

COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICT: C-4, Commercial
AR-O, Apartment
R-4, Residential

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 1516 North High Street

OWNERS: Redstone Realty Co, LLC
Campus Partners for Community Urban Redevelopment

APPLICANT: Campus Partners for Community Urban Redevelopment
c/o Michael T. Shannon, Esq.
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DATE OF TEXT: July 1, 2014

APPLICATION #: _____

1. INTRODUCTION:

The Campus Gateway Phase II is a focused continuation of Campus Partners' work to revitalize the High Street commercial corridor. Located directly south of the recently constructed South Campus Gateway, the proposed project will bridge the gap between The Ohio State University and the Short North. The Site is located within the University Area Commission, University Impact Area, Urban Commercial Overlay, and the Weinland Park Association. The project encompasses approximately 7 acres and is generally bound by High Street to the west, East 9th Avenue to the north, Section Alley to the east, and Euclid Avenue to the south. The Site's existing zoning is a mix of R-4 Residential, AR-O Apartment Office, and C-4 Regional Scale Commercial.

Applicant proposes to rezone the Site to CPD Commercial Planned Development. The Campus Gateway Phase II will provide commercial space for retail, office and restaurant uses, approximately 525 dwelling units, and parking as required by the CPD Text satisfied by both on-Site and by utilization of the neighboring South Campus Gateway parking garage.

The proposed development will acknowledge and integrate the Draft University Area District Plan recommendations so that the project embodies the spirit of the Campus Gateway area and greater University District. The Campus Gateway Phase II will also integrate sustainable development principles and features in the area through enhanced streetscape, diverse street-level active uses, and maximum leveraging of transportation infrastructure. Ultimately, the project will mingle campus activities with an urban lifestyle and promote the pedestrian-oriented character of the Campus Gateway and the Short North. This will be accomplished in harmony with the Weinland Park Neighborhood Plan

2. PERMITTED USES:

A. The proposed redevelopment Site shall consist of four subareas. Subarea A is on the east side of North High Street between East 9th Avenue, East 8th Avenue and Pearl Street. Subarea B1 and B2 is on the south side of East 9th Avenue between north Pearl Street and Section Alley. Subarea C1 and C2 is on the north side of East 8th Avenue between North Pearl Street and Section Alley. Subarea D1 and D2 is on the south side of East 8th Avenue between North Pearl Street and Section Alley.

B. Those uses permitted in Section 3356.03, C-4 Permitted Uses, of the Columbus city Code and floor dwelling units, residential dwelling units above the first floor dwelling units, and dwelling units above Bowling Centers, Performing Arts, Spectator Sport and Related Industries, Theaters, Dance Companies and Dinner Theaters, as permitted by council variance. Non-auto-oriented carry-out and fast food uses are permitted. The following uses are excluded from the subject property:

- Automobile sales (new and used)
- Billboard (unless approved a part of a graphics plan)
- Bus or truck terminal
- Car lot

C. The first floor of buildings in Subarea A shall permit commercial, residential, or parking uses and floors 2 through 6 shall permit residential or residential supporting uses. The first floor of buildings in Subarea B1 and B2 and C1 and C2 shall permit commercial, residential, or parking uses and floors 2 through 5 shall permit residential or residential supporting uses. The first floor of buildings in Subarea D1 and D2 shall permit commercial, residential, or parking uses and floors 2 through 4 shall permit residential uses. Applicant shall submit a companion Council Variance from CCC § 3356.03 to allow the development of ground floor dwelling units in Subareas A through D, and allow the continued uses and maintenance of any existing structure should they remain. Structured parking shall be permitted in all sub-areas.

3. DEVELOPMENT STANDARDS:

Unless otherwise indicated in the written text or the submitted Site plan, the applicable development standards are contained in Chapter 3356, Regional Scale Commercial Development of the Columbus City Code.

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

1. The building, parking, and maneuvering setbacks from High Street and any street frontage less than 50 feet from High Street shall be 0-35 feet from the public right of way. The front build-to zone for areas along 8th and 9th Avenues that are greater than 50 feet from high Street shall be 0-15 feet from the public right of way.
2. Subareas A through D shall maintain a minimum 5 foot rear yard and sideyard setbacks.
3. The Site shall establish a 110 foot height district. The maximum building height for Subarea A shall be 90 feet. The maximum building height for Subarea B and C shall be 75 feet. The maximum building height for Subarea D shall be 60 feet. Rooftop mechanical equipment and its associated screening, parapet wall will not be used in the determination of building heights. Specialized or distinctive architectural elements, as approved by the University Area Review Board, shall not be subject to these height limitations.

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

1. Parking requirements for Subareas A through D shall be calculated and provided in aggregate for the entire Site.
2. 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 all subarea frontages, and up to 300 parking spaces within the existing South Campus Gateway garage, in Subarea E of Z03-004 (Ord. # 1673-2003).

3. Applicant shall provide 3 parking spaces per 1,000 square feet commercial use (including retail, office, and restaurant). Residential uses shall provide 1.5 parking spaces per dwelling unit.
4. There shall be no parking required for outdoor dining or entertainment areas.
5. One loading space shall be provided for Subarea A. Because no large scale tenant is expected within the subarea, the development may vary the size and shape of the loading zone if the space required pursuant to the code is deemed unnecessary.
6. Sidewalks and outdoor dining areas shall be paved with material and pattern consistent with the existing South Campus Gateway High Street sidewalk. The material and pattern shall extend a minimum of 50 feet from High Street along 8th and 9th Avenues. Sidewalks that are not less than 4 feet in width shall be provided along 8th and 9th Avenues.
7. Subarea A shall provide at least 20 covered bicycle storage spaces. Subareas B through D shall provide, in aggregate, bicycle storage spaces pursuant to the Code.
8. 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.
9. 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 Planning and Operations.

C. Buffering, Landscaping, and/or Screening commitments:

1. Applicant shall provide 1 shade tree for every 20 surface parking spaces. There shall be no tree requirement for parking spaces contained within structured parking.
2. Street trees shall be installed along all improved frontages in cooperation with the Urban Forester of the Department of Parks and Recreation.
3. Unless otherwise specified, 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.

D. Building Design and/or Interior-Exterior Treatment Commitments:

1. The public realm will include large street, trees, articulated sidewalks, spaces for outdoor cafes, and attractive three-dimensional awnings and signage to reinforce the District as a destination for shopping, dining, evening entertainment and informal social meetings and gatherings.
2. All buildings within Subarea A shall be contemporary, using flat planes and taut building wrappers to create simple juxtaposing volumes that provide efficient, flexible plans appropriate to their respective uses. The commercial base for each building will be highly transparent, allowing the energy and light of the stores to spill out and activate the streets. The upper stories will be articulated to reference the best architecture of the adjacent Short North while retaining a contemporary authenticity.

3. All buildings within Subareas B through D shall reinforce the streetscape along 8th and 9th Avenues. Buildings are to be scaled as established in the south Campus Gateway development to create a pedestrian atmosphere, and shall include architectural massing and detailing that creates a visually interesting pattern and rhythm along the street frontage.
 4. Each building shall consist of a material palette intended to be high quality and long lasting, comprising of brick of various colors, case stone, glass (particularly at street-level), exposed metal, EIFS, composite trim and materials of similar quality. Material palette shall be reviewed and approved by the University Area Review Board.
 5. All building openings, including doors and windows, shall be spaced and sized at regular intervals to promote a pedestrian environment. Building openings within Subarea A shall be oriented vertically to match the character of the existing South Campus Gateway Development.
 6. The buildings within Subarea A shall have a flat roof. The buildings within Subareas B through D may have flat, gable, shed roof, or combination thereof.
 7. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the Site outside the permitted structures, except for outside dining and entertainment areas.
- E. Dumpsters, Lighting, Outdoor Display Areas, and/or Other Environmental Commitments:
1. Outdoor lighting shall be cut-off fixtures (down lighting) unless an alternative design is approved by the University Area Review Board.
 2. Light poles in the parking lots shall not exceed 18 feet in height unless an alternative design is approved by the University Area Review Board.
- F. Graphics and Signage Commitments:
1. Graphic standards, except as modified by the graphics plans, shall apply as they pertain to a C-4, Commercial District.
- G. 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 as described in Section 3B.
 4. Views and Visibility: See Section D.

5. Visual Form of the Environment: See Section D.
6. Proposed Development: Mixed use of commercial, office, 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.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant