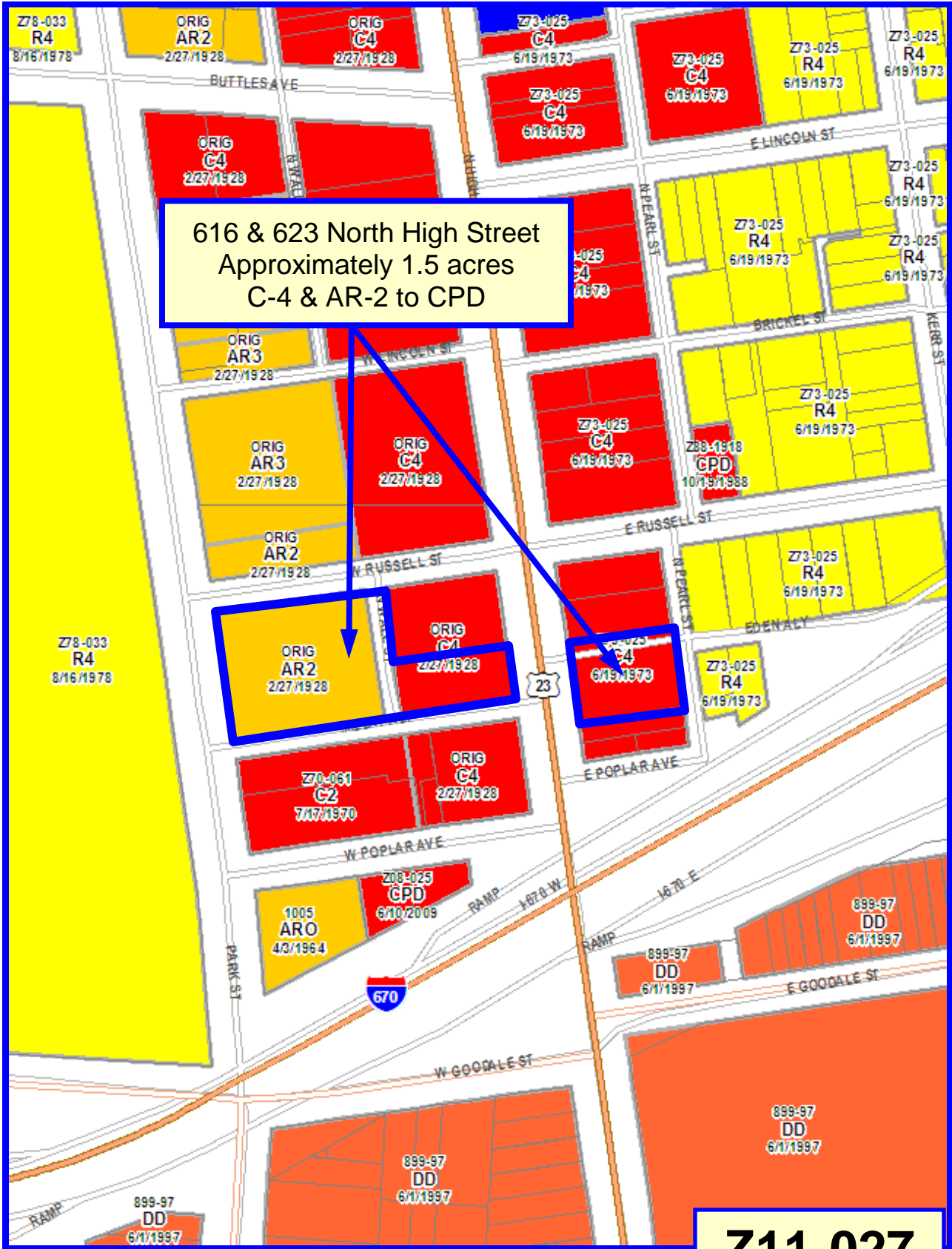
to height, setbacks, and for minimum number of parking and loading spaces are included in the request.

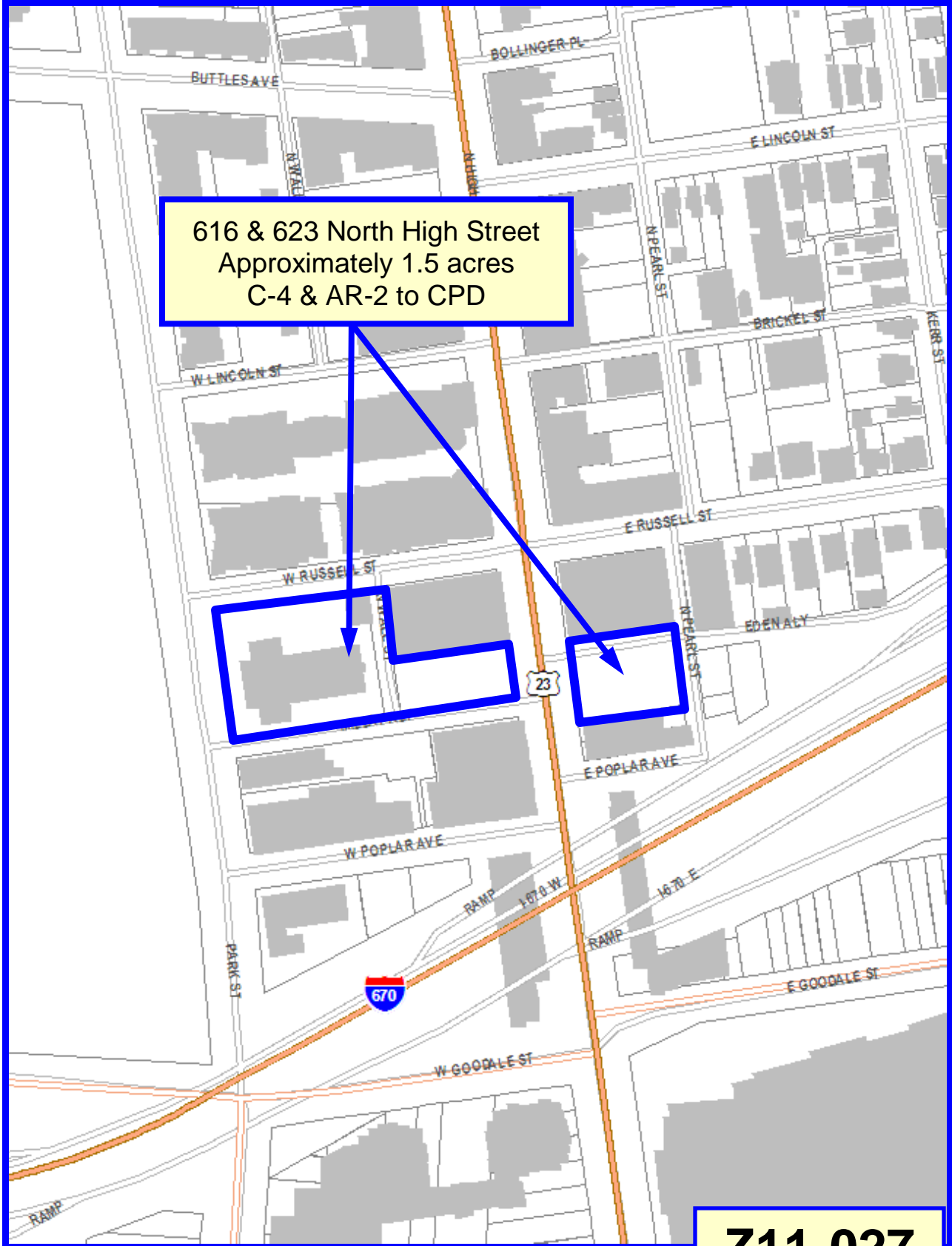
- o The Traffic Impact Study for the proposed development was submitted to the Public Service Department, Planning and Operations Division. Revisions to the study have been requested, but traffic-related commitments have not been finalized at this time. Those commitments will be incorporated into the proposal prior to consideration at City Council.
- o The *Columbus Thoroughfare Plan* identifies North High Street as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional approval.

The requested CPD, Commercial Planned Development District, will allow a 145-room luxury boutique hotel with customary ancillary operations on the east side of North High Street (Sub-area A), and an office building, a 313-space parking garage, and an art gallery on the west side of North High Street (Sub-area B). The proposed uses are consistent with the zoning and development patterns of the area, and both the Italian Village and Victorian Village Commissions have recommended approval on the CPD Text and plans. Approval is conditioned upon the finalization of traffic-related commitments to the satisfaction of the Public Service Department, Planning and Operations Division. The recommendation will revert to disapproval if the applicant does not incorporate the final commitments into the requested CPD District.*

*All traffic-related issues have been resolved to the satisfaction of the Public Service Department, Planning and Operations Division.





616 & 623 North High Street
Approximately 1.5 acres
C-4 & AR-2 to CPD

Z11-027



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS
ITALIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 618 North High Street
APPLICANT'S NAME: Pizzuti Companies

APPLICATION NO.: 10-1-5a **MEETING DATE:** 10-25-11 **EXPIRATION:** 10-25-12

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of Application #10-1-5a, 618 North High Street, to Columbus City Council, for the necessary rezoning components as stipulated in the Sub-Area A Development Text as submitted, with the following clarifications and noted conditions:

- There has been no change in the overall height of the project from its previously reviewed design.
- The hotel height of 112-ft exceeds the height-limit established by the recently adopted Short North Design Guidelines; however, the project location at the southern end of the Italian Village District, closest to downtown, mitigates any adverse effects and the site is being developed in conjunction with a new multi-story parking garage directly across High Street.

MOTION: Clark/Lewis (4-0-0) ZONING TEXT APPROVAL RECOMMENDED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS
VICTORIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 632 North Park Street
APPLICANT'S NAME: Pizzuti Companies

APPLICATION NO.: 10-2-8d **MEETING DATE:** 9-27-11 **EXPIRATION:** 9-27-12

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

10-2-8 d
Recommend approval of Application #10-2-8 d, 632 North Park Street, to Columbus City Council, for the necessary rezoning components as stipulated in the Sub-Area B Development Text submitted.
MOTION: Decker/Berthold (4-1-0) APPROVED. [Conte]

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 211-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL T. SHANNON
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, OH 43215
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 format:

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

1. Pizzuti Short North, LLC Two Miranova Place, Ste. 800 Columbus, Ohio 43215 Contact: Joel Pizzuti (280.4052) Employees 0	2. The City of Columbus 50 W. Gay St, Third Floor Columbus, Ohio 43215 Boyce Safford, Director (545.8585) Employees N/A
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael Shannon

Subscribed to me in my presence and before me this 30th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08/28/2014



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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer