



MEMORANDUM

TO: Columbus Plan Commission Members
FROM: Jeff Bergman
DATE: November 1, 2016
RE: DP-14-23 (Cummins 6th Street Parking Garage)

At the October 10, 2014 meeting the Plan Commission approved a request by Cummins for their 6th Street parking garage to (1) replace the ivy that had been planted on each garage level on the 6th and 7th Street façades with ivy that would grow from street level only and gradually cover the façades and (2) provide temporary greenspace and ivy along the Washington Street frontage.

The Washington Street frontage ivy and green space was an alternative to a brick façade and parking lot that had been approved in 2011 with the initial site development plan for the garage. Each treatment of the Washington Street frontage, the brick / parking lot and the ivy / green space, were intended as temporary measures to address the appearance of this unfinished side of the garage until development took place on the vacant portion of the property.

The October 10, 2014 approval included the commitment that Cummins return to the Plan Commission to follow-up on (1) the progress of the replacement ivy on the 6th and 7th Street façades and (2) the adequacy of the ivy and greenspace treatment of the Washington Street frontage.

Attached for your reference are the following:

1. the staff report prepared for the October 10, 2014 Plan Commission meeting,
2. an excerpt from the minutes of the October 10, 2014 Plan Commission meeting,
3. renderings of the originally approved 6th Street façade ivy and Washington Street frontage brick façade / parking lot, and
4. photos of the present appearance of the parking garage.

Representatives from Cummins will be present at the November 9, 2016 Plan Commission meeting to provide the required update and also to discuss prospects for the development of the property's Washington Street frontage.

Please feel free to contact me if you have any questions.



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 8, 2014 Meeting)

Docket No. / Project Title: DP-14-23 (Cummins 6th Street Parking Garage)
Staff: Leanne Wells
Applicant: Cummins, Inc.
Property Size: 1.83 acres
Current Zoning: CD (Commercial: Downtown Center)
Location: Southeast corner of Washington Street and 6th Street, in the City of Columbus.

Background Summary:

The applicant is requesting a time extension of the recorded commitment to construct a brick façade on the east side of the property garage. In addition, the applicant has provided a modification to the original site development plan to allow the Washington Street frontage of the site to be maintained as green space (rather than a parking lot) until further development can be put in place at this location.

On December 11, 2011 the original development site plan for the parking garage was approved with two commitments: 1) if construction on the subject property did not begin by October 1, 2012 then the east façade of the parking garage would include a brick façade of precast panels with punch openings and 2) if the vines on the north and south sides of the garage die or fail to create sufficient opacity, the applicant agreed to return to Plan Commission. On June 11, 2014 the Plan Commission heard discussion regarding the subject property and extending the deadline for installing the brick façade until June 2016.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the extension of installing the brick façade on the east wall appropriate?
2. Is a temporary green space appropriate for this location?
3. Is it appropriate to request Cummins to replace the missing Washington Street tree along the subject property as well as any others that are dying or in poor condition?
4. Is the proposal to replace the vine material along 6th and 7th streets of the parking appropriate?

Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.

4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

Plan Commission Process, Options & Preliminary Staff Recommendation:

Step 1 **Development Standards Waivers & Modifications:**
 The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification. No waivers or modifications are requested.

Step 2 **Conditions:**
 The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval:

1. The applicant shall replace any missing, dead or dying street trees on the property as part of and prior to the completion of the proposed project.
2. The applicant shall update sheet C200 to read as the correct landscape material i.e. grass or turf instead of asphalt.

User Notes: _____

Step 3 **Commitments:**
 The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments:

3. If new construction of a building along Washington Street has not started by June 1, 2016 then the east façade of the parking garage shall include the proposed brick-faced precast panels with punched openings or other alternative treatment subject to the approval of the Plan Commission.
4. The applicant agrees to return to Plan Commission if the proposed replacement vines fail to provide opacity or fail to sustain that opacity on the north and south side of the garage.

User Notes: _____



Approval, Denial or Continuance:

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval, subject to the conditions and commitments noted above.

User Notes: _____

Current Property Information:	
Land Use:	Parking Lot/Parking Garage
Site Features:	Parking Lot/Parking Garage
Flood Hazards:	No flood hazards are present on the subject property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances are present on the subject property.
Vehicle Access:	6 th Street (Local, Commercial, Urban) 7 th Street (Collector, Residential, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CD (Downtown Commercial)	Commercial Office Building (Breedon Realty)
South:	CD (Downtown Commercial)	Commercial Retail Building (View Point Books) Residential on the Second Floor

East:	CD (Downtown Commercial)	Commercial Retail Building (Hoosier Sporting Goods, LaMode, Strand, etc.) Residential and Office on the Second Floors
West:	CD (Downtown Commercial)	Cummins Office Building

Interdepartmental Review:	
City Engineering:	The site plan as it pertains to drainage and access appear to be in compliance with the ordinance.
City Utilities:	No comments at this time.
Fire Department:	The Columbus Fire Department does not have any issues with this site plan.
MPO:	No comments at this time.

History of this Location:

The relevant history of this property includes the following:

1. On December 14, 2011 the subject property received approval of a site development plan with commitments by the Columbus Plan Commission. The Washington Street frontage had been indicated in the original development site plan as a parking lot.
2. On August 8, 2012 the site development plan for Urban Elements Apartments was approved by the Plan Commission for the lot that front Washington Street.
3. On June 11, 2014 discussion was held by the Columbus Plan Commission regarding an extension for construction of the brick faced panels on the east side of the garage and the proposal to remove the existing parking lot and replace it with green space.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
2. **POLICY A-2-16:** Promote simple, objective design standards (not an architectural review committee) for commercial, industrial, and institutional development. *Because the appearance of the community is important, the city needs to promote design standards that will lead to attractive development. These standards might include such things as variations in roof lines or building facades, requirements for windows, or standards for the placement of buildings on their lots.*
3. **POLICY E-1-1:** Maintain the downtown as the heart of the city, retaining its function as the government, institutional, and financial center of the community.
4. **POLICY S-L-4-1:** Make extensive use of street trees throughout the community, requiring them in new development.

This property is located in the Downtown Columbus character area. The following Planning Principle(s) apply to this application:

1. New development or redevelopment should enhance the positive qualities of downtown. A healthy land-use mix should be retained, including a variety of retail, office, financial, professional, and institutional uses. Suburban-type uses such as big-box retail stores should not be permitted.
2. Prevent establishment of parking lots that will create gaps in the continuity of downtown buildings.
3. Locate off-street parking behind structures rather than in front of or beside them.
4. Retain the urban character by locating buildings close to the street.

This property is also addressed by the Downtown Columbus Strategic Development Plan. It notes the following:

1. Site Analysis Key Findings: The site analysis key findings summarize the outcomes of the Downtown Columbus physical analysis. Analysis Key #2 states: "Surface parking separates residential neighborhoods and parks from downtown. Parking in downtown is important for Downtown Columbus' functionality. However, large surface parking lots that separate downtown from surrounding neighborhoods and amenities make downtown less attractive to walk to from nearby areas."
2. The eastern ½ of this block is identified as "Mixed-Use Business Corridor" and it is indicated that "enhancement of the Mixed-Use Business Corridor should include reinforcing the existing retail, office and business character of Washington Street by filling vacant parcels with uses and buildings that enhance its distinct character. Emphasis should be placed on locating retail at street-level with loft housing and offices on upper floors. The corridor should serve as a primary pedestrian connector for the Courthouse Square and the Neighborhood Center."

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting an extension to July 1, 2016 for the construction of the brick façade on the east side of the parking garage. During the June 11, 2014 discussion the Plan Commission asked the applicant if there was a less costly treatment that could be used in lieu of the brick façade. The applicant has stated there are no other options to present at this time.
2. The applicant has also submitted a modification to the original site development plan proposing the existing parking lot be redeveloped as a green space until future development can be put in place at this location. On sheet C200, the applicant has been notified that the label reading 'asphalt' shall be corrected to read as the correct landscape material i.e. grass or turf.
3. The vines (English Ivy) that were originally planted on the north and south side of the garage have failed to survive. The applicant stated they would provide the Plan Commission with a presentation during the meeting of their proposal for the vine issues.
4. The 2nd street tree near the intersection of Washington Street and 7th Street is currently absent from the site plan. The applicant has expressed agreement to replacing this tree and other trees between 6th and 7th on Washington Street that are in poor health.

recommending amendments to the Flood Hazard Area regulations of the Columbus Zoning Ordinance to the Columbus City Council. The amendments include (1) the incorporation of updates to the IDNR model ordinance and (2) the adoption of replacement flood hazard area maps.

Ms. Pinkston presented the background information on this request.

She stated that a few years ago FEMA began a re-evaluation of the flood hazard areas in Bartholomew County and the City of Columbus. She stated that IDNR sent approximately 3000 letters and brochures to property that could be affected by the changes made to the flood areas.

Ms. Pinkston stated that FEMA has set a deadline of December 9, 2014 to update and adopt the new maps in order to maintain compliance with the National Flood Insurance Program. In addition to that, the City is required to adopt floodplain management regulations that comply with the National Flood Insurance Program. Ms. Pinkston indicated that these regulations are provided to the City by IDNR'S model ordinance.

Mr. Jerome asked how this affected the Walesboro project. Ms. Pinkston stated that the flood hazard area is still present on the property but the base flood elevation has lowered.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Motion: Mr. Jerome made a motion to send a favorable recommendation to the City Council on **General Resolution 2014-03**. Mr. Fisher seconded the motion and it carried with a vote of 6-0.

Mr. Schroer arrived at the meeting.

DP-14-23: Cummins Parking Garage – a request by Cummins, Inc. to amend their previously approved site development plan, specifically to request an extension of time on the installation of a brick façade on the east side of the parking garage and to maintain the undeveloped portion of the property as green space. The property is located at the northwest corner of 6th and Washington Streets, in the City of Columbus.

Mr. Jones recused himself due to a conflict of interest.

Ms. LeAnne Wells presented the staff information on this request.

Ms. Catina Furnish, Julie DeGenio and Brian Walton with Cummins, Inc.; and David Kuchner, American Structure Point, Inc.; represented the petitioner.

Ms. Furnish stated they were proposing to put the green space in place until the site is being developed. She stated if the façade goes up there will be no development and no one in the community wants that long term. Ms. Furnish stated those are the two options available at this

time.

Ms. Furnish stated that are continuing to work with developers and would like to develop a residential or commercial project on the site. She stated they are requesting an extension on installing the façade and would like to develop the parking area into temporary green space as an alternative now.

Mr. Lang stated it was his opinion that there should be a solution to making, 6th, 7th, and Washington Streets more ascetically pleasing.

Ms. Furnish presented a short power point presentation of the site. She stated Cummins was trying to come up with a short-term solution with the Plan Commission to close this case. She stated they were trying to obtain approval of this petition and move forward. Ms. Furnish stated it was her opinion that this site would be developed into something that the downtown would be proud of.

Ms. Julie DeGenio with Cummins stated their role is not to maintain a long-term public parking lot at this site. She stated they do want to see development in downtown Columbus and it is important to Cummins. She stated their actions in the past few years speak for itself.

Ms. Furnish stated as it stands the façade should have been in place by October 1, 2012 if construction had not started on development.

Mr. Jerome stated it was his opinion that they could leave it like it is if they needed more time.

Ms. Furnish stated they were committed to doing something at this site and the plan before the Plan Commission today is what they are proposing at this time.

Ms. Pinkston stated at this time leaving it, as a gravel parking lot, would not be allowed. It would have to be paved and landscaped.

Mr. Baute stated that it was his opinion that Ms. Furnish was complying with the Plan Commissions directions by presenting the plan that is before the Board.

Mr. Lang asked about the ivy on sixth and seventh Streets that have died.

Ms. Furnish stated the dead ivy had been removed and empty boxes were still in place. Ms. Furnish stated the option they were recommending was planting the English Ivy at ground level and allowing it to grow up. She stated there would be a more robust product in three years' time. She stated what was planted in the ground previously was still alive. It would be trained to grow in the right direction. Mr. Lang suggested it be located on Washington Street frontage as well as 6th and 7th Streets.

Ms. Furnish stated they could support that.

Mr. Walton with Cummins stated that the ivy would be grown from ground level to the second level, third level, and all the way up the building. He stated it would have to be trained to grow on certain structures. Mr. Walton stated they could install a structure on the front of the building along Washington Street to support the ivy's growth.

Ms. Pinkston asked when the ivy would be installed. Mr. Walton stated that would be next spring (2015). He stated he would like to see two growing seasons before making a determination if this will work. Ms. Furnish stated without the boxes, they would need to plant additional ivy in the ground on the sixth & 7th Street sides that were not included in the original landscape plans. She stated they were willing to do that.

Ms. Pinkston stated that staff would recommend a commitment that the petitioners return to the Plan Commission to review the ivy and the east façade discussion no later than October 2016 if is no development has occurred on the site.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Motion: Mr. Fisher made a motion to include the following condition: The applicant shall plant English Ivy in the ground on the sixth[&] seventh and Washington Street garage frontages with a trellis system by June 1, 2015. Mr. Jerome seconded the motion and it carried unanimously by voice vote.

Motion: Mr. Jerome made a motion to include the following commitment: The applicant shall return to the Plan Commission to revisit the ivy and east façade discussion by no later than October 2016, if development has not begun on this site. Mr. Fisher seconded the motion and it carried by voice vote unanimously.

Mr. Pinkston stated that staff would recommend approval of this request subject to the two previous approvals.

Motion: Mr. Fisher made a motion to approve **DP-14-23** as presented with the condition and commitment previously approved and to maintain the undeveloped portion of the property on Washington Street as green space. Mr. Jerome seconded the motion and it carried with a vote of 6-0.

DISCUSSION ITEMS

Appointment of a Hearing Officer Alternate

Motion: Mr. Baute made a motion to appoint Jeff Bergman as Hearing Officer Alternate replacing Thom Weintraut. Mr. Jerome seconded the motion and it carried unanimously by voice vote.

DISCUSSION ITEMS

None

DIRECTOR'S REPORT

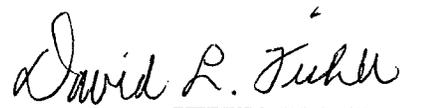
Ms. Pinkston introduced the new Associate Planner Ashley Klingler, who started work September 15, 2014.

LIASION REPORT

ADJOURNMENT: 6:00 p.m.



Roger Lang, President



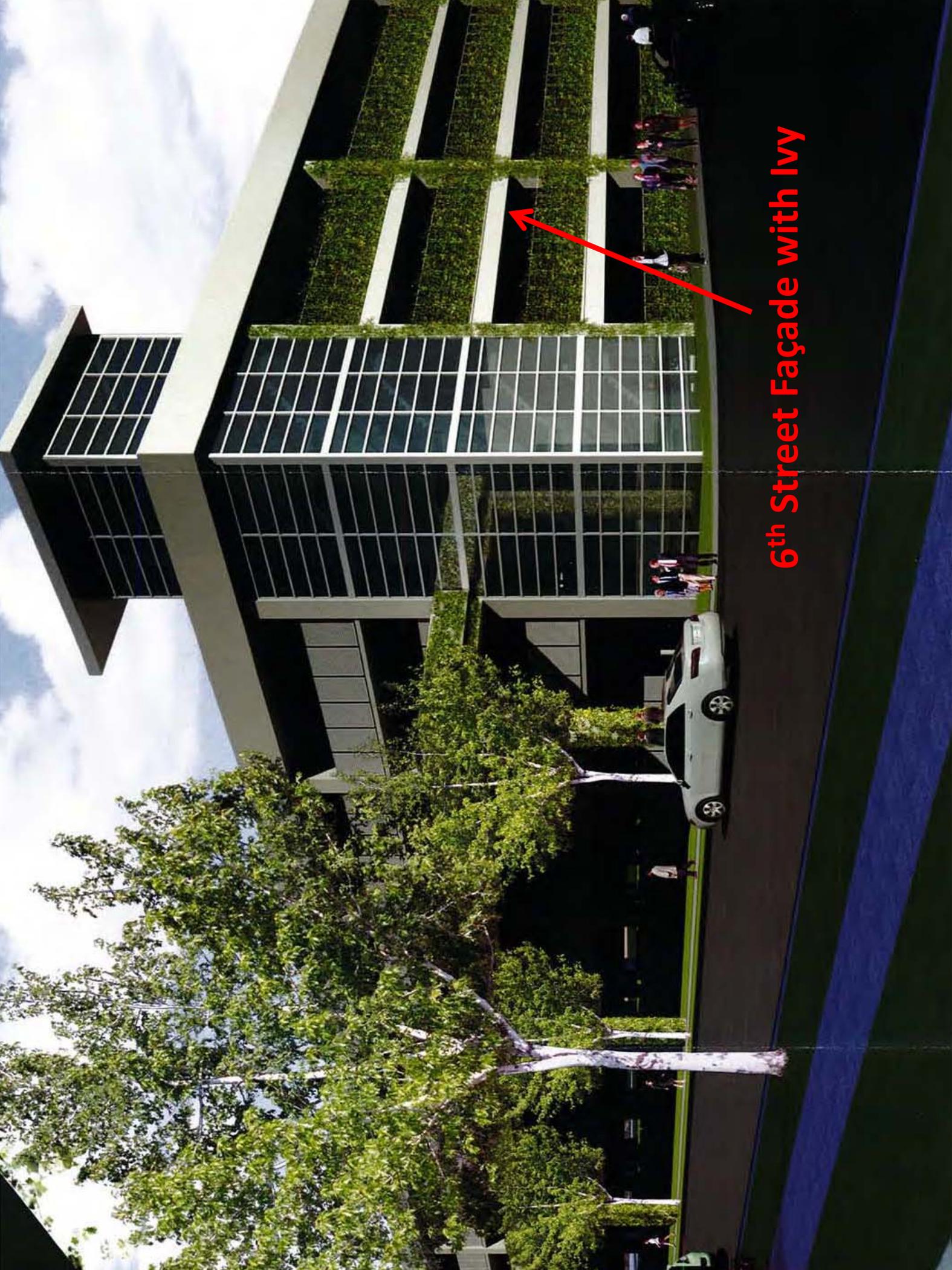
Dave Fisher, Secretary

Washington Street Façade with Brick





Washington Street Façade – Nov. 1, 2016



6th Street Façade with Ivy

6th Street Façade – Nov. 1, 2016



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7th Street Façade – Nov. 1, 2016

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