

COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICT: CPD, Commercial Planned Development District & C-4, Commercial District

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 1836 North High Street

OWNERS: Redstone Realty, et al.

APPLICANT: Campus Partners for Community Urban Redevelopment
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DATE OF TEXT: August 1, 2018

APPLICATION #: Z18-033

1. INTRODUCTION:

The intersection of 15th Avenue and High Street and the blocks surrounding this intersection (the “Site” or “District”) provides an important link between The Ohio State University and the University District. Continued investment along the northern and southern ends of High Street in the University District has begun to transform the High Street corridor. However, this transformation will not be complete until this gateway to the University at 15th Avenue and High Street has been addressed.

Applicant’s proposed Site is centered upon the intersection of 15th Avenue and High Street and the properties surrounding this intersection. As described in the 15th and High Urban Framework Plan, the Site will include a mix of retail, residential, hotel and office uses. A Signature Building, presently conceived as a hotel or office building with ground floor retail uses, between 16th Avenue and 15th Avenue on Pearl Street, will provide the backdrop to a new public plaza and serve as a terminating vista between the University campus and the neighborhood east of High Street. A new parking garage, located between 16th Avenue and 15th Avenue adjacent to the Signature Building, will provide shared and dedicated parking spaces for the District and, by reducing the number of cars traversing the District’s streets, create a pedestrian-oriented environment. Mixed uses will occupy parcels west of Pearl Street and along the 14th, 15th, 16th and 17th Avenue corridors.

The Site encompasses approximately 9.6 +/- acres. The Site’s existing zoning classification is CPD, Commercial Planned Development with two C-4 Commercial parcels.

The proposed development will acknowledge and integrate (i) University Area District Plan recommendations so that the project embodies the spirit of the campus area, (ii) the traditional architecture of the greater University District neighborhood, and (iii) sustainable development principles and features, including enhanced streetscape, diverse street-level active uses, and maximum leveraging of transportation infrastructure. The project’s development will foster an active, urban lifestyle and promote a pedestrian-oriented character throughout the University District.

2. PERMITTED USES:

- A. As described in the attached Regulating Plan, the proposed Site shall consist of nine Subareas. Subarea 1 is generally bordered by North High Street, North Pearl Street, East 17th Avenue, and East 16th Avenue. Subarea 2, including 2A, 2B, and 2C, is generally bordered by North High Street, North Pearl Street, East 16th Avenue, and East 14th Avenue. Subarea 3 is generally bordered by North High Street, 15th Avenue, North Pearl Street and Subarea 2A. Subarea 4 is bordered by North Pearl Street on the west, East 16th Avenue, and East 15th Avenue. Subarea 5 is located between East 16th Avenue and East 15th Avenue, and adjacent to Subarea 4. Subarea 6 is located on East 16th Avenue and adjacent to Subarea 5. Subarea 7, including 7A and 7B, is generally bordered by East 15th Avenue, East 14th Avenue, and adjacent to Subarea 9. Subarea 8 is located at the corner of North Pearl Street and East 16th Avenue and Waldeck Avenue. Subarea 9 is generally bordered by North Pearl Street, East 15th Avenue, East 14th Avenue, and adjacent to Subarea 7.

The maximum cumulative number of residential units to be permitted in all subareas is 330 units.

Between approximately 100,000 square feet to 300,000 square feet of office is planned for the site; however it will be developed over phases.

- B. Those uses in Section 3356.03, C-4 Regional Scale Commercial Development Permitted Uses, of the Columbus City Code shall be permitted in all Subareas. The following uses are excluded: Automobile sales (new and used); Billboard (unless approved as part of a graphics plan); Bus or truck terminal; Car lot; Funeral Homes and Services; Crematory; Pawn Brokers; Collection Agencies; Repossession Services; Hookah Bars. Subarea 3 shall be maintained as public space and shall permit a structure whose use contributes to the activity within the public space and having a design and scale approved by the U.I.D.R.B. Finally, Bars, Nightclubs and Cabarets shall be prohibited for the portion of the development site east of the Pearl Alley frontage except for Subarea 4 and Subarea 9. All Subareas except Subarea 1, Subarea 6, Subarea 7B, and Subarea 8 shall permit rooftop monopole telecommunication antennae.

Companion council variance CV18-061 has been filed to permit first floor residential and accessory residential uses in Subareas 5 through 8 and permit college fraternity, sorority, dormitory or club houses in Subarea 7. Any residential development in Subarea 7A shall be limited shall be requested to permit first floor residential in all Subareas and permit college fraternity, sorority, dormitory or club house and religiously or institutionally affiliated student housing.

3. DEVELOPMENT STANDARDS:

Unless otherwise indicated in the written text or the submitted Site plan, the applicable development standards are contained in Chapter 3356, C-4 Regional Scale Commercial Development and 3325, University District Planning Overlay of the Columbus City Code.

- A. Density, Height, Lot and/or Setback Commitments:

1. The Regulating Plan, attached, establishes the minimum setback requirements for each Subarea. The chart below summarizes these Setbacks and establishes the maximum height of structures for each Subarea. The Site shall establish a 110-foot Height District in conformance with zoning requirements.

Subarea	Front Setback	Side Yard	Rear Yard	Maximum Height*
1	0', except High Street is 1'6"	N/A	N/A	72'
2A	0', except High Street is 1'6"	0'	N/A	80'
2B	0', except High Street is 1'6"	0'	N/A	81'
2C	0', except High Street is 1'6"	0'	0'	81'
3	0'	0'	0'	35'
4	0', except 16th Avenue is 5'	0'	N/A	72', except, within 123 feet north of 15th Avenue, 110' is permitted (approval by U.I.D.R.B.)
5	0', except 16 th Avenue is 5'	5', except adjacent to Subarea 4 is 0'	5'	60'
6	5'	5'	5'	45'
7A	20'	As shown on Regulating Plan	10'	45'
7B	20'	10'	10'	45'
8	5', except Pearl Street is 0'	0'	0'	60'
9	0' from Pearl and 15th Avenue; 10' from 14th Avenue	As shown on Regulating Plan	As shown on Regulating Plan	70

* As measured from the average of the grade to the average of the roof height (excluding parapet, and mechanical penthouse, equipment).

B. Access, Loading, Parking, Pedestrian Improvements and/or other Traffic related commitments:

1. Parking Standard: The establishment of a vibrant, walkable environment within the 15th/High District is a principal urban design objective. Instrumental to achieving this objective is a parking strategy which minimizes (i) the number of vehicles which circulate on the District streets looking for a parking space and (ii) parking on surface lots.

The District's parking standards aim to achieve this objective by (i) recognizing the factors which minimize the need for District residents and visitors to utilize cars resulting in the need for fewer parking spaces and (ii) providing parking spaces in a new District Parking Garage and in three existing parking garages located so as not to detract from the District's vibrancy and walkability.

Factors Resulting in Reduced Vehicle Trips:

- 26,450 students, faculty and other residents within a 10-minute walk to District.
- Most extensive bus transportation within Columbus serving the District – both COTA on High Street and the University's CABS free transit service bringing riders from throughout the campus area to within one block of the District.
- Proximity of the academic campus to the District.
- The planned mixed-uses to be developed within the District.

The District's Garage Program

- A new District Parking Garage of approximately 450 parking services located on Subarea 5 between 15th and 16th Streets, shielded by frontage buildings on each of the public streets.
- The Arps and Union North Garages situated on the west side of High Street immediately to the north and south of the District with approximately 400 parking spaces available for office employees affiliated with the University parking on weekdays between 8 AM and 4 PM, and available for the general public at other hours as well as weekends. The Union South Garage has an additional 300-400 available spaces open to all District employees and visitors.

Given the District's special circumstances, the rules set forth in paragraphs 2-8 below shall regulate parking within the District.

2. The Developer shall implement the roadway commitments and roadway modifications defined in the approved Traffic Impact Study.
3. The OSU parking garages on the west side of High Street shall not be used to satisfy the residential parking requirements for residential developments within the CPD.

4. All access points to all Subareas shall be subject to the approval of the Department of Public Service.
5. Parking requirements for Subareas 1-7 and 9 shall be calculated and provided in the aggregate for the entire Site. Subarea 8 may satisfy its parking requirement either within the subarea, or with the approval of the Department of Public Service, as part of the aggregate parking requirements for the entire Site.
6. There shall be no required on-site parking for individual subareas. Aggregate minimum parking requirements may be satisfied through a combination of on-site parking, on-street parking adjacent to subarea frontages, the planned District Parking Garage in Subarea 5 which shall have no less than 450 parking spaces and approximately 700-800 available parking spaces within the Arps (approx. 300), Union North (approx. 100) and Union South Garages (approx. 300-400) on High Street adjoining the District, provided that the approximately 300 spaces in Arps and 100 spaces in Union North Garages shall only serve University Office users on weekdays between 8 AM and 4 PM.
7. Applicant shall provide parking in compliance with the Parking Ratios obtained by calculating the product of (i) the applicable “Base Parking Ratio” and (ii) 100% minus the “Reduction Factor”, each being set forth below.

Base Parking Ratio

Use	Base Parking Ratio
Retail / Restaurant	1 parking space for every 275 Sq. Ft. (10,001 - 100,000 Sq. Ft.)
General Offices	1 parking space for every 450 Sq. Ft.
University Office	1 parking space for every 450 Sq. Ft. (up to 400 of such spaces may be satisfied in the Arps and Union North Garages)
Hotel (with conference facilities)	1 parking space per hotel guest room
Residential	.375 parking spaces per bedroom

This Base Parking Ratio is in accordance with the “University District Plan”, issued by the Columbus Planning Division, p. 43 (2015) which incorporates the following “Reduction Factor” considerations:

<u>Reduction Factor</u>				
		Office		
<u>Reduction Factor</u>	<u>Retail/Restaurant</u>	<u>General</u>	<u>University</u>	<u>Hotel</u>
Mass Transportation	5%	10%	10%	0%
Proximity of “Destination” for	60%	0%	0%	0%

User Type				
“Shared” Uses due to Mixed-Use District	5%	5%	5%	0%
Vacancy	5%	5%	5%	5%
Total	<u>75%</u>	<u>20%</u>	<u>20%</u>	<u>5%</u>

This Base Parking Ratio is also in consideration of the reduced parking requirements of the University Urban Commercial Overlay, Chapter 3325 of the Columbus City Code.

8. Parking spaces shall be a minimum of 8 feet and 6 inches in width.
 9. Parking shall not be required for outdoor dining or entertainment areas.
 10. Loading spaces: Due to the mixed-use nature of these subareas it would be impossible for each use to have its own loading space on its own tax parcel. The required number of loading spaces shall be determined after discussions with the Department of Public Service. Loading spaces and maneuvering areas shall not be required to be located on the same lot as the use they are intended to serve, as permitted by the Department of Public Service.
 11. Bicycle storage spaces shall be provided pursuant to Code either on the development site or in the parking garage in Subarea 5.
 12. Due to financing, ownership, and real estate tax purposes, the individual subareas may be divided into separate tax parcels without parking and/or loading spaces and without frontage on a public street.
 13. The design of any traffic improvement or access point shall be subject to the review and approval of the Department of Public Service, Division of Traffic Management.
 14. At the time of the parking garage design in Subarea 5, the Department of Public Service may require improvements to the intersection of Waldeck and 16th Avenue.
- C. Buffering, Landscaping, and/or Screening Commitments:
1. Street trees shall be installed along all improved frontages, with the exception of Pearl Street, in cooperation with the Urban Forester of the Department of Parks and Recreation.
 2. Minimum size of trees at installation shall be 3-inch caliper for deciduous trees, 5 feet in height for evergreen trees and 2.5-inch caliper for ornamental trees.

3. Applicant shall submit a landscape plan for the part of the east side of the garage in Subarea 5 which is not contiguous to Subarea 6 which shall be approved by the U.I.D.R.B. prior to zoning clearance being granted by the City for Subarea 5.
- D. Building Design and/or Interior-Exterior Treatment Commitments
1. The following criteria shall be considered for review and approval of buildings by the University Impact District Review Board:
 - a. All buildings shall be compatible with the architectural character of the surrounding neighborhoods. Buildings may be articulated by such means as: expressed structure, piers and columns, recessed and projecting bays, and three-dimensional architectural details, signs, and awnings. The mixed-use nature of a building should be expressed where applicable. The first floor containing retail uses for a building shall be highly transparent, allowing ground floor retail uses to visually activate the abutting streets and spaces.
 - b. Buildings shall reinforce the primary streetscape frontage. Buildings shall be scaled to create a pedestrian atmosphere and shall promote the creative design of a high-quality development that fits into the design context of the surrounding properties within the district.
 - c. Design and materials shall be compatible with nearby buildings and streetscape.
 - d. Building materials shall be of high quality and durability, such as traditional masonry. The choice of materials, texture, and color for new buildings should be influenced by the predominant pattern of the area. Stucco and stucco like materials, vinyl and standard concrete block are not appropriate building materials on any building façade which fronts a public street.
 - e. All building openings, including doors and windows, shall be spaced and sized at regular intervals to promote a pedestrian environment.
 - f. Except for Subarea 2A, Subarea 2B, Subarea 2C, Subarea 4, and Subarea 9, elevated decks (above a building's first floor) and balconies fronting on the exterior face of buildings (in contrast to an internal courtyard) are prohibited.
 - g. The developer shall utilize the principles of the 15th and High Urban Framework Plan in the submission of building plans to the University Impact District Review Board.
 - h. The public realm will include street trees, articulated sidewalks, spaces for outdoor cafes, awnings, and signage to reinforce the District as a destination for shopping, dining, evening entertainment and informal meeting and social gatherings.

2. No materials, supplies, equipment or products shall be displayed or be permitted to remain on any portion of the Site outside the permitted structures except in screened areas.
3. All buildings shall have architecture on all sides except for “frontage buildings” and the parking garage in Subarea 5. Blank walls should not be presented to primary streets, side streets or adjacent residential buildings. Buildings shall address primary street frontages, but also contribute to the atmosphere of surrounding streets and public streets and spaces.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or Other Environmental Commitments:

Trash and recycling containers, dumpsters and service areas shall be screened in a manner that allows ease of access and is complementary to the building in material and color.

F. Graphics and Signage Commitments:

Graphic standards, except as modified by the graphics plans, shall apply as they pertain to a C-4, Commercial District and the Graphics provisions of the Regional Commercial Subarea (Section 3325.351).

G Miscellaneous:

1. The Site shall be developed in general conformance with the submitted Regulating Plan, provided, however, exact locations of access drives, structures and landscaping have not yet been determined, but shall be subject to approval of the applicable city agencies and divisions. The Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Plan shall be reviewed and approved by the Director of Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
2. All developments shall comply with the Parkland Dedication Ordinance.
3. Applicant’s Commercial Planned Development contemplates the following variances:
 - a. 3325.323, Building Height Standards, for parcels within the Regional Commercial Subarea of the University District zoning overlay, applicant requests a variance from the maximum height of 72 feet to permit height as set forth in Section 3(A)(1) of this text.
 - b. 3309.14, Height Districts, for parcels not within the Regional Commercial Subarea of the University District zoning overlay, applicant requests a variance from the height district to permit height as set forth in Section 3(A)(1) of this text.
 - c. 3325.381, Parking and Circulation, for parcels within the Regional Commercial Subarea of the University District Zoning Overlay, applicant requests a variance from the minimum number of parking spaces required as set forth in Section 3(B)(1-8).

- d. 3312.49(C), Minimum Number of Parking Spaces Required, for parcels not within the Regional Commercial Subarea of the University District Zoning Overlay, applicant requests a variance from the minimum number of parking spaces required as set forth in Section 3(B)(1-9) of this text.
 - e. 3312.29(A), Parking Space, applicant requests a variance to allow parking spaces to be 8.5 feet by 18 feet exclusive of accessible spaces.
 - f. 3312.51, Loading Space, which section does require all loading spaces and maneuvering areas to be located on the same lot as the use that they are intended to serve. Applicant requests a variance to permit loading spaces to serve uses that are not located on the same lot.
- H. CPD Criteria:
- 1. Natural Environment: The Site is located on the east side of a major arterial roadway and is occupied by a variety of buildings.
 - 2. Existing Land Uses: A combination of commercial, residential, and university uses surround the Site.
 - 3. Transportation and Circulation: The existing street system shall provide access to the proposed development per the Regulating Plan.
 - 4. Views and Visibility: See Section D.
 - 5. Visual Form of the Environment: See Section D.
 - 6. Proposed Development: Mixed use of commercial, office, hotel, entertainment, parking, and residential uses.
 - 7. Emission: No adverse effects shall result from the proposed development.
 - 8. Behavior Patterns: Other than as proposed herein, the proposed development shall make use of the existing pedestrian and vehicular patterns for the area.