



ORDINANCE 2024-16

AN ORDINANCE REQUESTING THE APPROVAL OF A FINAL DEVELOPMENT PLAN OF A NEW 13,800-SQUARE-FOOT CO-WORKING BUILDING WITH A ROOF TOP BAR AND ALL ASSOCIATED SITE IMPROVEMENTS FOR A .64-ACRE SITE AT 50 EAST OLENTANGY STREET ON THE NORTH SIDE OF EAST OLENTANGY STREET, EAST OF LIBERTY STREET. THE APPLICANT IS MATT DAVIS, REPRESENTED BY TIM LAI ARCHITECTS AND THE SITE IS ZONED DB, DOWNTOWN BUSINESS DISTRICT.

WHEREAS, at the April 10, 2024 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal to City Council with deviations,

WHEREAS, the Final Development Plan has been submitted to City Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143 of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the Final Development Plan is in the best interest of the residents of the City of Powell.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF POWELL, COUNTY OF DELAWARE, AND STATE OF OHIO, AS FOLLOWS:

Section 1: That the Final Development Plan for the property described in the legal description are accepted and approved by the Council of the City of Powell as submitted; subject to and contingent upon the deviations as recommended by the Planning and Zoning Commission as follows:

- 1) A parking reduction 78 spaces to 23 considering the future investment by the City to consolidated parking for this proposals and other futures business along the Scioto Street extension per the CIP;
- 2) An increased building height from 35 feet to 39' 3"
- 3) A decreased front setback of 10 feet where 20 feet are the minimum,
- 4) A parking setback of 0 feet permissible when the Scioto Street extension and parking area is installed; and
- 5) A sign plan allowing the proposed signs.

Section 2: That the Final Development Plan incorporated herein as Exhibit "A" are accepted and approved by the Council of the City of Powell as submitted.

Section 3: That the submission of the Final Development Plan constitutes a formal request for an amendment addition to the zoning of the property, and upon final approval by Council becomes the zoning of the subject property, in accordance with the Powell Zoning Code.

Section 4: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 5: That this Ordinance shall take effect on the earliest period allowed by law.

TC
Tom Counts
Mayor

6/4/24
Date

Elaine McCloskey
Elaine McCloskey
City Clerk

6/4/2024
Date

EFFECTIVE DATE: July 5, 2024

This legislation has been posted in accordance with
the City Charter on this date 6/5/2024
Elaine McCloskey City Clerk



PLANNING AND ZONING COMMISSION (P&Z)
FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$700.00 + \$100.00 per acre
Per Fee Schedule

Applicant: Tim Lai Architect - John Fleming

Address/City/State/Zip: 401 W. Town Street STE 233, Columbus, OH 43215

Email Address: jflaming@laiarchitect.com

Phone No: 614.321.5128 Cell Phone No: _____ Fax No: _____

Property Owner: Matt Davis

Address/City/State/Zip: COhatch, 25 North Street, Dublin, OH 43017

Email Address: matt@cohatch.com

Phone No: _____ Cell Phone No: 614.766.6418 Fax No: _____

Architect/Designer for Applicant: Tim Lai Architect

Address/City/State/Zip: 401 W. Town Street STE 233, Columbus, OH 43215

Email Address: jflaming@laiarchitect.com

Phone No: 614.321.5128 Cell Phone No: _____ Fax No: _____

Property Address: 50 E. Olentangy St, Powell, OH 43065

Lot Number/Subdivision: 130 Existing Use: Office Proposed Use: Office/Assembly

Reason for Administrative Review (attach necessary documents):

Checklist:

- Preliminary Plan requirements set forth in Section [1143.11\(c\)](#) and Final Plan requirements set forth in Section [1143.11\(f\)](#).
 - Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - Paper copy of all drawings, text, any other items, and application.
 - 1 digital copy (CD, USB, Email) of the complete application packet.
 - Attach the required fee - \$700.00 + \$100.00 per acre.
 - Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(See Over)

APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.

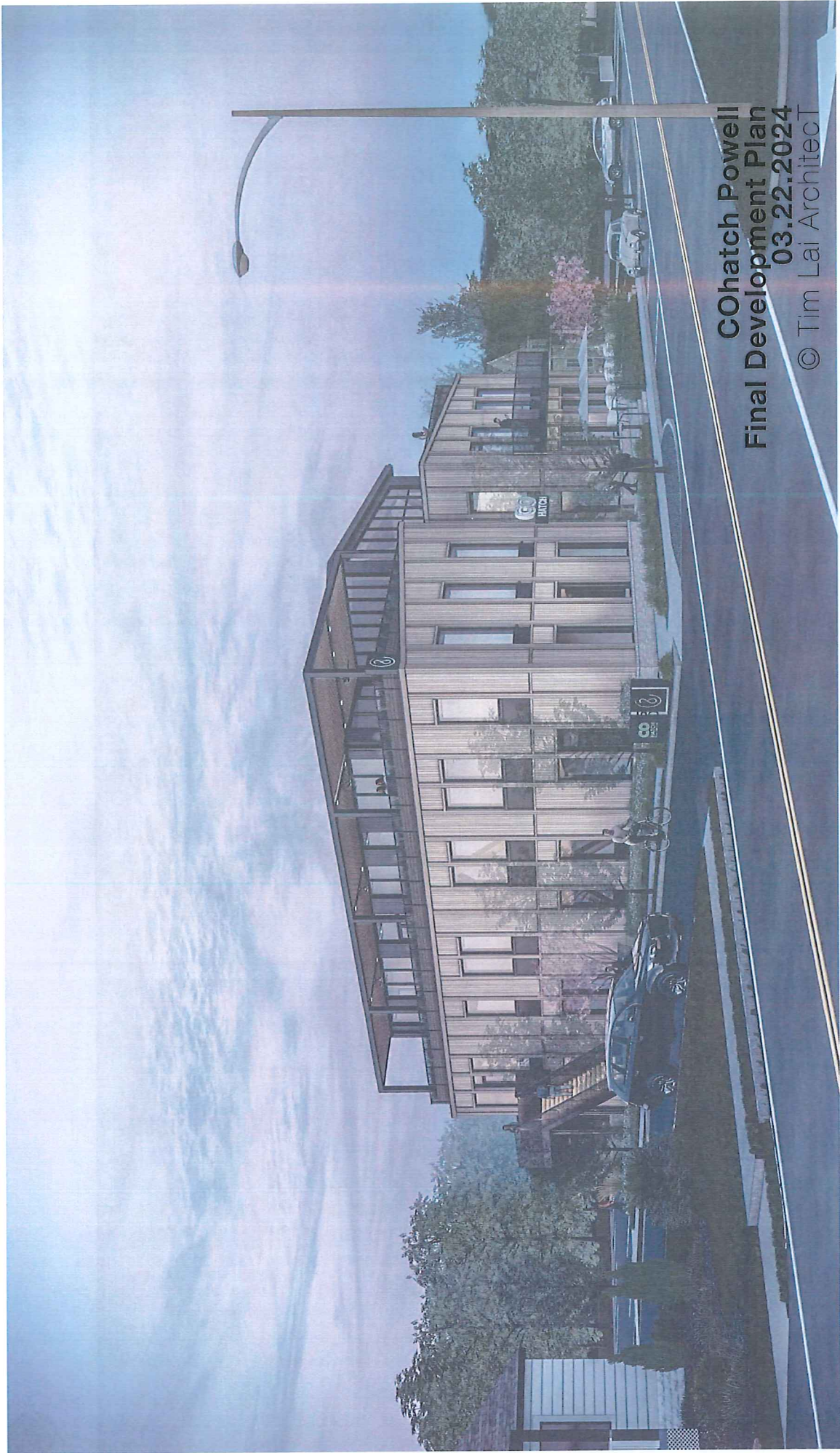
I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: _____ Date: 03/22/2024

Office Use
Received

Office Use
Type/Date: <u>March 22, 2024</u>
Base Fee: <u>\$700.00</u>
Per Acre: <u>\$100.00X (.64) =</u>
Total: _____
Prepared by: <u>KMP</u>
Reviewed by: <u>CDH</u>
PAYOR: <u>Titan Facility Services</u>
RECEIPT #: <u>008849</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us



**COhatch Powell
Final Development Plan**

03.22.2024

© Tim Lai Architect



PROJECT INFORMATION

Proposed name of development and location:

COHatch Powell, 50 E Olentangy Street, Powell, 43065

Names and addresses of owners and developers:

COHatch LLC

Major existing features including topography

The existing site consists of a two-story office building with a finished basement. The total area is about 9000 SF. There is a curb cut at each end of the street frontage. There are about 27 parking spaces at the back of the property. See Survey.

Major proposed improvements and a general layout of development:

The proposed development would replace the existing building with a new, 3-story building much closer to the street and towards the southeast corner of the property. The two curb cuts will be consolidated into one on the west end of the street frontage. The proposed programs of the building are: the first and second floors are co-working office spaces, and the third floor is a rooftop bar. The main entrance to COHatch is on Olentangy Street, and a secondary entrance is on the north facade serving the parking lot. The third-floor bar/event space is set back from the street to create a rooftop patio with views to the south and west.

The basic development information such as minimum lot size and dimension, type and size of building, and street and drainage patterns:

The lot size is 0.63 Acres, about 144' wide and 205' deep. The building will be of mass timber structure, III-B construction, fully sprinklered. The area of the building will be about 13,900 SF.

For tracts that contain wooded areas or stands of trees, a statement of the procedure to be used to identify and preserve sound, healthy trees:

Disturbance limits will be kept to the majority of the current developed area, and not anticipating disturbing the current healthy trees for the new building and parking area improvements. The project will need to navigate minimally disturbing trees while constructing the storm sewer outlet and building a sanitary sewer lateral connection.

For tracts that contain ravines or natural drainage courses, a statement of the extent of, and procedures for their preservation:

Disturbance limits will be kept to the current developed area to help limit disturbing the natural drainage course located at the north end of the property. The project will have utility connections to an existing storm and sanitary sewer that are located within the natural drainage course. The project will limit disturbance as much as possible during the construction process.

Deviation Requests:

1. Parking - 78 spaces are required per 1149.07. This includes 25 spaces for restaurant & 53 spaces for office. Request the 53 spaces required by the office use to be reduced by half per 1143.16.2(h)(2) which brings the total required spaces to 52. 23 parking spaces are proposed.

Note: Future spaces to be available on adjacent properties per development partnership with the City of Powell & neighboring property owners.

2. Building height - Maximum building height is 35 feet for principal buildings per 1143.16.2(f). The proposed height is 39' - 3".
3. Building setback - Front setback is minimum 20 feet per 1143.16.2(d). The proposed minimum setback is 10 feet.
4. Parking setback - Parking facility shall not be located closer than three feet to a nonresidentially zoned property per 1149.05(c)(4). Proposed pavement setback to the north property line is 0'-0" to prepare to join with future parking development.

To create a gathering place that is informed by the scale and character of Powell while elevating it to inspire respect and civic pride.

The use of mass timber structure creates a sense of natural warmth and comfort that echoes the vernacular structures in the surrounding.

Vicinity Map

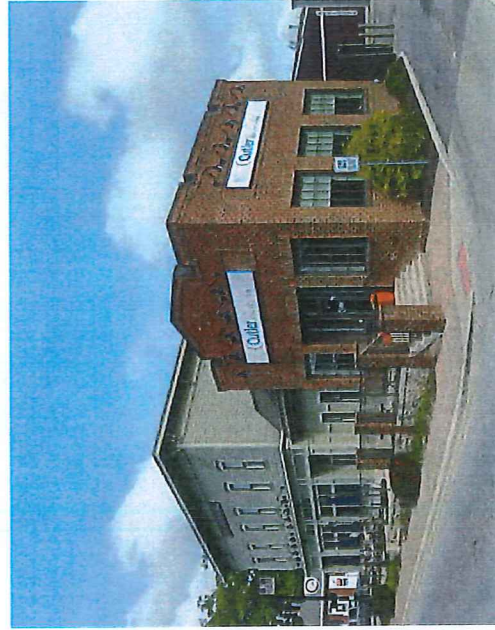


LIBERTY TAVERN

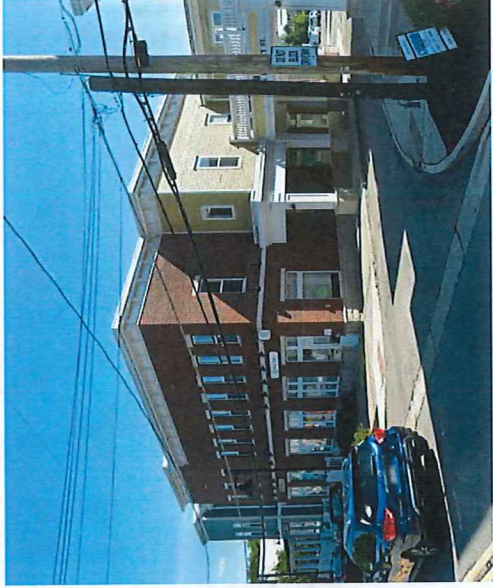
CITY HALL



Local Surroundings



Local Surroundings





South Facade

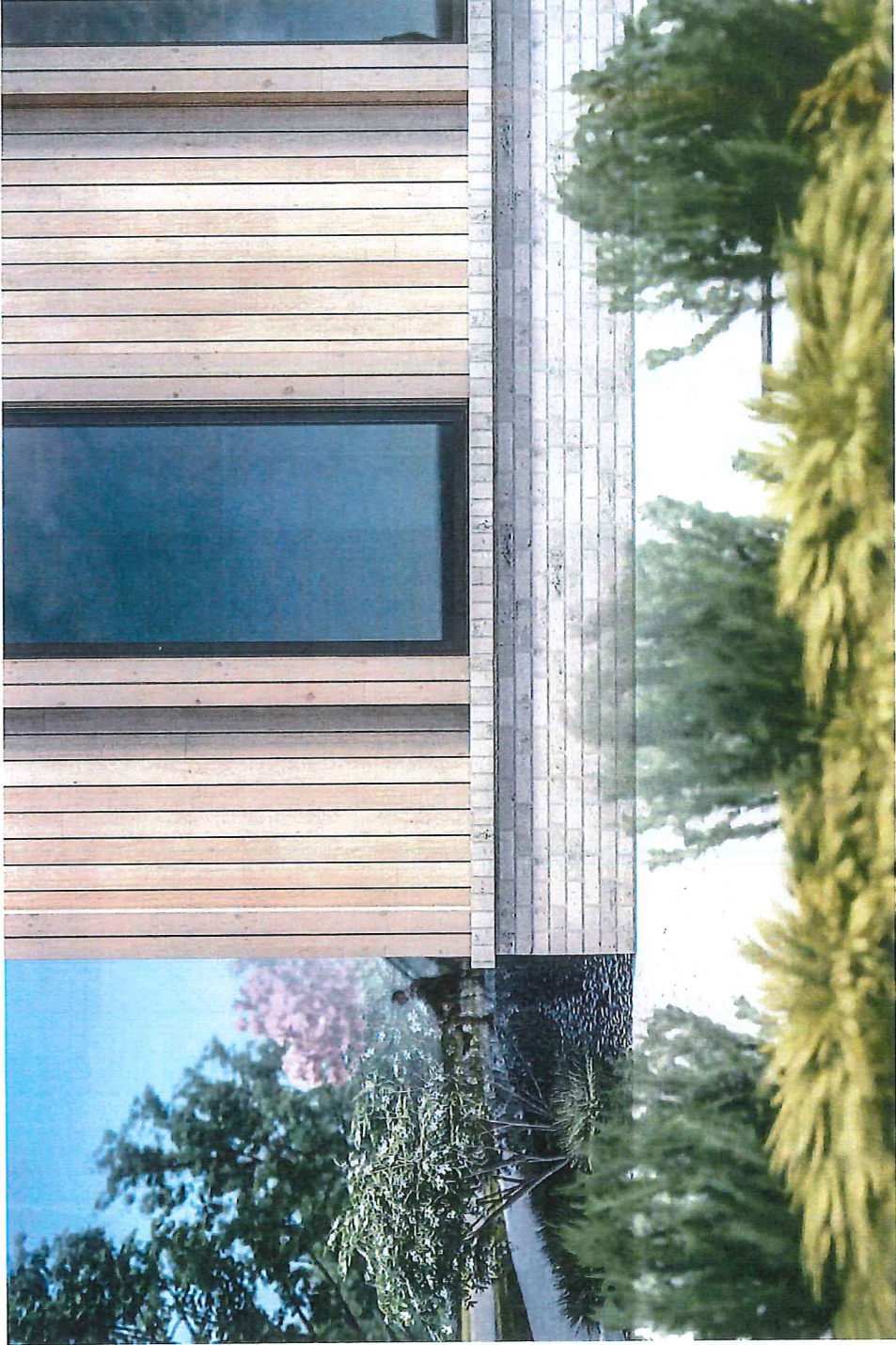
COhatch Powell | FDP Submission | 03.22.2024 | p8
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South facade detail & sidewalk





Brick base & window detail

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SE Corner

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SW Corner

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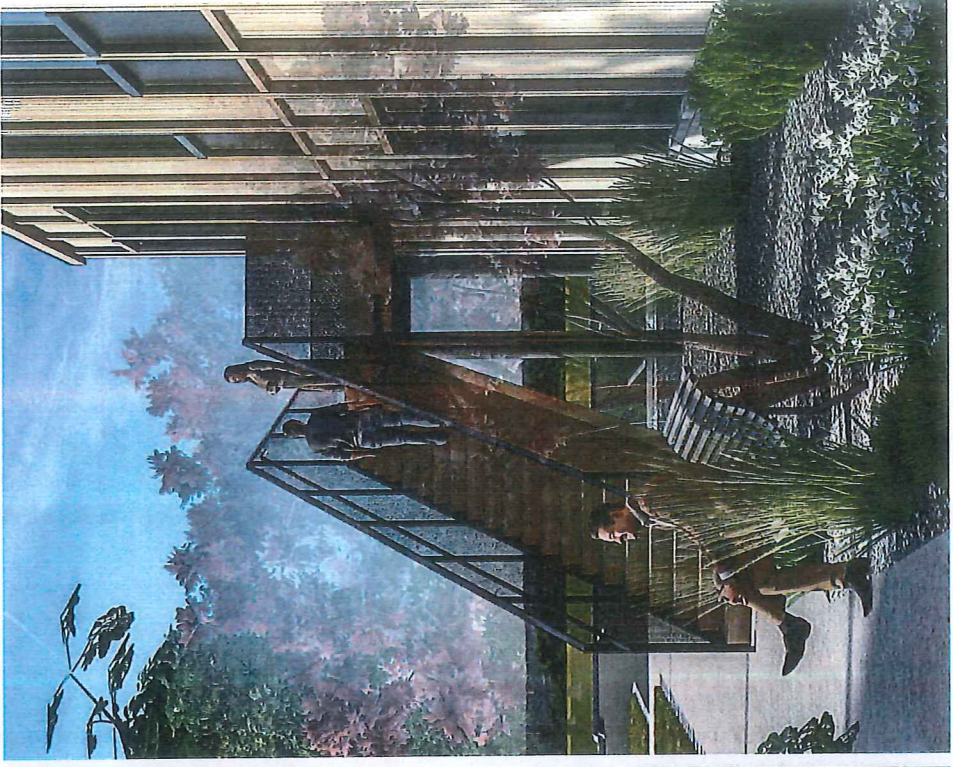




NW Corner

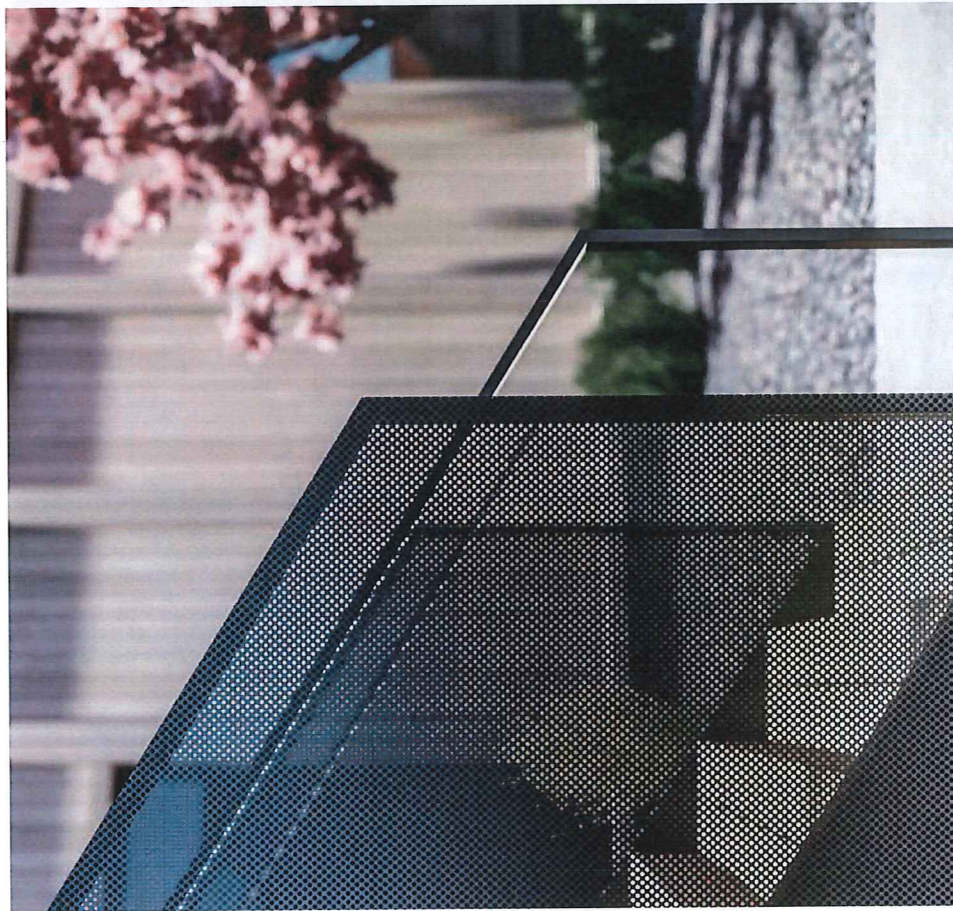
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Stair detail views





Stair detail views





Rooftop patio aerial

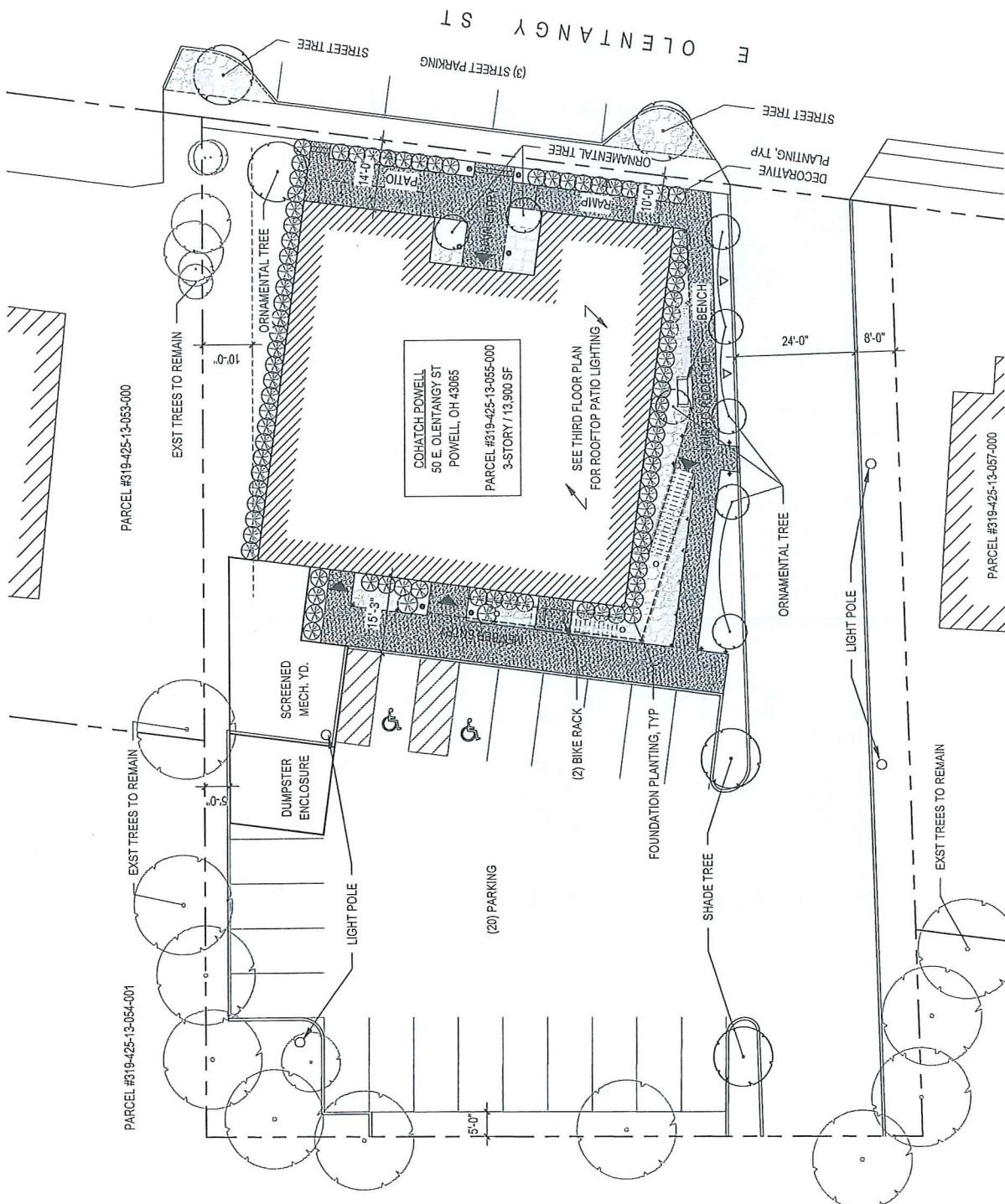
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Rooftop patio & pergola





COHATCH POWELL
 50 E. OLENTANGY ST
 POWELL, OH 43065
 PARCEL #319-425-13-055-000
 3-STORY / 13,900 SF

SEE THIRD FLOOR PLAN
 FOR ROOFTOP PATIO LIGHTING

Building Area

First Floor:	5,300 sf
Second Floor:	5,000 sf
Third Floor:	3,500 sf
Total interior:	13,800 sf
Rooftop patio:	1,600 sf

Parking Requirements

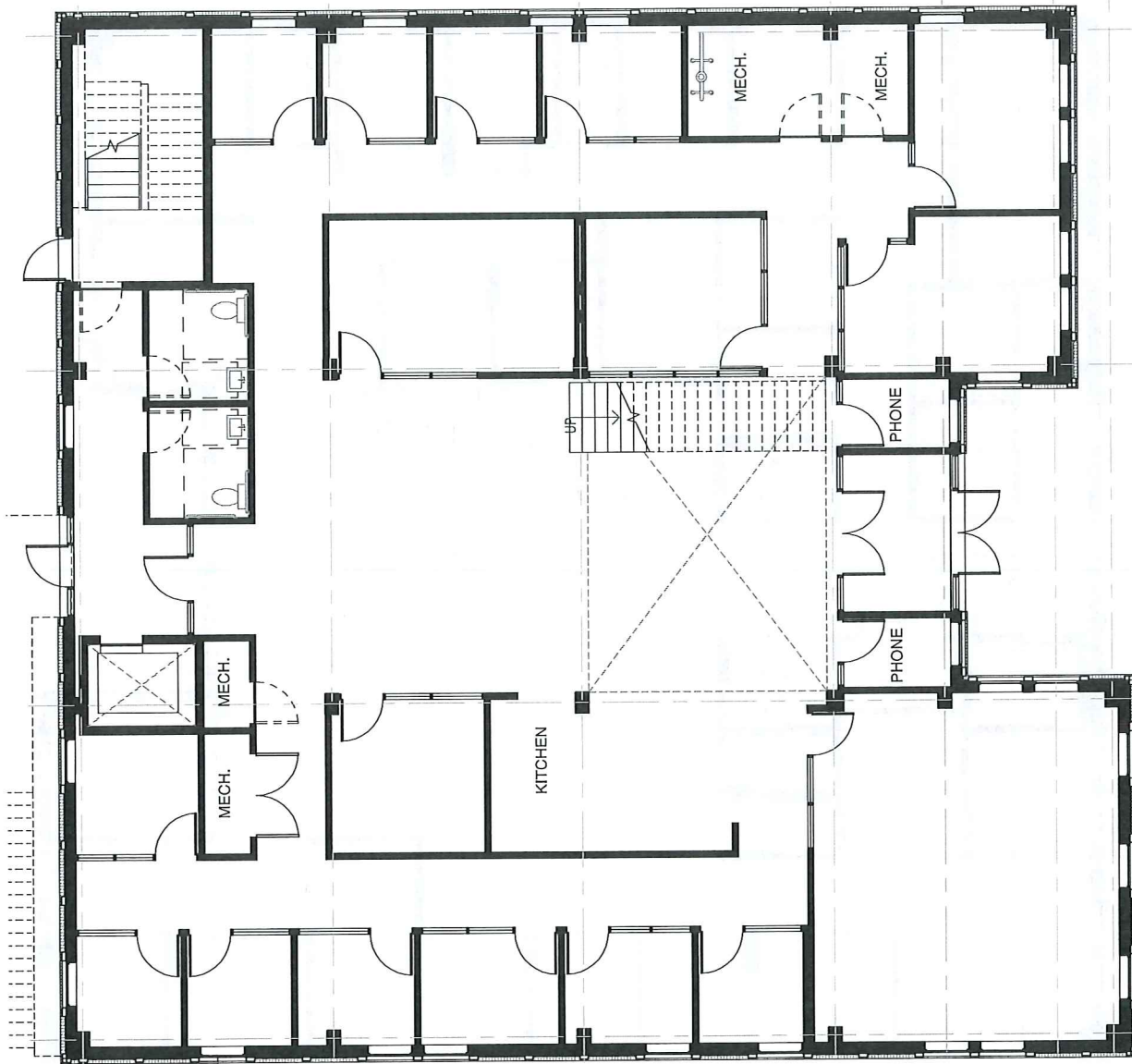
COhatch (Business) 10550 gsf @ 1:200	52 spaces
Rooftop Bar (Restaurant)	25 spaces
Total Required:	77 spaces
Total Provided:	23 spaces

Exterior Lighting Legend

⊙	Bollard Light
⚡	Path Light
▽	Building Accent Light
⊖	Cylinder Downlight
---	Linear Accent Lighting
:::	Wall Sconce

Landscape & Lighting Plan



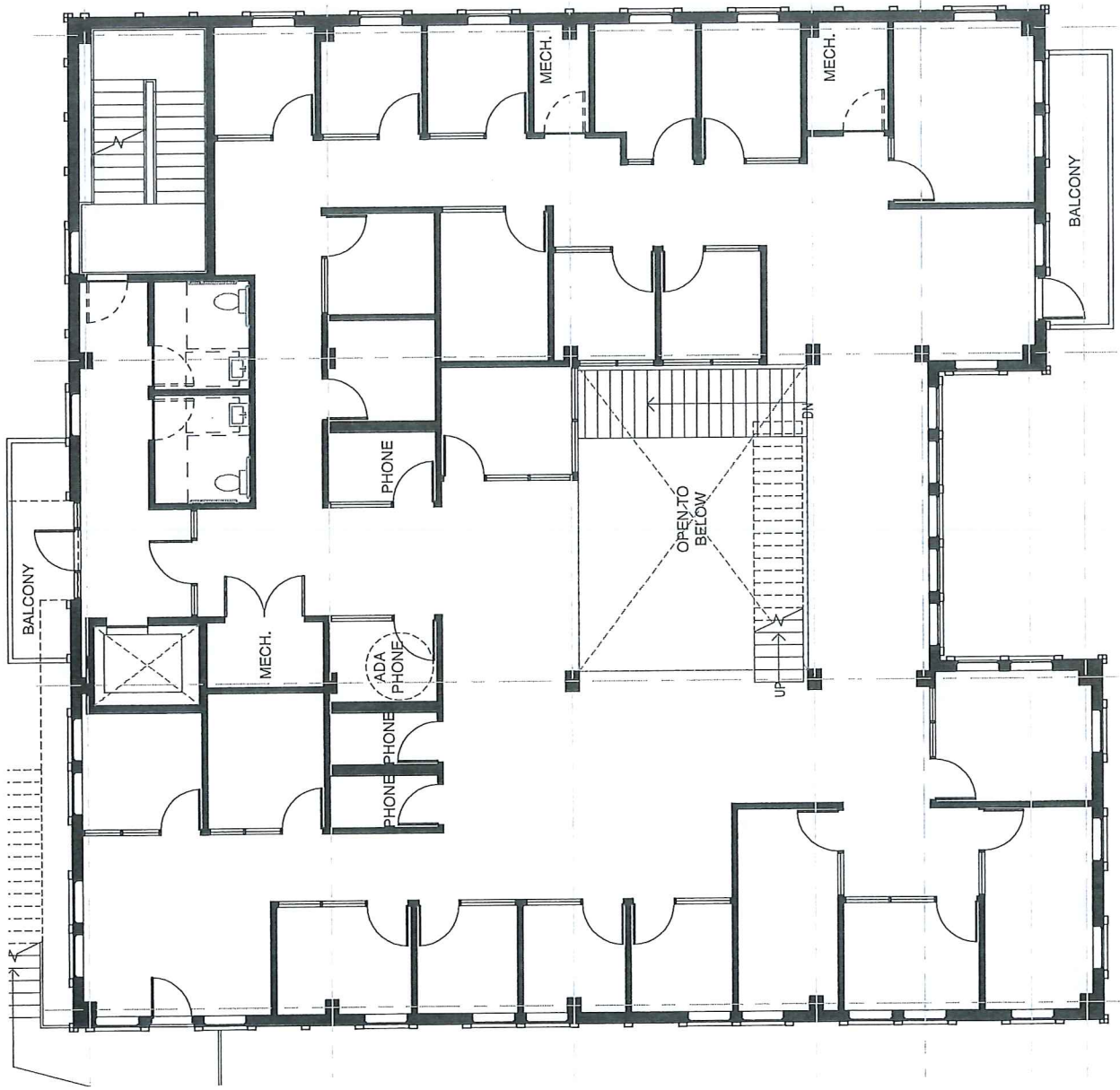


Office Count

21	Single
8	Double
5	Triple
1	Quad
35	Total

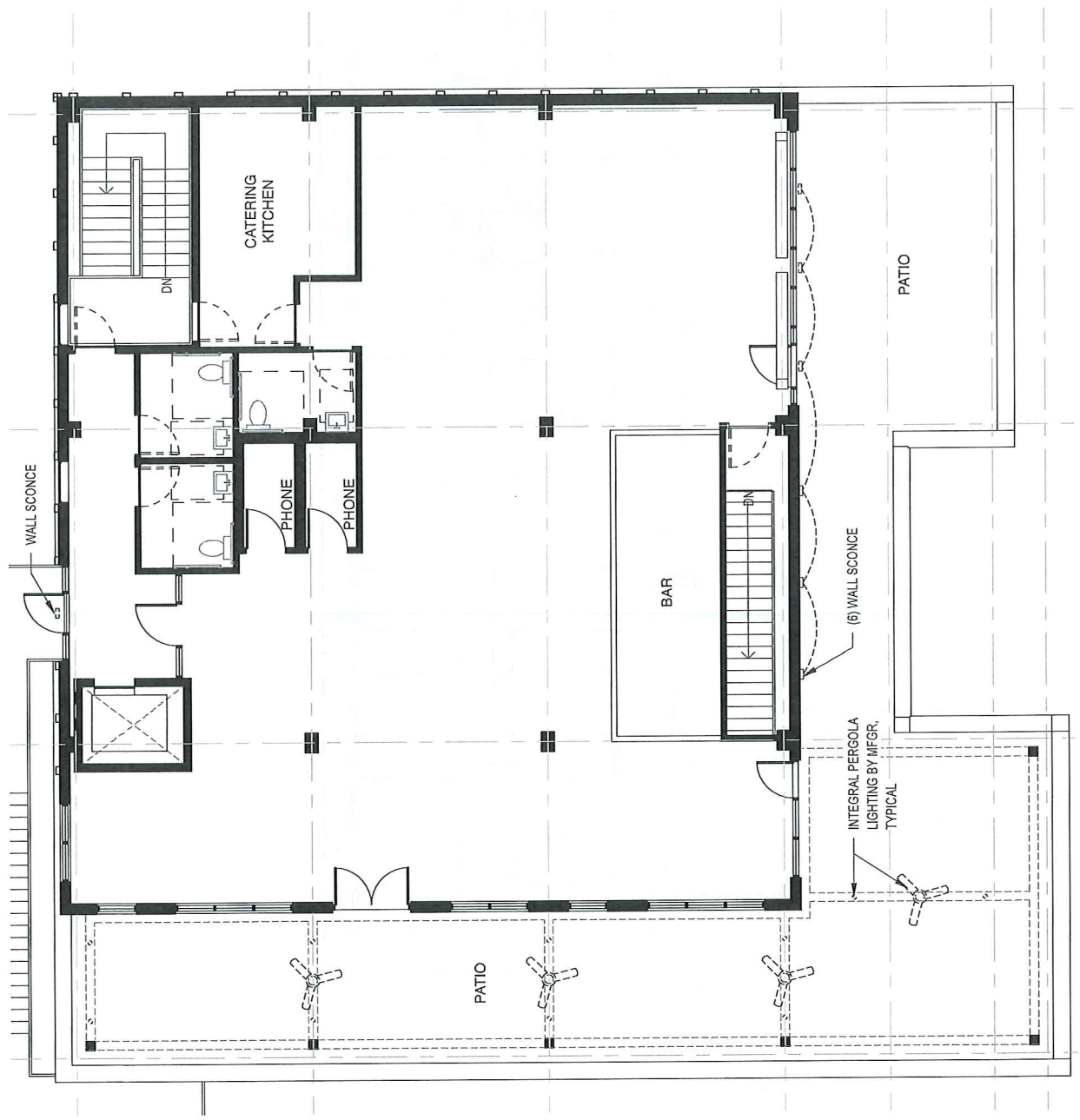
FIRST FLOOR PLAN





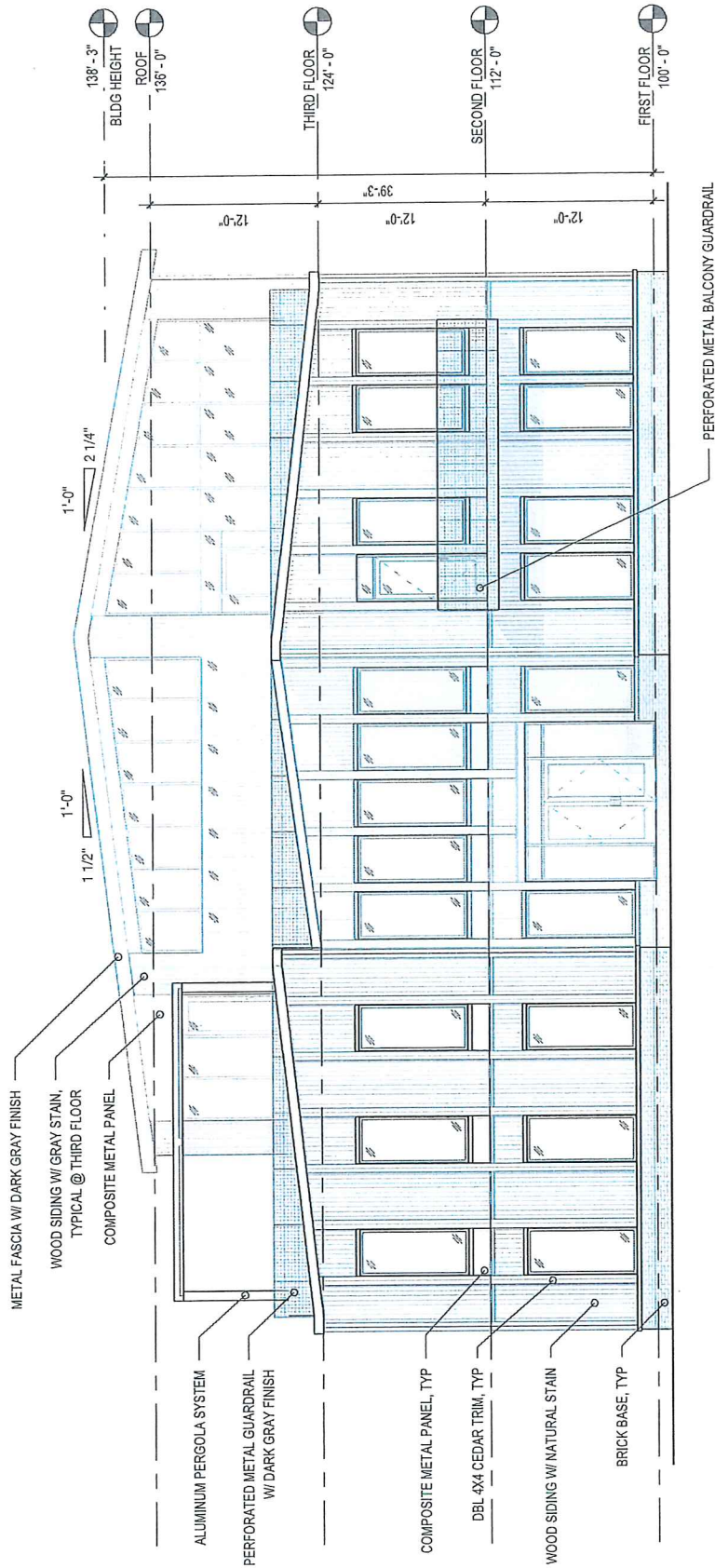
SECOND FLOOR PLAN





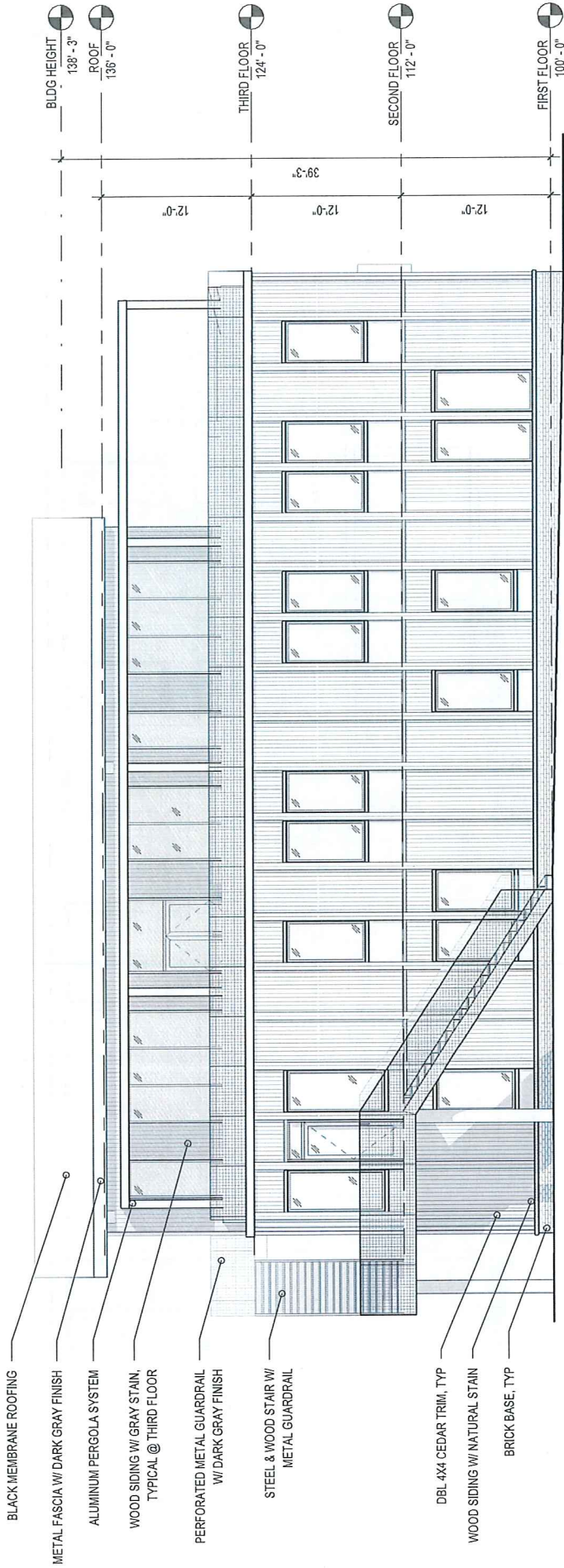
THIRD FLOOR PLAN





SOUTH ELEVATION





BLACK MEMBRANE ROOFING

METAL FASCIA W/ DARK GRAY FINISH

ALUMINUM PERGOLA SYSTEM

WOOD SIDING W/ GRAY STAIN, TYPICAL @ THIRD FLOOR

PERFORATED METAL GUARDRAIL W/ DARK GRAY FINISH

STEEL & WOOD STAIR W/ METAL GUARDRAIL

DBL. 4X4 CEDAR TRIM, TYP

WOOD SIDING W/ NATURAL STAIN

BRICK BASE, TYP

BLDG HEIGHT
138' - 3"

ROOF
136' - 0"

THIRD FLOOR
124' - 0"

SECOND FLOOR
112' - 0"

FIRST FLOOR
100' - 0"

12'-0"

12'-0"

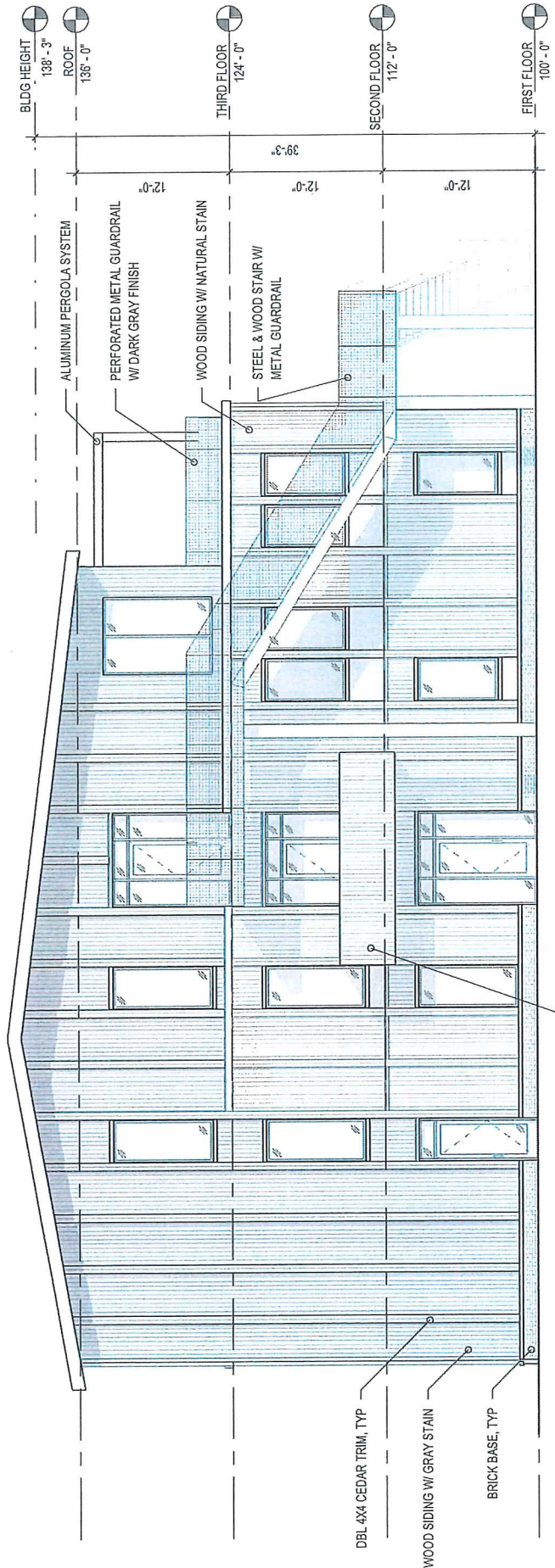
12'-0"

39'-3"

WEST ELEVATION

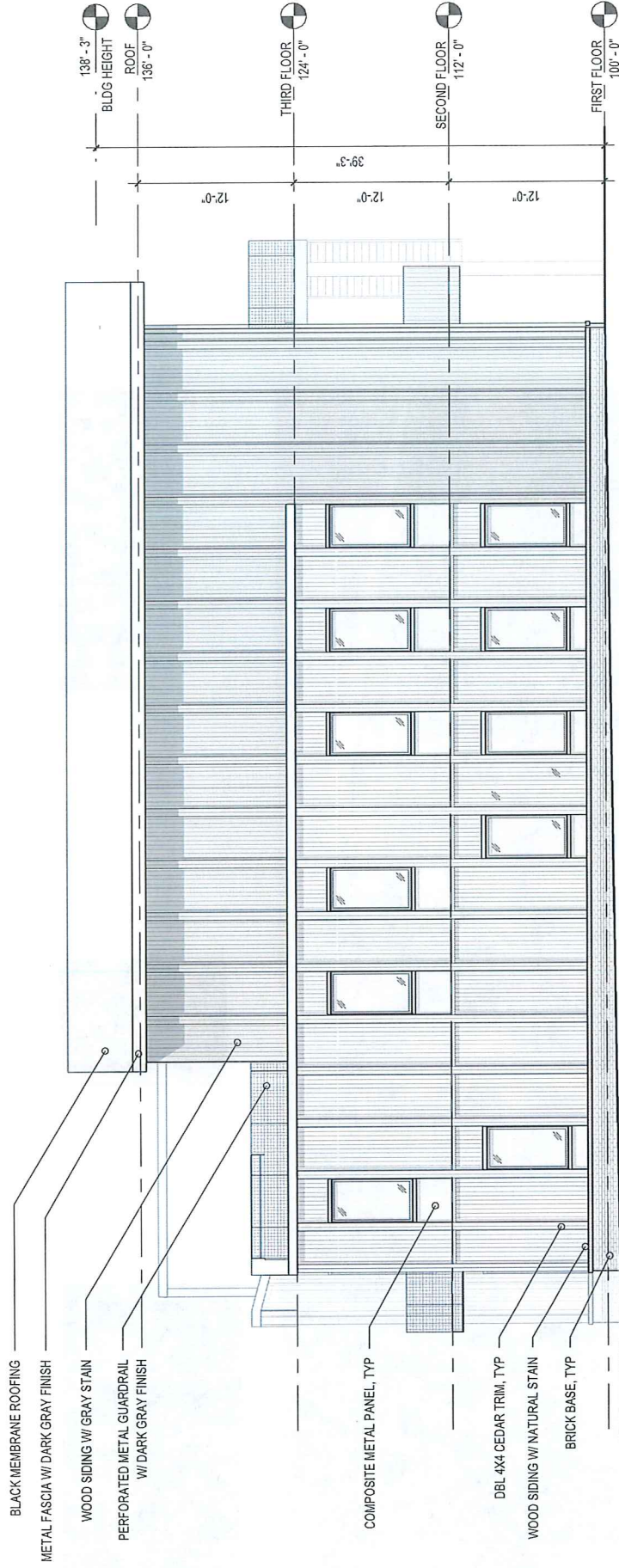
SCALE: 1/8" = 1'-0"





NORTH ELEVATION



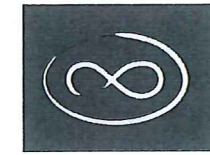
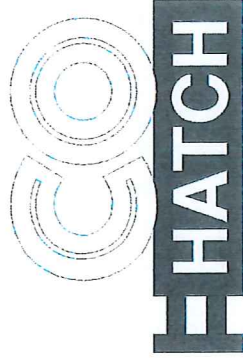


EAST ELEVATION

Scale: 1/8" = 1'-0"

16'





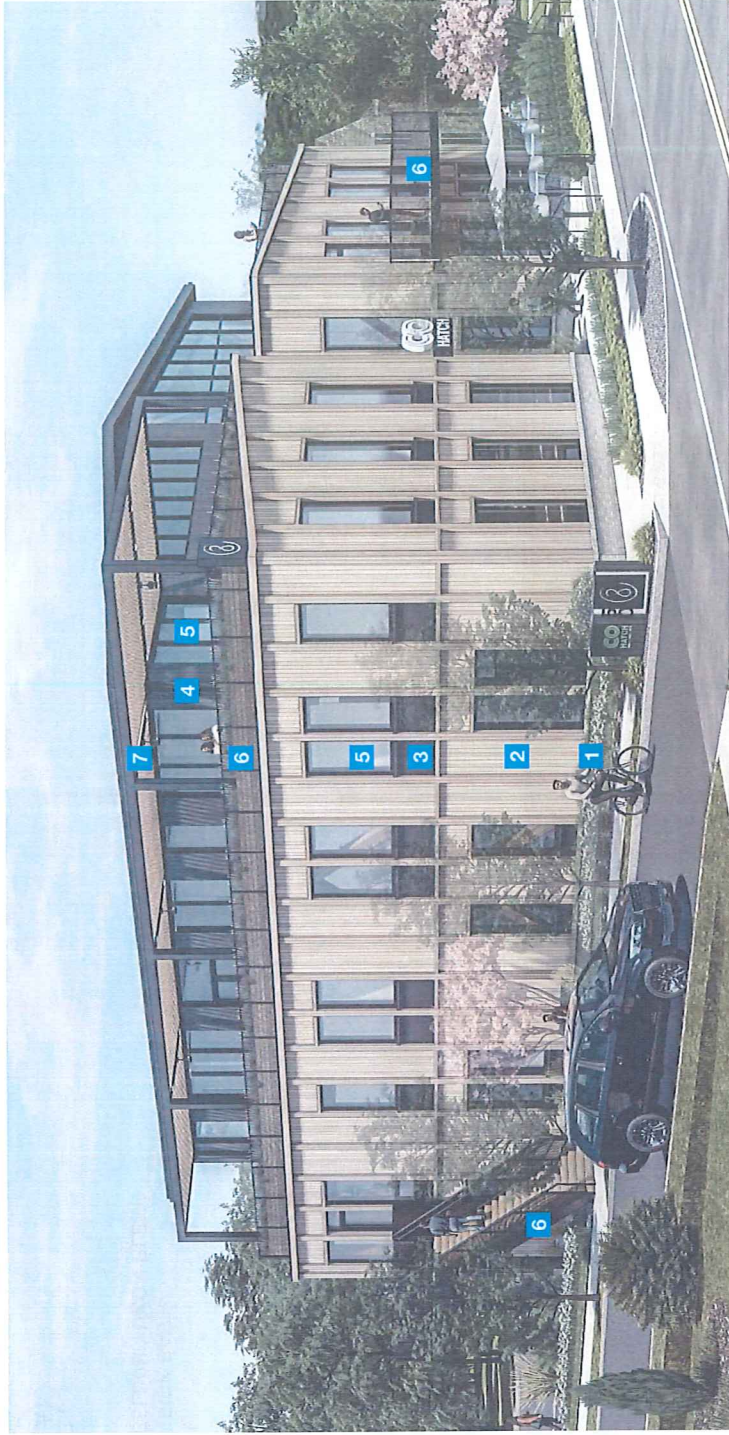
1. MONUMENT SIGN (78"W X 42"H X 12"D):
 A) DARK WOOD FINISH TO MATCH BUILDING
 W/ GREEN DIMENSIONAL LETTERS.
 B) LASER CUT STEEL OVERLAY W/
 GLOWING BACKLIGHT

2. BAR SIGN (30"W X 39"H X 8"D):
 LASER CUT STEEL BOX SIGN
 W/ BACKLIGHT

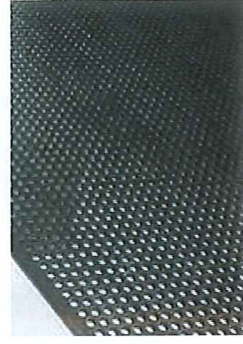
3. WALL SIGN (68"W X 48"H X 6"D):
 STEEL STRUCTURE WITH
 INTERNALLY-ILLUMINATED
 DIMENSIONAL LETTERING

LOGO TBD

LOGO TBD



7. PREFABRICATED STRUXURE
OPERABLE ALUMINUM
PERGOLA SYSTEM



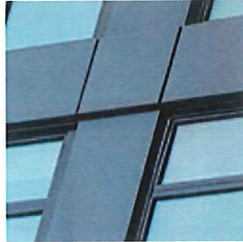
6. PERFORATED ALUMINUM
GUARDRAIL W/ DARK
GRAY FINISH



5. ALUMINUM STOREFRONT
GLAZING W/ DARK GRAY
FINISH



4. WOOD SIDING:
4" CEDAR W/ CUTEK
STAIN IN ASH BLACK



3. METAL PANEL: FORMED
STEEL IN CHARCOAL
GRAY FINISH



2. WOOD SIDING:
4" CEDAR W/ CUTEK
STAIN IN LIGHT OAK



1. BRICK BASE:
BELDEN YUKON BLEND

Materials Key



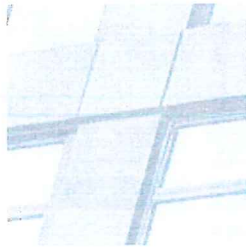
BELDEN
THE BELDEN BRICK COMPANY

YUKON BLEND

Type	Face
Color	White
Texture	Antique Colonial
Plant	Plant 3
Manufacturing Method	Molded
Coating	Sand



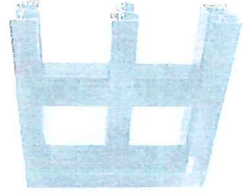
1. BRICK BASE:
BELDEN YUKON BLEND



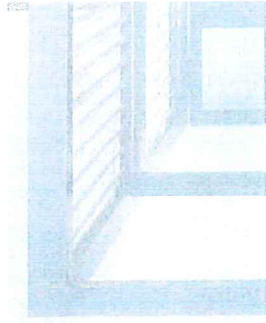
2. BRICKWORK: BELDEN YUKON BLEND



3. BRICKWORK: BELDEN YUKON BLEND



4. BRICKWORK: BELDEN YUKON BLEND



5. BRICKWORK: BELDEN YUKON BLEND



6. BRICKWORK: BELDEN YUKON BLEND

CUTEK EXTREME
HIGH PERFORMANCE WOOD OIL FOR ALL EXTERIOR APPLICATIONS

CUTEK EXTREME is a high-performance oil-based wood stabilizer that highlights the natural beauty and extends the service of exterior wood.

CUTEK EXTREME penetrates deeply into wood to control moisture, and minimize warping, cupping and splitting. Protecting from the inside out, CUTEK EXTREME will not flake or peel and maintenance is fast and simple – no need to sand or strip.

CUTEK EXTREME is a high-performance, oil-based wood stabilizer. Differing from the procedure properties of other wood stabilizers, CUTEK EXTREME penetrates deeply into wood, highlighting the natural grain and beauty of wood while providing robust and long-lasting protection. CUTEK EXTREME will not flake or peel and maintenance is fast and simple – there's no need to sand or strip.

CUTEK EXTREME is made to protect wood in the harshest American conditions. CUTEK EXTREME allows throughout the wood to breathe, preventing moisture from being trapped, which causes warping, cupping and splitting. By improving the dimensional stability of wood, CUTEK EXTREME improves the service life of your wood.

CUTEK EXTREME enhances the natural beauty, grain and texture of wood. CUTEK EXTREME will not flake or peel and will allow wood to naturally age over time. Being in one of the most demanding environments, your wood or other wood floor will need your design investments.

CUTEKSTAIN.COM

Western Red Cedar - Knotty



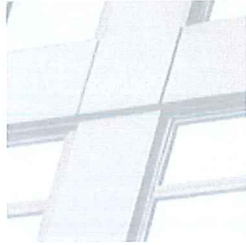
SINGLE STRENGTH
LIGHT OAK*



DOUBLE STRENGTH
BLACK ASH



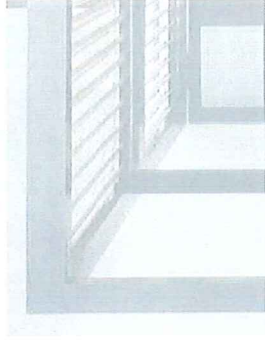
2. WOOD SIDING:
4" CEDAR W/ CUTEK
STAIN IN LIGHT OAK



3. METAL PANEL FORMED
STEEL IN CHARCOAL
GRAY FINISH



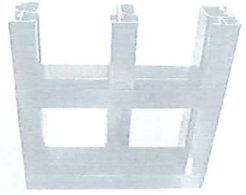
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4" CEDAR W/ CUTEK
STAIN IN ASH BLACK



7. PREFABRICATED STRUCTURE
OPERABLE ALUMINUM
PERGOLA SYSTEM



6. PERFORATED ALUMINUM
GUARDRAIL W/ DARK
GRAY FINISH



5. ALUMINUM STOREFRONT
GLAZING W/ DARK GRAY
FINISH

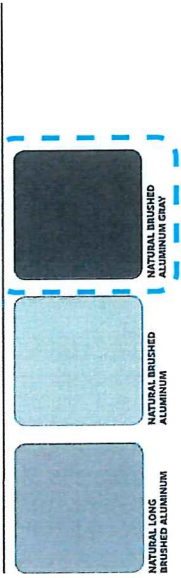


Reynobond® Composite Material

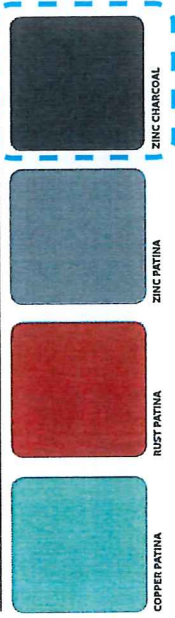
Reynobond® Composite Material consists of two sheets of coil-coated aluminum laminated on both sides of a core material. Highly durable, Reynobond® Composite Material is rigid yet flexible and integrate seamlessly with curtain walls. Weighing 3.4 times less than steel and 1.6 times less than pure aluminum, Reynobond® Composite Material is extremely lightweight. Its formability makes it an outstanding choice for design flexibility.

Brushed Aluminum* Compatible with PPG's DuraPrep® Prep-1000 graffiti and over-spray cleaner.

Clear Coat | 20-year warranty



Patina Finishes | 20-year warranty | AAMA 2604



Complete Versatility in Exterior Applications – with Reynobond® Composite Material.

Reynobond® composite panels consist of two coated aluminum sheets that are laminated to both sides of a fire-resistant (FR) core. Flatness, lightweight, minimal expansion, high corrosion and weather resistance are some of the advantages that make it an outstanding product. Please ask for the product database for more information.

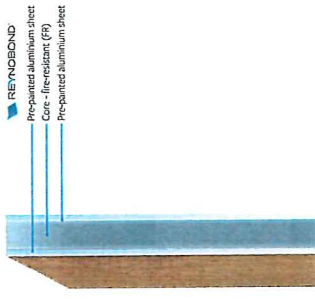
Versatile and Easy to Fabricate.

Reynobond® composite panels enable flexibility in fabrication allowing freedom in design for unusual shapes.

Reynobond® Composite Material

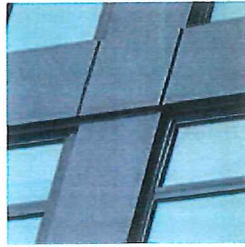
FABRICATION

- Bending
- Blanking



Advantages:

- Products:**
 - ✓ Cost-effective and quick installation and maintenance
 - ✓ Highly durable with long service life
 - ✓ Low maintenance
- Services:**
 - ✓ Easy to fabricate for complex design for architectural applications
 - ✓ Available in a wide range of colors and finishes
 - ✓ Available in a wide range of sizes and shapes



3. METAL PANEL: FORMED STEEL IN CHARCOAL GRAY FINISH



E14000 Series Storefront Framing

For optimal strength and thermal performance, the E14000 Series Storefront Framing System is available in standard non-thermal and thermal break options. The thermal break option is available with glass or insulating spacers with thermal break up to 1-1/2" thick. Extra heavy thermal break options are available for high performance against strong winds.

Reduce project labor costs with the flexibility of inside or outside glazing. Non-thermal break is available for standard wall and window applications. Thermal break is available for standard wall and window applications. Tubelite Fibrow, Medium and Wide Slat Doors.

Our E14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

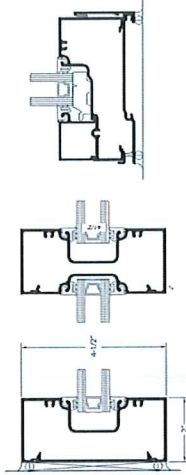


Standard Medium Slat Entrances

ALSO USED WITH
200 Series
Curtnwall

TUBELITE
DEPENDABLE
GLAZING AND CURTAIN WALL SYSTEMS

E14000 Series Storefront Framing



System Features:

- 4-1/2" Fibrow system depth
- Single-Fix & Double-Fix thermal break with Axiom Lancer™
- EPDM rubber gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-in or slip-on black connections
- Steel reinforcing if required
- Standard or thermal break, operable, vent windows & sun shades
- A wide variety of standard anodized and painted colors are available for the project with hardware finishes
- Curved Headers
- Non-thermal Framing

E14000 Series Product Specifications

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

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Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

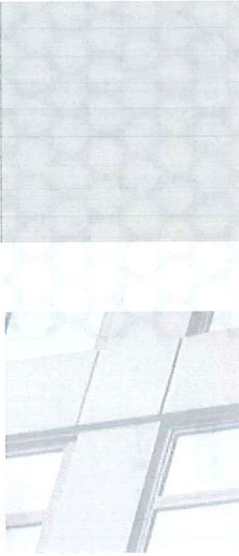
Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Face Width	System Depth	Glass	Air Infiltration	Water Infiltration	Soundmark	Acoustic
7"	4-1/2"	1/2" - 1-1/2"	0.00012 0.00012	0.00012 0.00012	0.00012 0.00012	0.00012 0.00012

TUBELITE
DEPENDABLE
GLAZING AND CURTAIN WALL SYSTEMS



1. BRICK BASE: BELDEN YUKON BLEND
2. WOOD SIDING: J" CEDAR W/ CUTEK STAIN IN LIGHT OAK
3. METAL PANEL: FORMED STEEL IN CHARCOAL GRAY FINISH
4. WOOD SIDING: J" CEDAR W/ CUTEK STAIN IN ASH BLACK

E14000 Series Storefront Framing

For optimal strength and thermal performance, the E14000 Series Storefront Framing System is available in standard non-thermal and thermal break options. The thermal break option is available with glass or insulating spacers with thermal break up to 1-1/2" thick. Extra heavy thermal break options are available for high performance against strong winds.

Reduce project labor costs with the flexibility of inside or outside glazing. Non-thermal break is available for standard wall and window applications. Thermal break is available for standard wall and window applications. Tubelite Fibrow, Medium and Wide Slat Doors.

Our E14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Standard Medium Slat Entrances

ALSO USED WITH
200 Series
Curtnwall

TUBELITE
DEPENDABLE
GLAZING AND CURTAIN WALL SYSTEMS



1. BRICK BASE: BELDEN YUKON BLEND
2. WOOD SIDING: J" CEDAR W/ CUTEK STAIN IN LIGHT OAK
3. METAL PANEL: FORMED STEEL IN CHARCOAL GRAY FINISH
4. WOOD SIDING: J" CEDAR W/ CUTEK STAIN IN ASH BLACK

E14000 Series Storefront Framing



System Features:

- 4-1/2" Fibrow system depth
- Single-Fix & Double-Fix thermal break with Axiom Lancer™
- EPDM rubber gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-in or slip-on black connections
- Steel reinforcing if required
- Standard or thermal break, operable, vent windows & sun shades
- A wide variety of standard anodized and painted colors are available for the project with hardware finishes
- Curved Headers
- Non-thermal Framing

E14000 Series Product Specifications

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Maximum 12000 lbs. wind loading, wind effects, hail, debris, etc.

Face Width	System Depth	Glass	Air Infiltration	Water Infiltration	Soundmark	Acoustic
7"	4-1/2"	1/2" - 1-1/2"	0.00012 0.00012	0.00012 0.00012	0.00012 0.00012	0.00012 0.00012

TUBELITE
DEPENDABLE
GLAZING AND CURTAIN WALL SYSTEMS



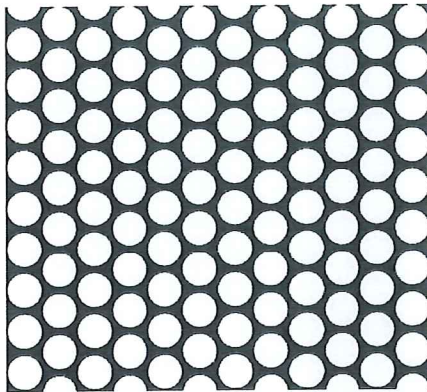
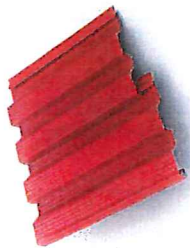
1. BRICK BASE: BELDEN YUKON BLEND
2. WOOD SIDING: J" CEDAR W/ CUTEK STAIN IN LIGHT OAK
3. METAL PANEL: FORMED STEEL IN CHARCOAL GRAY FINISH
4. WOOD SIDING: J" CEDAR W/ CUTEK STAIN IN ASH BLACK
5. ALUMINUM STOREFRONT GLAZING W/ DARK GRAY FINISH
6. PERFORATED ALUMINUM GUARDRAIL W/ DARK GRAY FINISH
7. PREFABRICATED STRUCTURE OPERABLE ALUMINUM PERGOLA SYSTEM



Perforated Aluminum

Peterson offers perforation of select PAC-CLAD aluminum wall panels and flat sheet. Perforated aluminum can provide a contrasting look with any non-perforated metal to create visual interest on any project. Architects can specify perforated aluminum to diffuse light, air or sound, or simply for architectural flair. Typical applications include equipment screens, partitions, sign panels, parking decks, guards, interior acoustical applications and enclosures of any kind.

Perforated metal is available in a nearly endless combination of hole sizes, spacing and open space percentages to complement virtually any architectural design or need. Perforation options will vary by panel profile and aluminum thickness; consult factory for details.



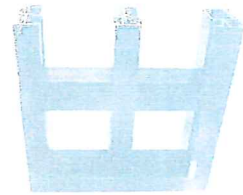
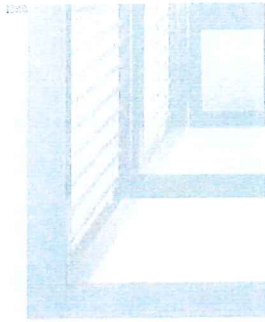
Product Description:
 Perforated round holes,
 staggered arrangement

Hole diameter:
 8.0mm

Staggered pitch:
 9.6mm

Open Area:
 62%

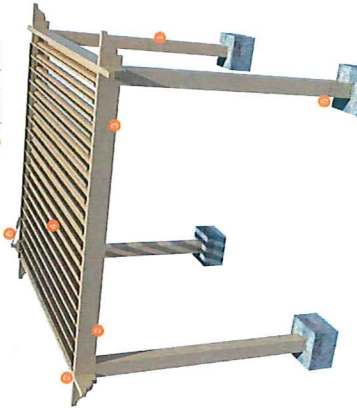
Can be made in:
 Mild Steel, Pre-galvanized Steel,
 Aluminium



6. PERFORATED ALUMINUM GUARDRAIL W/ DARK GRAY FINISH

**BASIC COMPONENTS
/ CUSTOM & SITE SPECIFIC**

- Post, Post Bases & Bracket
- Beams & Connectors
- Gutters
- Lattice, Pivot & Track Bar
- Additional Hardware
- Coloration Options

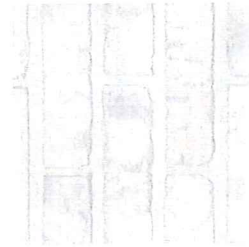


Design Guidelines:

- StruXure is a custom site specific product, so it can be engineered. StruXure can typically build it (using best practices for drainage, etc.) referred to as a zone of louvers. The longest louver length in a zone is 12' and the longest beam in a zone is 20'. The longest zone length in a zone is 20' and any design layout larger becomes multiple zones (zones may be smaller than 12' x 20').
- The longest span recommended without a structural support (post / column) is 20' to 21', however StruXure can add material (double beams, etc) or use other materials (such as steel / I-beams / etc) to carry longer spans, depending on the weight (1000 sqft, we would recommend our Pivot 6 XL system: 2" x 10" perimeter beams, 75" commercial gutter, 8" x 8" posts.
- For projects smaller than 800 sqft, we would recommend our Pivot 6 system: 2" x 8" perimeter beams, 5.5" gutter, 6" x 6" posts.



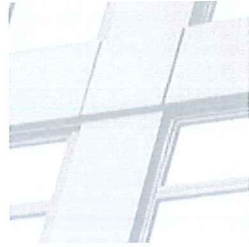
**7. PREFABRICATED STRUXURE
OPERABLE ALUMINUM
PERGOLA SYSTEM**



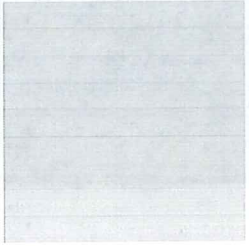
**1. BRICK BASE:
BELDEN YUKON BLEND**



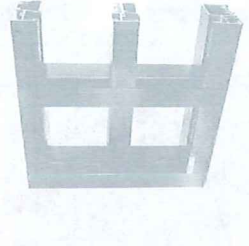
**2. WOOD SIDING:
4" CEDAR W/ CUTEK
STAIN IN LIGHT OAK**



**3. METAL PANEL FORMED
STEEL IN CHANGCOAL
GRAY FINISH**



**4. WOOD SIDING:
3" CEDAR W/ CUTEK
STAIN IN ASH BLACK**



**5. ALUMINUM STOREFRONT
GLAZING W/ DARK GRAY
FINISH**



**6. PERFORATED ALUMINUM
GUARDRAIL W/ DARK
GRAY FINISH**



Bollard - Shielded

BEGA

Application
Bollard with fully shielded light distribution. The glare-free illumination of these luminaires is ideally suited for lighting entrances and footpaths as well as many areas of garden and landscape architecture.

Materials
Clear safety glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Self-expanding sleeve anchors for pre-cast concrete
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 11.0lbs.

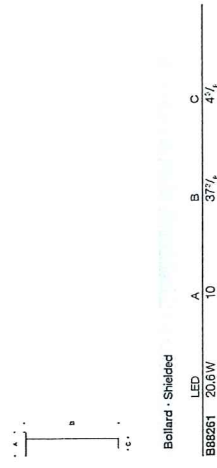
Electrical
Operating voltage 120-277V AC
Minimum start temperature -30°C
LED module wattage 20.6W
System wattage 20.6W
Controlability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire luminaires 5700 hrs
LED service life (L70) 60000 hrs
LED color temperature
 4000K (K4)
 3500K (K35)
 3000K (K3)
 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
 Black (BK)
 Silver (SLV)
 RAL:
 Bronze (BRZ)
 White (WHT)
 CUS:

Available options
 CUS Custom finish
 FUS Fusing
 MGU Marine grade undercoat
 RAL RAL finish



Exterior Lighting Spec

© Bollard Light
Bega Bollard - Shielded
or approved equal

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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COhatch Powell | FDP Submission | 03.22.2024 | p34
© Tim Lai Architect



BD Path Light Specifications



Output	1LED
Total Lumens*	34
Input Voltage	10 to 15V
Input Power (W)	2.0
VA	2.4
Efficacy (Lumens/Watt)	19
Color Rendering Index (CRI)	80+
Max Candela	12
Dimming	PWM, Phase*
RGB Available	No
Luxor Compatibility	
Default	Zoning/Dimming
ZD Option	Zoning/Dimming
Minimum Rated Life (L70)	50,000 Hrs

* For optimal performance, use a trailing-edge, phase-cut dimmer.
 † Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FX Luminaire
 FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive distributor network.

Lamp
 Integrated module with Cree LEDs. Gold-plated connections and conical transformer required (specify separately).

Power
 Input: 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately).

Housing
 Machined brass housing with capacity for 1LED integrated LEDs.

Riser
 1/2" (19 mm) copper riser with press-fit brass fittings inserted at 2,000+ lbs (907 kg) of pressure, eliminating the need for adhesives or fasteners.

Threads
 Machined brass fitting with 7/16" (13 mm) NPSM threads.

Lens
 Frosted polycarbonate reflector maximizes distribution according to riser height. Color temperature lenses field serviceable.

Socket
 Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Temperature
 0°F to 140°F (48°C to 60°C)

Weight
 4.0 lbs (1.8 kg)

Control
 ZD option utilizes Luxor technology to zone light fixtures in up to 250 groups, and dim each group in 1% increments between 0 and 100%. Select the ZD option for zoning/dimming. Standard fixture is zoneable with Luxor.

Sustainability
 Innovation meets conservation in the design

Finish
 Options of natural copper/brass finish, powder coat finish, or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Antique finishes sealed with a clear TGC powder coat layer. Brass accent pieces (cap and reducer) remain natural (not powder coated) for Bronze, Silver, Black, Flat White finishes.

Installation Requirements
 Designed for installation in the downward lighting direction only.

International Compliant
 Compliant per IEC 60598-1 and IEC 60598-2-7 when used with ground mount ("GM-XX") accessory, or alternate mount greater than or equal to IP65.

Warranty
 10-year limited warranty.

Listings
 UL US LISTED 3VBS
 CE
 RoHS (compliant)
 IP65

BD Path Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Riser	Finish
BD*	[default] Zone	1LED 19-39 Lumens	8RA 8" (203 mm) Riser	CU Natural Copper
	ZD Zone/Dim		12RA 12" (305 mm) Riser	BZ Bronze Metallic
			18RA 18" (457 mm) Riser	DS Desert Granite
			24RA* 24" (610 mm) Riser	WI Weathered Iron
			36RA* 36" (914 mm) Riser	FB Black
				WG White Gloss
				NP Nickel Plate
				AB Antique Bronze
				AT Antique Tumbled
				AL Almond
				SV Silver
				FW Flat White

EXAMPLE FIXTURE CONFIGURATION: BD-ZD-1LED-12RA-FB
 * Ships with Super Slim Spike (753900)

MOUNTING OPTIONS: Specify Separately

Mounts	Code
SUPER J-BOX 2.5" (64 mm) x 12" (305 mm)	SI-XX*
POST MOUNT 2.5" (64 mm) x 13" (330 mm)	PM-XX*
GROUND MOUNT 2.7" (67 mm) Diameter	GM-XX*
VERSABOX® 2.2" (57 mm) x 1.5" (39 mm)	VB-050-XX*
PROAIM RATCHETING SPIKE 2.2" (57 mm) x 4.0" (102 mm)	PARS
3-PRONG SPIKE 5.1" (129 mm) x 9" (229 mm)	2500200-20000

*YY = riser height in inches (5" increments between 6" and 36"; 150 mm increments between 150 mm and 900 mm), XX = finish code

Exterior Lighting Spec

Path Light
 FX Luminaire BD Path Light
 or approved equal

LANDSCAPE LIGHTING



MU: Up Light

< LONG SHIELD

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3 (optional) + 4

Step	Description	Code	MU
1	FIXTURE		
2	LAMP		NL (No Lamp), 20 (Halogen BAB), 35 (Halogen FMW), LED20WFL* (LED 4W BAB), LED35WFL* (LED 5W FMW), 2D35WFL* (2D LED 5W FMW)
3	OPTIONAL SHIELD		LS (Long Shield)
4	FINISH		WG, FW, AL, BZ, DG, WI, SB, FB

EXAMPLE: **MU-NL-SB** = MU - No Lamp - Sedona Brown Finish
 * LED lamps available only with BZ/FB finishes and clear lenses

FIELD INSTALLED OPTIONS: Order Individually

Glare Control	Mounts	Options
Hex Baffle (250015260000)	Super Slot Spike (253900) 2" x 10" 1.5" x 2.0"	Couplings: Straight (COUP-XX*)
RecessorRing (RRMR16)	Long Slot Spike (250015840000) 2.5" x 10"	Couplings: 90° Elbow (ELBW-050-XX*)
	Super-Box (SB-XX*) 2.5" x 12"	Couplings: T-Mount (TMNT-050-XX*)
Lenses/ Filters	Post Mount (PM-XX*) 2.5" x 13"	Gutter Mount (GM-SS) 4.0" x 4.0"
Frosted (250015170000)		
Spread (250015500000)		
Solite Spread (250015240000)		
Dichroic Peach (250015290000)		
Dichroic Blue (250015200000)		
Dichroic Green (250015270000)		
Dichroic Red (250015220000)		
Light Blue (250015190000)		

EXAMPLE: **RRMR16** = RecessorRing
PM-SB = Post Mount - Sedona Brown Finish



Exterior Lighting Spec

- ▽ Building Accent Light
 FX Luminaire MU Up Light
 or approved equal



Learn more Visit: tkl.com | 760.744.5240

The MU includes your choice of halogen MR-16 lamp, clear lens, choice of powder coat finish, and a Super Slot Spike.
 ** Denotes finish code





Project: _____
 Fixture Type: _____
 Location: _____
 Contact: _____

One-Light Outdoor

Ceiling mounted • Damp location listed **PROGRESS LED**

P5774-31/30K

Description:

5" flush mount cylinder. The P5774 Series are ideal for a wide variety of interior and exterior applications, including residential and commercial. The Cylinders feature a 120W alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits.

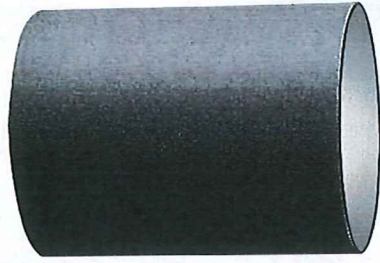
Specifications:

- Black (-31) (powder coat paint)
- Die cast and extruded aluminum construction
- Ideal for a wide variety of interior and exterior applications.
- Die-cast aluminum construction with durable powder coated finish
- 757 lumens/46 lumens/watt
- 3000K color temperature, 90+ CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Unit covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- Meets California Title 24 high efficacy requirements for outdoor use only

Performance:

Number of Modules	1
Input Power	17.1w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	481/28.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	FCC Title 47, Part 15, Class B
Min. Start Temp	-30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Damp location listed Meets California Title 24 high efficacy requirements for outdoor use only

Images:



Dimensions:

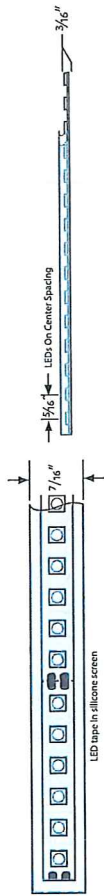
Diameter: 5"
 Height: 6-1/2"

Exterior Lighting Spec

- Cylinder Downlight
 Progress One-Light Outdoor
 or approved equal



STANDARD BRIGHTNESS | TivoTape™ Outdoor (factory installed power lead wires)



- 24V DC
- 3 W/ft | 210 LM/ft
- Non-Field Cuttable
(see page 2 for details)
- 32' Max Continuous Run
- Dimmable
- VHB Tape

- IP67 Silicone Jacket
- 90+ CRI
- UL LISTED
- 3YR Warranty
- RoHS

- 2200K
- 2400K
- 2700K
- 3000K
- 3500K
- 4000K
- 5000K

Ordering Information

PRODUCT CODE	INTENSITY	INSTALL	LED COLOR	VOLTAGE
TPLD	SB	O	24	24V DC
TPLD	THANKS DEFINE 90+ CRI	O	22	24V DC
			24	2400K
			27	2700K
			30	3000K
			35	3500K
			40	4000K
			50	5000K

TivoTape Run Lengths & End Preps
 Please specify length of run with quantity of run(s) and end prep type at time of ordering.
 Home only (U lead prep) or commercial (see page 3) Outdoor two-tape in non-field cuttable - Factory Prep Only

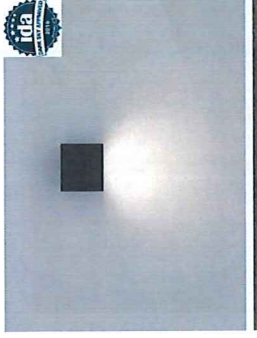
Exterior Lighting Spec

- Linear Accent Lighting
- TivoTape Outdoor standard or approved equal

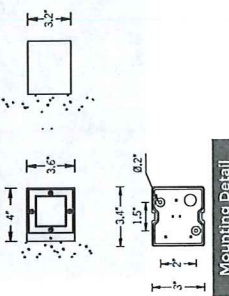


UGI-31591

Gino 2 Downlight



5W COB 236 Lumens
IP65 - Suitable For Wet Locations
IK07 - Impact Resistant
Weight: 2.2 lbs



Mounting Detail

LIGMAN LIGHTING USA

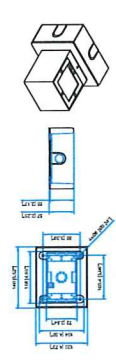
Facade-mounted building and area lighting range. Sleek, compact and expansive luminaire family with lighting packages and optics to address any need.

A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and light accents on vertical surfaces using high efficiency LEDs. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" J-box cover plate is available upon request. Frosted or clear lenses are available.

To meet International Dark Sky criteria, 3000K or warmer LEDs must be selected and luminaire fix mounted +/- 15" allowable to permit leveling.

Additional Options (Consult Factory For Pricing)



SCBT Surface Conduit Box Trim

NOTE: This trim covers a ball-nut/rod/screw surface mount junction box (Provided by contractor). Complete Hardware: 53324-1 - 1/2" Gang Weathered Rod, 1/2" x 1/2" In. Threaded Outlet - or - 53324-2 - 1/2" Gang Weathered Rod, 1/2" x 1/2" In. Threaded Outlet.



Construction

Aluminum. Less than 0.1% copper content - Marine Grade 6066 extruded aluminum with a 100% zinc rich anodic coating for excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Fire rating. The coating uses a phosphate primer, which is baked during drying and acts as well as zinc and nickel phosphate process before product painting.

Membrane Reinforced-Silicone Gaskets. Provides with special injection molded "fit for purpose" long life gaskets. The gaskets are designed to maintain the gasket's exact profile and seal over years of use and compression.

Thermal Management. LMG Aluminum is used for its excellent mechanical strength and thermal conductivity. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surface Suppression. Standard UV surge suppressor provided with all fixtures. **IP65 IK07.** All Ligman products go through an extensive finishing process that includes felling to improve paint adherence.

Paint. UV stabilized 4.5MIL thick powder coat paint and baked at 200 degrees Celsius for 10 minutes. Suitable for use in outdoor environments and harsh environments. Rated for use in rainstorms.

Inspired by Nature Finishing. The Inspired by Nature Finishing is a unique system of decorative powder coating. Our metal decoration process can be used on any metal surface to create a finish of aluminum products into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it is almost indistinguishable from the real thing. The system of coating permeates the entire surface of the metal part. The finish cannot be removed by normal rubbing, scraping, or scratching.

The Coating Process. After Pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder cures and acts as the tie layer color for the finished metal decoration.

The component is then wrapped with a sheet of non-porous film. The film is printed with a pattern printed on it, using a special high temperature ink.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized mold. The mold is heated to a temperature that causes the film to become soft. The film is then pressed into the mold, and a vivid timber look on aluminum remains. Wood grain coating can create beautiful wood-looking products of any size. There are over 300 combinations of design colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. **Added Benefits:**
 - Resistance to salt-acid rain, accelerated aging
 - Anti-fingerprint and corrosion resistant
 - Anti-UV radiation (UV resistant)
 - Super durable (UV resistant)
 - 100% free (non-toxic)

Hardware: Provided Hardware is Marine grade 316 Stainless steel.

Anti-Scale-Snow-Ice: The luminaire is coated with a special anti-scale compound designed to prevent scale, corrosion, and electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens. Provides with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED. The luminaire design provides exceptional light control and precise distribution of light.

Ligman - Maintenance Free. The luminaire has at least 90% of the LED life above 80% of their original light

Exterior Lighting Spec

- ::: Wall Sconce
- Ligman Gino 2 downlight or approved equal



Accessories

/ Fans / Lighting / Heater / Motorized Screens



Our system can support a vast number of outdoor fans from different vendors.

- * Fan to be selected and provided by client or designer.
 - * Outdoor rated fans must be selected and come in a variety of options.
- Information on heaters, motorized screens, and other accessories (manufactured by others) can be included.



Exterior Lighting Spec

Fan & LED downlights in pergola by Struxure





- FORM AND FUNCTION**
- Sleek, low profile housing
 - Available in white or bronze
 - Engineered for optimum thermal management
 - Low depreciation rate
 - Reduces energy consumption and costs up to 65%.
 - Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
 - Customized designs designed for:
 - Auto Dealerships
 - General Area Lighting

- CONSTRUCTION**
- Die Cast Aluminum
 - External cooling fins
 - Cast aluminum external hardware
 - One-piece silicone gasket ensures IP65 seal for electronics compartment
 - One-piece Optics Plate™ mounting silicone Micro Optics
 - Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
 - Grade 2 Clear Anodized Optics Plate™ standard

- FINISH**
- This electrostatic powder coat
 - NLS standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.



BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA for your application. Please specify the product you are requesting in the BAA, TAA, or BABA field. NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

LED WATTAGE CHART

	16L	32L	48L	64L
400 milliwatts	21w	-	-	-
530 milliwatts	27w	-	-	-
700 milliwatts	36w	104w	136w	180w
1050 milliwatts	50w	136w	180w	235w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliwatts	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5) Narrow Beam (NB)	16 (16L) 32 (32L) 48 (48L) 64 (64L) (1)	400 (40) 530 (53) 700 (7) 1050 (1050) (1)	3500K, 80 CRI (3543) 4000K, 70 CRI (4047) 4000K, 80 CRI (4048) 5000K, 70 CRI (5047) 5000K, 80 CRI (5048)	120-277 (UNV) 347-480 (HV)	Architectural Surface Mount (ASA) Direct Pole 6ft Arm Mount (DPS3) Direct Pole 7ft Arm Mount (DPS7) Knuckle Mount (KM) Wall Mount (WM) Trunnion Mount (TM) Tennis Arm Mount (TA) Mast Arm Mount (MA)	Bronze Textured (BRZ) White (WH) Smooth White Glass (SWG) Silver (SVL) Black Textured (BLK) Smooth Black (SBL) Graphitic Textured (GPH) Grey Textured (GRY) Green (GRN) Hunter Green (HGN) Custom (CS)	Ball Spike (BS) Merri Coat Finish (MCF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (PE7) Receptacle (PE) FSP-211 with Motion Sensor (FSP-211) Quick Mount Bracket (QMB) Retrofit Mount Bracket (ROMB) Round Pole Adaptor 3'-4' Pole (RPA4) Round Pole Adaptor 4'-6' Pole (RPA6) Rotated Optic Left (ROL) Rotated Optic Right (ROH) Automotive House Side Shield (AHS) Glass Side Shield (GSS) Black Optic Frame (BOF) Glass Lens (GL) Bye-HAL Lens (HAL) Trade American (TAA) Build America Buy American (BABA) Custom Controls Integration (CCI) Button Type Phosoract (PCT)

NOTES:

- Consult Factory for Lead Time, Consult Factory for 60 CRI Requests.
- For Round Pole Specially RPA4 or RPA6
- Finish is stainless steel. Can be painted to match fixture.
- Universal Voltage 120-277
- 3000K or lower with fixed mounting options only, must be selected
- ANSI DM7 (OSH-201-27) July compliance per
- HAL Lens: Clear Soda-Lime-Silica Float Glass, requires (Aught, NC, WaveLens, ClearLens, DMK/BDM, SynSense, ClearMini, Turtle Safe, or other control system).
- Consult Factory for all BAA/TAA/BABA requests
- Contact Factory



Exterior Lighting Spec
NLS NV-1 Light Pole
or approved equal



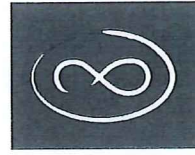
SIGNAGE DEVIATION REQUESTS

- SIGN 1:
SIZE OF 22 SQUARE FEET IS REQUESTED (12 SF ALLOWED).
- SIGN 2:
MAXIMUM HEIGHT OF 28'-3" IS REQUESTED (15 ALLOWED).
- SIGN 3:
SECONDARY WALL SIGN IS REQUESTED (ONE WALL SIGN ALLOWED).
SIZE OF 23 SQUARE FEET IS REQUESTED (18 SF ALLOWED).



- 1. MONUMENT SIGN (78"W X 42"H X 12"D):
A) DARK WOOD FINISH TO MATCH BUILDING W/ GREEN DIMENSIONAL LETTERS.
B) LASER CUT STEEL OVERLAY W/ GLOWING BACKLIGHT

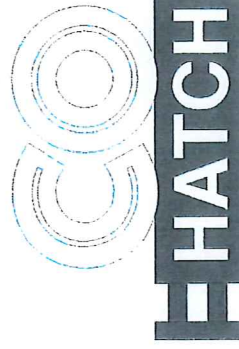
LOGO TBD



- 2. BAR SIGN (30"W X 39"H X 8"D):
LASER CUT STEEL BOX SIGN W/ BACKLIGHT

MOUNT HT: 25'-0" TO B.O. SIGN

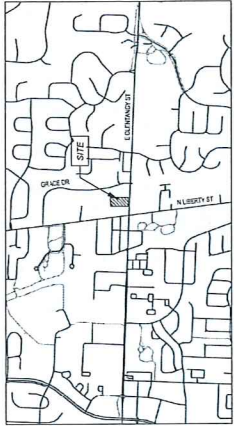
LOGO TBD



- 3. WALL SIGN (68"W X 48"H X 6"D):
STEEL STRUCTURE WITH INTERNALLY-ILLUMINATED DIMENSIONAL LETTERING

MOUNT HT: 10'-6" TO B.O. SIGN

COHATCH POWELL NEW OFFICE BUILDING FINAL DEVELOPMENT PLAN 2024



VICINITY MAP
NO SCALE

INDEX OF SHEETS	
1	FDP TITLE SHEET
2	SURVEY
3	STEP PLAN
4	STORM SEWER & GRADING PLAN
5	UTILITY PLAN
6	DETAILS

SANITARY SEWER NOTE

CONNECTION TO SANITARY SEWER CANNOT BE MADE UNTIL PERMIT IS OBTAINED.

POWELL LIBERTY ASSOCIATES, LLC
2.274 AC. (DEED)

ADMA PROPERTIES, LTD.
0.397 AC. (R/W)
0.236 AC. (DEED)

OLEYTANGY 22, LLC
D.R. LOT 22
0.200 AC. (AUDITOR)

ODE POWELL, LLC
O.D. PAR. PLS. 301
0.636 TOTAL AC. (DEED)
0.637 AC. (SURVEY)

GENERAL ZONING INFORMATION	
ADDRESS	50 E OLEYTANGY STREET, POWELL, OHIO 43065
PARCEL NO.	318-425-13-055-00 / 318-425-13-056-00
OWNER/DEVELOPER	COHATCH
ZONING CLASSIFICATION DISTRICT	DB - DOWNTOWN BUSINESS DISTRICT
ZONING CLASSIFICATION DISTRICT OF ADJACENT PARCELS	DB - DOWNTOWN BUSINESS DISTRICT
PRINCIPAL BUILDING MAX. HEIGHT	35'
ACCESSORY BUILDING MAX. HEIGHT	23'
TOTAL SITE AREA (AC)	0.641 AC
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	5904100270K
MOST RECENT EFFECTIVE DATE OF FIRM	4/16/2009
BASE FLOOD ELEVATION (BFE)	ZONE X
FRONT BUILDING SETBACK	20' MIN., 25' MAX.
SIDE & REAR BUILDING SETBACK	5'

SITE DATA:	
OWNER/DEVELOPER:	COHATCH 25 NORTH STREET COLUMBUS, OH 43260 CONTACT: MATT DAVIS, CEO PHONE: (614) 254-9232 EMAIL: MATT.DAVIS@COHATCH.COM
PLAN DESIGNER:	OSBORN ENGINEERING 1000 W. BROADWAY COLUMBUS, OH 43260 CONTACT: MATT DAVIS, P.E. PHONE: (614) 254-9232 EMAIL: MATT.DAVIS@OSBORNENR.COM
DEVELOPMENT:	SITE IMPROVEMENT INCLUDES REHABILITATION OF EXISTING BUILDING AND ADJACENT PAVEMENT, PARKING LOT WITH ASSOCIATED UTILITY IMPROVEMENTS.
SITE DATA TABLE:	TOTAL PROPERTY AREA: 0.641 AC TOTAL DISTURBED AREA WITHIN RW: 0.605 AC

SURVEY NOTE
A TOPOGRAPHIC SURVEY PROVIDED BY TIMOTHY STADT, P.E. #723 ON 07/14/2023. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
8850 COMMERCE LOOP SW, COLUMBUS, OH 43240
(614) 969-5236

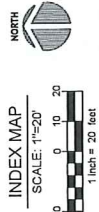
BASIS OF BEARINGS
BEARINGS FOR THIS SURVEY ARE BASED ON N87°10'17" W FOR THE NORTHERLY RIGHT OF WAY LINE OF E OLEYTANGY ST, SPEC DEED, OHIO N.ZONE, PER AN OHRN SURVEY, N88°15'55" W, 100' (AS SHOWN); US SURVEY FEET.

VERTICAL DATUM
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).

BENCHMARKS
SITE BENCHMARK SET IN THE EAST SIDE OF THE POWER POLE LOCATED ON THE WEST SIDE OF 50 E OLEYTANGY STREET AND 50' NORTH OF THE ROAD. ELEVATION: 95.19'

FLOOD DESIGNATION
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #5904100270K, DATED APRIL 16, 2009, THIS PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

UNDERGROUND UTILITIES
2. WORKING DAYS BEFORE YOU DIG. CALL BEFORE YOU DIG. CALL 800-4-A-SHIELD (477-3437) FOR A FREE PHOTODUPLICATION OF THE UTILITY MAP. MUST BE CALLED DIRECTLY.



INDEX MAP
SCALE: 1"=20'
1 inch = 20 feet

COHATCH
POWELL
NEW OFFICE
BUILDING

CITY OF
POWELL
OHIO

TAG	ISSUED	DATE
1	FDP	3/22/24

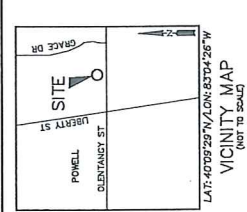
Unless otherwise stated in Contract, the design professional retains all copyright ownership. The design professional's liability is limited to the extent of the professional's negligence. The design professional's liability shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for any third party under any workers' compensation act, disability benefit act or other employee benefit act. The design professional shall not be liable for consequential, special or punitive damages. The design professional shall not be liable for any delay or interruption of construction, whether or not such delay or interruption is caused by the design professional's negligence.

DRAWN BY: WCH
CHECKED BY: WMD
CLIENT PROJ. NO.: OSBORN PROJ. NO. 24031570100

FDP TITLE SHEET

DRAWING NO. 1

ALTA/NSPS LAND TITLE SURVEY
50 E. OLENTANGY ST.
POWELL, OH 43065



LEGEND

- R/W ROAD RIGHT-OF-WAY
- P PROPERTY LINE
- SHEDDED TREE
- EXPOSED TREE
- BUSH
- STORM MANHOLE
- STORM CATCH BASIN
- SAWTOOTH MANHOLE
- SAN IN STEM ELEMENT
- POWER POLE
- DAY AND/OR
- ELECTRIC BOX
- TELEPHONE BOX
- WATER METER
- IRON PKC FOUND
- IRON IN FOUND
- TRAFFIC PULL BOX
- GAS VALVE
- WATER METER
- VERTICAL CURVE
- IRON PKC FOUND
- IRON IN FOUND
- TRAFFIC PULL BOX
- GAS VALVE
- WATER METER
- STORM MANHOLE
- STORM CATCH BASIN
- SAWTOOTH MANHOLE
- SAN IN STEM ELEMENT
- POWER POLE
- DAY AND/OR
- ELECTRIC BOX
- TELEPHONE BOX
- WATER METER

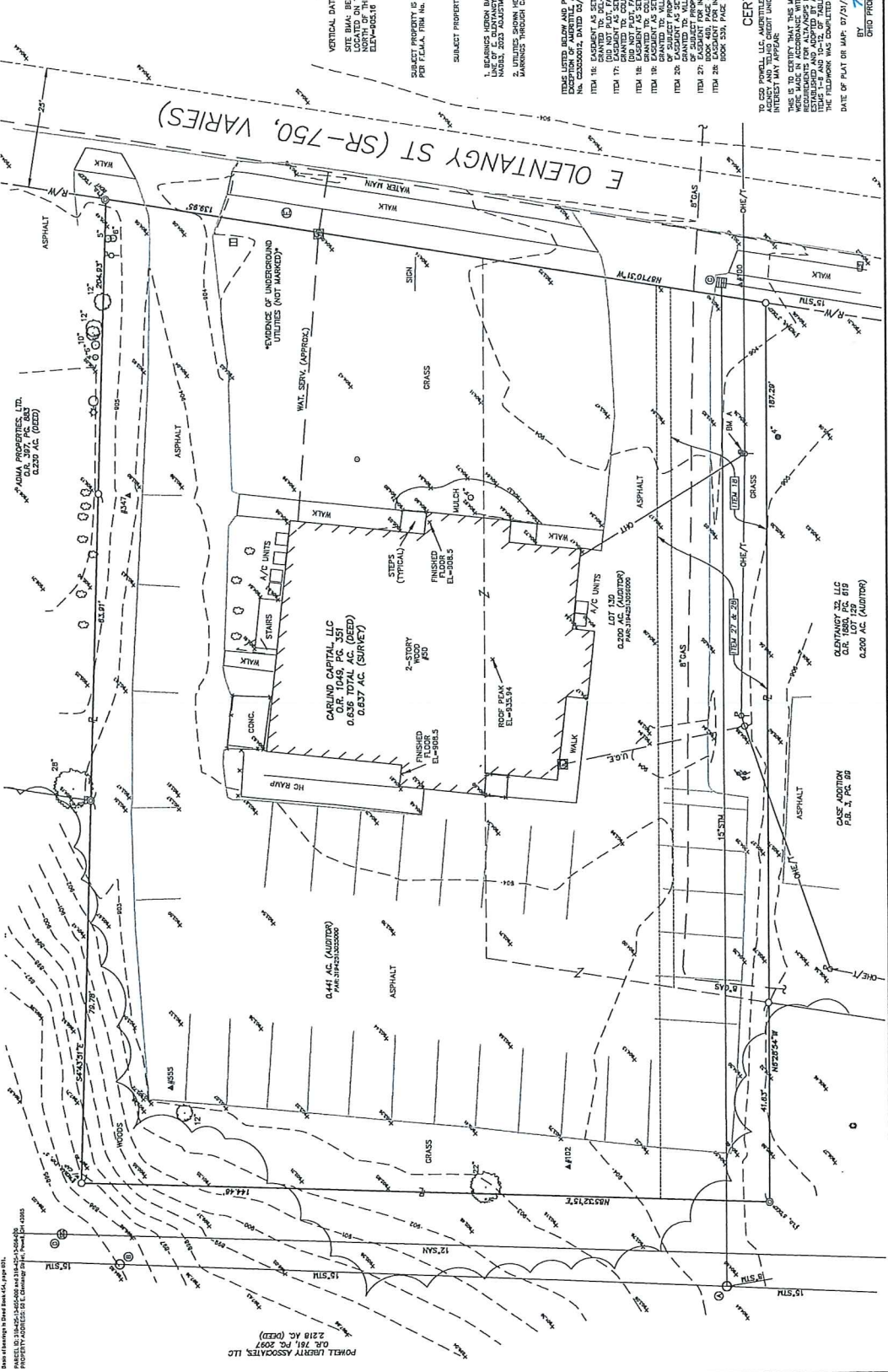
INLET 130 AND PART OF OUTLET 7 OF
THE CASE ADDITION (P.B. 3, PG. 99)
CITY OF POWELL, DEWARINE COUNTY, OHIO

LEGAL DESCRIPTION

Subject to all easements, restrictions and appurtenances, if any, of record.

Reference to Sheet Book 454, Page 261.
Reference to Sheet Book 454, Page 262.
Reference to Sheet Book 454, Page 263.
Reference to Sheet Book 454, Page 264.

Reference to Sheet Book 454, Page 261.
Reference to Sheet Book 454, Page 262.
Reference to Sheet Book 454, Page 263.
Reference to Sheet Book 454, Page 264.



HORIZONTAL CONTROL
STATE PLANE
OHIO NORTH ZONE
NAD83(2011), US SURVEY FEET
CONTROL POINT 100: 8" MAG HUB
N1795516.18 E18588001.28
CONTROL POINT 102: 8" MAG HUB
N1794916.24 E1858801.21
CONTROL POINT 103: 8" MAG HUB
N1795516.18 E1858801.28
CONTROL POINT 556: 6" MAG NAIL
N1797326.14 E1858801.93

VERTICAL BENCHMARK
VERTICAL DATUM: NAVD 83
SITE B.M.: BENCH THE SET IN THE EAST SIDE OF THE POWER POLE
LOCATED ON THE WEST SIDE OF 50 OLENTANGY STREET AND 50'
ELEVATION: 4025.18

FLOOD NOTE
SUBJECT PROPERTY IS IN FLOOD ZONE "X" (AREA OF ANNUAL FLOOD HAZARD).
PER FEMA, FIRM NO. 30941C0237K, WITH AN EFFECTIVE DATE OF 4/16/2020.

ZONING
SUBJECT PROPERTY IS CURRENTLY ZONED DOWNTOWN BUSINESS DISTRICT.

SURVEY NOTES
1. BEARING TRIPATH BENCH MARK WAS LOCATED AT CORNER SOUTHWEST CORNER OF MAY
LIME OF E. OLENTANGY ST. AND 50 E. OLENTANGY ST. ZONE, PER AN OLD TFM SURVEY,
MAY, 2023 ADJUSTMENT, US SURVEY FEET.
2. ALL MEASUREMENTS WERE MADE THROUGH THE SURVEYING RECORDS PLANS AND
RECORDS THROUGH CALL TO CORPS, THECT, INC., COLUMBUS, OHIO.

TITLE NOTES
ITEMS LISTED BELOW AND PLOTTED HEREON ARE AS LISTED IN SCHEDULE B, PART I,
EXCEPTION OF A CERTAIN DIVISION OF CHICAGO TITLE COMPANY, TITLE COMMITMENT
NO. 213.
ITEM 16: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 17: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 18: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 19: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 20: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 21: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 22: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231
ITEM 23: EXHIBIT AS SET FORTH IN DOCUMENT: DEED BOOK 463, PAGE 231

CERTIFICATION
TO CDR POWELL LLC, A DIVISION OF CHICAGO TITLE COMPANY, "ALTA" TITLE
INSURANCE POLICY NO. 213, AND ITS SUCCESSORS AND ASSIGNEES AS THEIR
INTEREST MAY APPEAR:
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AND
THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND INCLUDES
THE FOLLOWING INFORMATION:
DATE OF PLOT OR MAP: 07/21/2023
BY: Timothy J. Steinhilber
CHICAGO PROFESSIONAL SURVEYOR NO. 9723



COHATCH
POWELL
NEW OFFICE
BUILDING
CITY OF
POWELL
OHIO

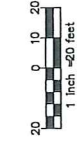
TAG	ISSUED FOR	DATE
1		3/25/24

Unless otherwise stated in Contract, the Client is responsible for obtaining all necessary permits and for compliance with applicable laws, codes and regulations. The Client's responsibility for compliance with applicable laws, codes and regulations is not limited by the date of this drawing. The Client's responsibility for compliance with applicable laws, codes and regulations is not limited by the date of this drawing. The Client's responsibility for compliance with applicable laws, codes and regulations is not limited by the date of this drawing.

DRAWN BY: WAD
CHECKED BY: WAD
CLIENT PROJ. NO.: 220525F0140
OSBORN PROJ. NO.: 220525F0140

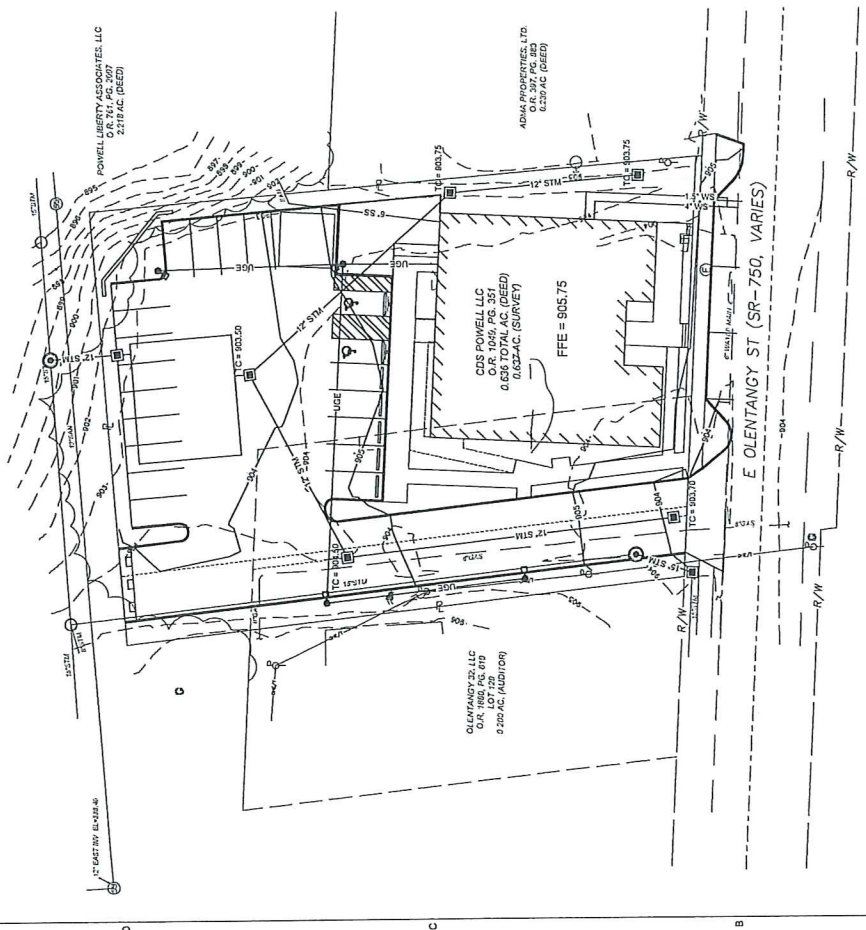
STORM SEWER & GRADING PLAN

DRAWING NO. 4



- GRADING LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED SLOPE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - TOP OF CURB
 - BOTTOM OF CURB

- ABBREVIATION LEGEND:**
- EX - EXISTING
 - R/W - RIGHT OF WAY
 - FF - FINISH FLOOR ELEVATION
 - ONE - OVERHEAD ELECTRIC
 - ONE - OVERHEAD ELECTRIC
 - STM - STORM SEWER
 - STM - STORM SEWER
 - W - WATER MAIN
 - W - WATER MAIN
 - WC - WATER CONNECTION
 - WC - WATER CONNECTION
 - G - GAS
 - G - GAS
 - MB - MANHOLE
 - MB - MANHOLE
 - FS - FIRE SERVICE
 - FS - FIRE SERVICE
 - WS - DOMESTIC WATER SERVICE
 - WS - DOMESTIC WATER SERVICE



STORMWATER MANAGEMENT NARRATIVE
 STORMWATER DETENTION WILL BE HANDLED VIA AN UNDERGROUND DETENTION SYSTEM. THE DETENTION SYSTEM IS LOCATED UNDER THE UTILITY AREA AND THE DETENTION CAPACITY WILL NOT BE REQUIRED AS THE SITE/TRIBUTARY AREA IS UNDER AN ACRE.

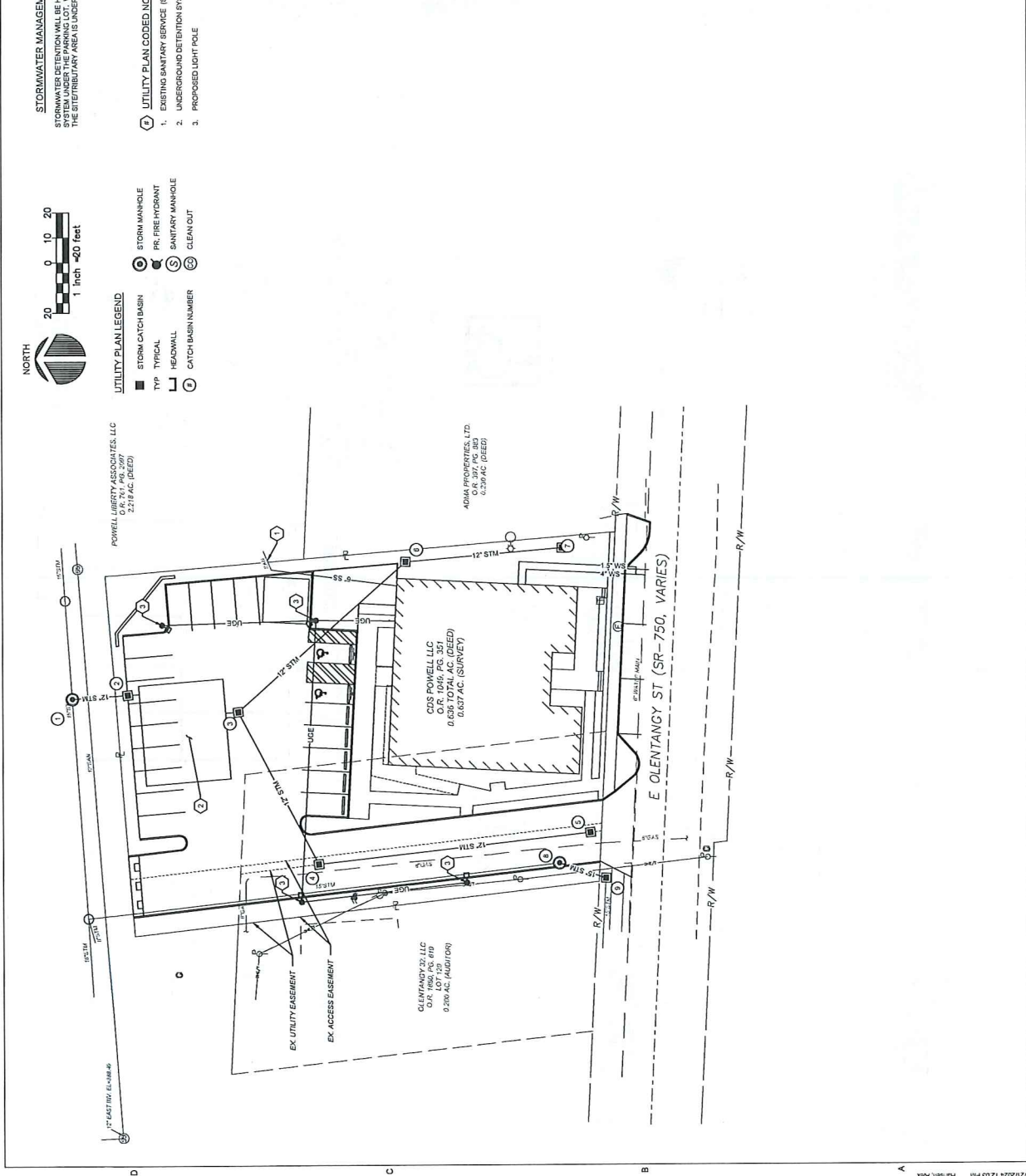
- UTILITY PLAN CODED NOTES:**
- EXISTING SANITARY SERVICE (BELOW APPROXIMATELY - FIELD VERIFY)
 - UNDERGROUND DETENTION SYSTEM
 - PROPOSED LIGHT POLE

UTILITY PLAN LEGEND:

- STORM CATCH BASIN
- TYPICAL
- ▭ HEADWALL
- ⊙ STORM MANHOLE
- ⊕ PR - FIRE HYDRANT
- ⊚ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊚ CATCH BASIN NUMBER

ABBREVIATION LEGEND:

EX - EXISTING
 RW - RIGHT OF WAY
 FFE - FINISH FLOOR ELEVATION
 ORE - OVERHEAD ELECTRIC
 STM - STORM SEWER
 WWS - WASTEWATER SURROUND ELECTRIC
 WC - WATER CONNECTION
 OD - OAS
 MH - MANHOLE
 PS - FIRE SERVICE
 WS - DOMESTIC WATER SERVICE



PAVEMENT LEGEND

- Ⓐ 1.5" MIN. ASPHALT SURFACE COURSE (DOT CMS 441 TYPE 1)
- Ⓑ 2.0" MIN. ASPHALT INTERMEDIATE COURSE (DOT CMS 441 TYPE 2)
- Ⓒ TACK COAT (DOT CMS 407)
- Ⓓ PRIME COAT (DOT CMS 409)
- Ⓔ NOT APPLIED CRACK SEAL (DOT CMS 102.176)
- Ⓕ SURGRADE COMPACTION (DOT CMS 304)
- Ⓖ AGGREGATE BASE (DOT CMS 304)

PAVEMENT NOTES:

- PAVEMENT SECTION TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER AND APPROVED BY OWNER PRIOR TO INSTALLATION.

PAVEMENT LEGEND

- Ⓐ 1.5" MIN. ASPHALT SURFACE COURSE (DOT CMS 441 TYPE 1)
- Ⓑ 2" MIN. ASPHALT INTERMEDIATE COURSE (DOT CMS 441 TYPE 2)
- Ⓒ TACK COAT (DOT CMS 407)
- Ⓓ PRIME COAT (DOT CMS 409)
- Ⓔ NOT APPLIED CRACK SEAL (DOT CMS 102.176)
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PAVEMENT NOTES:

- PAVEMENT SECTION TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER AND APPROVED BY OWNER PRIOR TO INSTALLATION.



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, April 10, 2024

6:30 P.M.

a. COHATCH – FINAL DEVELOPMENT PLAN (2024-12FDP)

A request for review and recommendation of approval to City Council for a final development plan for a new building and site improvements on a .64-acre site at 50 East Olentangy Street, on the north side of East Olentangy Street, east of Liberty Street to construct a co-working facility with a rooftop bar. The site is zoned Downtown Business District and the applicant is Matt Davis, c/o John Fleming-Tim Lai Architect.

Aerial Image:



Project Background

This is a request for review and approval of a final development plan for a new office building with a rooftop bar at 50 East Olentangy Street for a new COhatch location. The Sketch Plan was reviewed by the Commission in November 2023 at which time the demolition of the existing structure was approved. The applicant plans to demolish the building in the Spring. A preliminary development plan was reviewed in February by the Commission. The history is attached.

The 0.63-acre site is located on the north side of East Olentangy Street between North Liberty Street and Grace Drive site. This property and all adjacent lots are zoned Downtown Business District, and are therefore located within the Downtown Historic District Overlay.

Proposal Overview

The proposed development will replace the existing building with a new 3-story building close to the street and toward the southeast corner of the property. The two curb cuts will be consolidated into one on the west end of the street frontage off East Olentangy Street. The building is proposed to be used as a co-working office space on the first and second floor and the third floor proposed to be a rooftop bar. The main entrance to COhatch is on East Olentangy Street, and a secondary entrance is on the north façade serving the parking lot. The third-floor bar/event space is set back from the street to create a rooftop patio with views to the south and west.

Parking is proposed to the rear of the structure and a mechanical yard and dumpster enclosure are proposed along the east property line behind the building.

On-street parking is proposed along East Olentangy Street and the building includes formal planting areas and patio space along the south elevation. Foundations plantings are also shown along the east and north elevations. A stair case is shown on the west elevation providing access to the rooftop bar.

Site access is proposed on the east side via a 24-foot drive aisle which terminates at the property line to ensure future access to the adjacent site when development occurs. The plans show a temporary barricade at the terminus.

The applicant has provided an excellent detailed package with all materials and colors outlined for administration of the final development plan in the future.

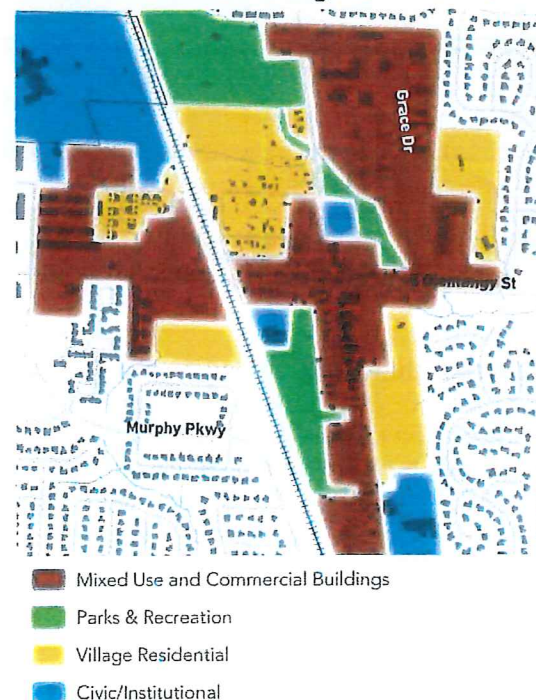
Comprehensive Plan Consistency

This site is designated as Mixed-Use Village Center in the Land Use chapter of the Comprehensive Plan. Within this area, the intent is that:

“The traditional village character of Powell’s historic heart should be preserved, while also accommodating sensitive infill and redevelopment in certain locations. A variety of uses and activities are encouraged to support a vibrant, walkable village center. Building heights and massing should be closely coordinated with the scale of existing buildings to create a cohesive character that blends new and old structures” (pg 30).

This redevelopment project proposes two main uses on-site (shared office space and a bar/restaurant), and adds to the diversity of businesses in downtown Powell. The site is ideal for this re-use as it is located in the walkable downtown and will have high visibility from the Olentangy Street corridor. Bringing the front building line close to the street improves the position of the structure to align with the existing built environment. The application materials state the intent is, “to create a gathering place that is informed by the scale and character of Powell while elevating it to

Exhibit 2.3: Mixed Use Village Center Detail



inspire respect and civic pride.” While surrounding buildings range from one-to two stories, the proposals aims to be sensitive to the surroundings by setting the third story back and breaking up the front façade of the structure. The architectural style also, “creates a sense of natural warmth and comfort that echoes the vernacular structure in the surrounding”, according to the application.

The proposal is also consistent with the listed Development Guidelines on page 30.

- Commercial and mixed-use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows. Outdoor patio spaces are encouraged.
 - A public sidewalk exists along East Olentangy Street and will remain. The main entrance is prominent on the south elevation and a central courtyard space is designed to clearly demarcate the entrance to the building. Outdoor patio space and landscaping are proposed to activate the building frontage.
- New development should be designed to create an interconnected public street network that will provide alternative routes to downtown businesses and eliminate the need for left turns at the Four Corners intersection.
 - Although this property does not contribute to the existing public street system currently, future plans to extend Scioto Street will create alternative routes from this site. Depending on the street design and exact location, the planned extension may create access to the north. This would help divert some local traffic away from the Olentangy Street/Liberty Street intersection. Additional improvements considered with the Scioto Street extension, such as connecting existing parking lots, installing sidewalks, and on-street public parking will benefit this proposed use.
- Shared and interconnected parking areas should be provided behind commercial buildings. Parking lots should be physically linked together or accessible from public alleys.
 - The parking facility is located behind the commercial building, and there is potential for connections with adjacent lots in the future. Interconnected public parking lots within the northeast quadrant have been contemplated in various city planning documents.
- All streets should have tree-lined sidewalks, decorative street lamps and other pedestrian-oriented streetscape amenities.
 - These streetscape elements currently only exist on West Olentangy Street in downtown Powell. This proposal strives to incorporate many of the same elements such as street trees and other landscaping as well as on-street parking on East Olentangy Street.
- Local streets should have on-street parking to help control traffic speeds.
 - Three on-street parking spaces are considered in this proposal.
- High quality materials and architectural detailing is critical to ensure new development contributes to the village character.
 - The proposed materials are of high quality and the architectural detailing in the Sketch Plan indicates a modern style with traditional materials, which creates for a unique and interesting statement building along this portion of East Olentangy Street.

Staff Comments

This site is located in the Downtown Business District, and is regulated by the Codified Ordinances of Powell, Section [1143.16.2](#).

- Uses
 - The proposed uses are permitted in the existing Zoning District. As this redevelopment proposal will require the review and approval of a Final Development Plan by the Commission and City Council. Any deviations from the strict adherence to the Code can be incorporated/requested through this process. The applicant has identified items that

will require deviations such as front yard setback, parking, parking setback, and building height.

- Architecture
 - While the building height exceeds the height permitted by Code, the design of the third floor can be read as separate volume as it is setback from the main facades and uses glass as the main material in an effort to be sensitive to surrounding structures and the character of the district.
 - Main building materials are wood and glass, proposed in a vertical pattern. As shown the wood proposed has warm tones in contrast to the dark grey windows. Vertical beams have been added to break up the façade and metal accents have been incorporated such as window paneling and balconies. A brick course has been added to the foundation to protect the material from water damage.
- Setbacks
 - Front setback requirements are 20 feet minimum in the Code for principle structures. As proposed the front setback appears to be less than 10 feet, however the application states a 10-foot setback is requested. The applicant will need to rectify this discrepancy at the final development plan. Many existing buildings in downtown are setback in this range and staff welcomes the street presence as proposed.
- Parking
 - As shown the plan accommodates 20 parking spaces on site with 3 spaces on-street. Public parking is available at nearby City-owned lots and the applicant is exploring a valet option. The office and bar uses will complement each other in parking needs and with the future extension of Scioto Street, which is included in the CIP, additional parking will be available. A parking deviation is requested at the final development. The applicant and adjacent property owners are working with the City to progress the Scioto Street extension to consolidate parking, and create an environment where public and private needs are met.
- Liberty Township Fire Department
 - Required hydrant locations will need to be accommodated and the applicant is working with staff to meet the Department's requirements.
- Signs
 - Signs are shown in the materials submitted. The applicant is requesting the approval of deviations to address the signs which are appropriate for the type of business and location in the City. Several businesses have received deviations for signs as well. Specifically, the applicant is requesting an increase of a ground sign from 12 sf to 22 sf, which is appropriate due to the mass of the building and the location and as the proposed location is not impeding with the sight triangles.
 - The sign for the rooftop bar is mounted at 25 feet where 15 feet are allowed. The sign design is subdued and blends within the architecture and does not obstruct any views.
 - A secondary wall sign is requested along the front elevation at a size of 23 sf where 18 sf are allowed the mounting height is within the permitted height.

Ordinance Review – Final Development Plan

In accordance with the requirements of codified ordinance 1143.11(k), in approving a final development plan, the Planning and Zoning Commission shall adhere to the steps below:

- (1) The proposed planned district development phase can be initiated within two (2) years of the date of approval and can be completed within five (5) years;**
The application does not state the anticipated construction timeline. However, it is expected that the development will be done in one phase and will be built-out within five years given the

demand for this type of project.

- (2) **The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled;**

Refer to the Comprehensive Plan Consistency Analysis. In addition, the The direct economic impact of the project comes from the creation of nearly 13,000 SF of new office space within our City and Downtown. It has been project that at the building could house 188 or more full-time equivalent employees with a total payroll exceeding \$1.5 million annually. As witnessed with other COhatch facilities these FTE and payroll numbers are achievable and likely low.

- (3) **The streets proposed are suitable and adequate to carry the anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned district plan area;**

As shown the plan accommodates 20 parking spaces on site with 3 spaces on-street. Public parking is available at nearby City-owned lots and the applicant is exploring a valet option. The office and bar uses will complement each other in parking needs and with the future extension of Scioto Street, which is included in the CIP, additional parking will be available. A parking deviation is requested at the final development. The applicant and adjacent property owners are working with the City to progress the Scioto Street extension to consolidate parking, and create an environment where public and private needs are met.

This anticipated collaboration will allow the City to leverage the project for public infrastructure and amenities that have been identified in the CIP and 2023 Economic Development Plan. These also are improvements and amenities that have been identified as important by residents in the 2023 Community Attitudes Survey.

The first of these improvements will be the additional parking that will result from the COhatch project and partnership with surrounding property owners and businesses. The parking is in a preliminary design phase, therefore, there is not an estimated number of parking spaces that will be added, however, with the area for which the planning occurs, the number should be sufficient. This parking will assist COhatch with their parking needs during the normal workday hours when COhatch employees most need the parking and then transition to parking for restaurants and retailers during evenings and weekends when they most need it. The parking will be public parking at all times.

- (4) **Proposed non-residential developments can be justified at the location and in the amounts proposed;**

No residential development is proposed on the site.

- (5) **Housing densities are warranted by amenities and conditions incorporated in the final development plan and are in accordance with these planned district development requirements;**

No residential component is proposed with this project submission.

- (6) **Lands to be dedicated to public use are of acceptable and usable size, shape, and location;**

No lands are proposed to be dedicated for public use.

- (7) **The area surrounding the development can be planned and zoned in coordination with and in substantial compatibility with the proposed development;**

Surrounding area is largely developed with commercial uses to the east, south and west. Property owners to the north have expressed interest in pursuing commercial development,

(8) The existing and proposed utility services are adequate for the population densities and uses proposed, and

The existing and proposed utility services are adequate for the intended use.

(9) Adequate provision has been made for the detention and channelization of surface drainage runoff.

This requirement appears to be met and the applicant will continue to work with the City Engineer to ensure compliance.

Staff Recommendation

Staff recommends the Commission recommend approval of the proposed Final Development Plan as submitted with the following deviations:

- 1) A parking reduction 78 spaces to 23 considering the future investment by the City to consolidated parking for this proposals and other futures business along the Scioto Street extension per the CIP;
- 2) An increased building height from 35 feet to 39' 3" given the rooftop bar site back from the main structure and is deemphasized by the use of glass;
- 3) A decreased front setback of 10 feet where 20 feet are the minimum,
- 4) A parking setback of 0 feet permissible when the Scioto Street extension and parking area is installed; and
- 5) A sign plan allowing the deviations outlined in this report.



**PLANNING & ZONING
COMMISSION MEETING MINUTES
APRIL 10, 2024**

I. CALL TO ORDER/ROLL CALL

Chair Bailik called the Wednesday April 10, 2024 Planning & Zoning Commission meeting to order at 6:30pm Commission members present included Elizabeth Bailik, Ryan Griffin, Ted Klecker, David Lester, Stephen MacGuidwin, Kurt Ramsey, and Shaun Simpson. Staff members present included Claudia Husak, Planning Manager/Zoning Administrator, Jeffrey Tyler, Assistant City Manager and Development Director, Sean Hughes, Economic Development Administrator, Steven Reynolds, SHYTFT Collective, City of Powell Architectural Advisor and Kara Prem, Administrative Assistant.

II. STAFF ITEMS

Chair Bailik provided background on the responsibility of the Planning and Zoning Commission.

III. HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

IV. APPROVAL OF MINUTES

MOTION: David Lester moved to approve the Minutes from the March 13, 2024 Planning and Zoning Commission meeting. Ryan Griffin seconded. Motion passed.

VOTE: Y-7 N-0 AB-0

a. Meeting Minutes 3-13-2024

V. ITEMS FOR REVIEW

a. **PRELIMINARY & Final DEVELOPMENT PLAN (2024-04PDP/FDP) – II PADRINO**

A request for review and recommendation of approval to City Council for the construction of a new commercial space to be occupied by a carry-out/restaurant at 150 West Case Avenue owned and represented by Drew and Michele DiMaccio. The site is ± .403 acre zoned PC-Planned Commercial District at the corner of West Case Avenue and Lincoln Street

Applicant: Drew DiMaccio
Location: 150 West Case Street, Parcel 318-426-02-003-000
Existing Zoning: PC-Planned Commercial District

APPLICANT

Troy Cameron
7965 North High Street
Columbus, Ohio 43235

Troy Cameron stated that he had no comments but was there to answer any questions the public or the Commission might have.

Chair Bailik opened Case 2024-10PR for public comment. Hearing none, Chair Bailik closed public participation. She opened up the floor for Commission member feedback and discussion.

Shaun Simpson stated that this has all been discussed and he has no comment.

Stephen MacGuidwin stated that the plot looks good but suggested changing the signature line from "chairman" to "chairperson."

Kurt Ramsey asked for clarification on the road and parking areas and Mr. Cameron provided an answer.

David Lester said that he had no comment and is excited to see the development.

Ryan Griffin asked if the units would have garages, and it was confirmed that they will.

Ted Klecker asked for clarification on where the walking path will be.

Elizabeth Bailik thanked the applicant for working with the city.

MOTION: David Lester moved to approve plot including staff conditions.
Ryan Griffin seconded. Motion passed.

VOTE: Y-7 N-0 AB-0

d.

FINAL DEVELOPMENT PLAN (2024-12FDP) - COhatch

A request for review and recommendation of approval to City Council of a final development of a new building and site improvements for a .64-acre site on the north side of West Olentangy Street, east of Liberty Street to construct a 13,800-square-foot co-working facility with a 1,600-square-foot rooftop bar. The applicant is Matt Davis, Tim Lai Architect and the site is located at 50 East Olentangy Street, zoned DB – Downtown Business District.

Applicant: Matt Davis, c/o John Fleming - Tim Lai Architect

Location: 50 East Olentangy Street, Parcels 31942513055000 and 3194251305600

Existing Zoning: DB - Downtown Business District

Request: Review and approval to City Council of a final development of a new building and site improvements for a .64 - acre site on the north side of West Olentangy Street,

east of Liberty Street to construct a 13,800 square foot co-working facility with a 1,600 square foot rooftop bar.

Chair Bailik read Case 2024-12FDP into the record. Claudia Husak provided a staff presentation. The building that was on the site has been torn down. She noted that on March 20, 2024, Powell City Council approved a development agreement for the Scioto Street extension and parking project. The City is working to provide more parking in its area. Changes since the Preliminary Development Plan was approved in February include signage on the front of the building, at the side of the building and on the rooftop bar. Staff recommends the Commission recommend approval of the proposed Final Development Plan as submitted with the following deviations:

- 1) A parking reduction from 78 spaces to 23 considering the future investment by the City to consolidated parking for this proposal and other future businesses along the Scioto Street extension per the CIP.
- 2) An Increased building height from 35 feet to 39'3" given the rooftop bar set back from the main structure and is deemphasized by the use of glass.
- 3) A decreased front setback of 10 feet where 20 feet are the minimum.
- 4) A parking setback of 0 feet permissible when the Scioto Street extension and parking area is installed.
- 5) A sign plan allowing the deviations outlined in the staff report.

Steve Reynolds stated that the applicant took great lengths to match what is already in the city. He said that he reiterates all of the comments that he made in February.

APPLICANT

Matt Davis	Tim Lai
4620 Hickory Rock Drive	401 West Town Street
Powell, Ohio 43065	Columbus, Ohio 43215

Matt Davis stated that he is working hard to integrate his building with downtown Powell. He knows that not everyone will love the building. He shared graphics of COhatch Dublin and explained that it was built to match the Historic District. Mr. Davis noted that the building was controversial when it was built, but it has since won many awards and Dublin has asked for them to do four renovations and to add another building. He has met with the surrounding landowners, and all are invested in building the back parking lot. Mixing modern and new with the historic creates charm in Powell. He noted that the Scioto street expansion and the parking in the budget, so there will be more parking in the area.

Chair Bailik opened Case 2024-12FDP for public comment.

Tom Coffey, architect
365 Shale Ridge Court
Powell, Ohio 43065

Tom Coffey stated that he is not opposed to the concept and thinks it would be great to have COhatch in the city. However, he is concerned about the character of the

historic guidelines overlay and the guidelines that go with it. Looking at the Historic Downtown Guidelines, he feels that some of the massing is inappropriate. He would like to talk with the applicant either as a private citizen or as part of the Historic Downtown Advisory Commission.

Gary Swackhamer
76 Scioto Street
Powell, Ohio 43065

Gary Swackhamer lives in his grandmother's 114 year old home and is restoring it. He previously served on Powell City Council for 4 years, the Planning & Zoning Commission for 6 years and was on the Historic Downtown Advisory Commission when the guidelines were written. He stated that he has deep roots in Powell and would be fine with this building if it were closer to Sawmill Road but feels that it will not blend into the area. Mr. Swackhamer would like to see the plans sent back for a redo to better match the historic guidelines and implored the committee to not approve them.

Larry Coolidge
78 West Olentangy Street
Powell, Ohio 43065

Larry Coolidge showed pictures of the COhatch buildings located in Delaware, Polaris, New Albany, Worthington, and Dublin and noted that those buildings match the guidelines for those areas. He does not think that that the Powell building will fit in with Powell's guidelines. Mr. Coolidge asked the Commission to reconsider approving the plans.

Trent Nehls
130 Morris Court
Powell, Ohio 43065

Trent Nehls did not come to the meeting to comment on COhatch, but he felt the need to state that he feels that Powell would be missing out on an opportunity if the COhatch plan is denied. He believes that the plan will be a catalyst to redeveloping downtown Powell and give it a more urban look and feel. Mr. Nehls stated that he feels these plans are a huge step forward.

Kevin Knight
70 West Olentangy Street
Powell, Ohio 43065

Kevin Knight stated that he does not believe that the COhatch plan fits in with the historic guidelines for downtown Powell. He said that he thought the Dublin COhatch building design was good not great, but that the Powell design scares him.

Matt Davis spoke again, stating that he did not just randomly design this building. He worked with the City management, and approved plans. The reality is that this plan is trying to move Powell forward.

Chair Bailik verified that no more members of the public wished to comment and closed public participation. Chair Bailik then opened up the floor for Commission member Feedback and discussion.

David Lester commented that the Historic Guidelines were created in the 1990s and that if the Commission was looking at a historical building, then those guidelines are applicable. As this new building is not historical, the guidelines are not applicable.

Ryan Griffin believes the COhatch plan is about moving Powell forward and asked what does not meet the guidelines.

Elizabeth Bailik clarified that the guidelines are not applicable because this is a new building. She stated that the Planning & Zoning Commission could opt to send this plan to the Historical Downtown Advisory Commission, but it did not. Ms. Bailik also pointed out that the guidelines are not ordinance.

Jeffrey Tyler said that the Architectural Advisor has given guidance about how this building will meet the guidelines.

Ryan Griffin noted that he believes that the applicant has made a great effort to make the building match Powell but with a more modern look.

Ted Klecker asked if the Olentangy Street entrance to the building was now handicap accessible, and Tim Lai verified that a ramp has been added to the design. Mr. Klecker said that he feels that the design fits into Powell and he appreciates the plan.

Shaun Simpson asked about the occupancy in Dublin and Mr. Davis said that the offices and rooms are fully booked. Mr. Simpson said that he thinks that the building fits into Powell and that he thinks that COhatch will be an important player in bringing Powell forward. He thinks it is short sighted to say that this building will not fit in.

Stephen MacGuidwin stated that the idea behind this building is to get people out of their homes, and it resonates with him that this building will contribute to the heart of Powell and bring people together He believes that these plans are within the ordinance.

Kurt Ramsey said that he is very much in support of the design. He believes that this building is for the future of Powell.

Elizabeth Bailik thanked the applicants for all they have done with the city and the Commission. She wanted to clarify that it is under Planning & Zoning's discretion to send plans to the Historic Downtown Advisory Commission, and that they must allow flexibility for new ideas, new innovation and new growth. She noted that she thinks that the building plans are beautiful.

MOTION: David Lester moved to approve Final Development Plan with all deviations listed by Staff. Kurt Ramsey seconded. Motion passed.

VOTE: Y-7 N-0 AB-0

VI. OTHER BUSINESS

VII. ADJOURNMENT

MOTION: David Lester moved to adjourn. Ryan Griffin seconded. Motion passed.

Elizabeth Bailik, Date, Chair

Kara Prem, Date, Chair



**PLANNING & ZONING COMMISSION
MEETING MINUTES
THURSDAY, NOVEMBER 9, 2023**

I) CALL TO ORDER/ROLL CALL

Chair Elizabeth Bailik called the Thursday, November 9, 2023, Planning & Zoning Commission meeting to order at 6:30 p.m. Commission Members also present included; Ryan Herchenroether, David Lester, Ryan Griffin and Stephen MacGuidwin. Absent were Commission Members Shaun Simpson and Ferzan Ahmed. Staff present included; Jeffrey Tyler, Assistant City Manager; Claudia Husak, Planning Manager; Elise Schellin, Senior Planner; and Pam Friend, Administrative Assistant. Also present was Steve Reynolds, SHYFT Collective, City of Powell Architectural Advisor.

II) HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Commissioner Bailik opened the floor for visitors wanting to address the Commission for items not on the agenda. Hearing none, she closed public comment.

III) APPROVAL OF MINUTES

October 11, 2023 Meeting Minutes
[10112023 PZ_Draft_Min.pdf](#)

Chair Bailik asked for an affirmative vote on the October 11, 2023 meeting minutes, which passed by a unanimous vote of all members present.

IV) ITEMS FOR REVIEW

SKETCH PLAN & CERTIFICATE OF APPROPRIATENESS (Case2023-30SP&CA)

Applicant: Tim Lai
Location: 50 East Olentangy Street
Zoning: DB - Downtown Business District
Request: Review and approval of a Certificate of Appropriateness to demolish a vacant structure on the 0.62-acre site, as well as review and feedback of a Sketch Plan to replace the demolished structure with a 13,900-square-foot office building including a rooftop bar.

- [1. COhatch_Staff Report.pdf](#)
- [2. COhatch_Submission.pdf](#)

Elise Schellin, Senior Planner, presented the Staff Report, which recommends the Commission review the Sketch Plan with the applicant and provide them with comments during the meeting. The submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch plan. Also, staff recommends the Commission approve a Certificate of Appropriateness for the demolition of the two-story structure located at 50

E. Olentangy Street. No review by HDAC (Historic Downtown Advisory Commission) is warranted, as the building being demolished is not historic to the downtown.

Steve Reynolds, Architectural Advisor, City of Powell, talked about the architecture taking cues from the gabled or angular roofs in the area. He said the height is not much higher than what would be found on a single-family home in downtown Powell. He thinks the form and massing align with the Comprehensive Plan. He would like to see more detail in the middle section to break up the front exterior. He talked about adding the darker metal to the balconies and columns to add interest.

Matt Davis, COhatch, 25 North Street, Dublin, OH 43017, property owner and City of Powell resident, spoke about the project being five years in the making and that he is excited to bring their brand to Powell.

Tim Lai, Tim Lai Architect, 401 W. Town Street, Columbus, OH 43215, applicant and architect for the project, discussed the concept for the plans.

Chair Bailik opened up for public comment.

Chris Freiheit, property owner of 18 N. Liberty Street and 24 E. Olentangy Street, expressed his concern with parking issues the project might create and questioned if a variance will be required, which staff pointed out could be requested once they get through the Sketch Plan. Further, Mr. Freiheit is concerned with the egress from this lot to his property in the rear.

Ms. Husak acknowledged further work would need to be done to incorporate the egress and Mr. Tyler explained the City is contemplating a connector of Scioto Street from Liberty to Grace Drive. As this project moves forward the City will work with the developer to figure out the best way forward regarding access.

Mr. Freiheit said while this is an encouraging future development, he purchased an egress through the lot in question, which he is not likely to give away. Mr. Davis said he will not deny Mr. Freiheit access to his land and they would certainly meet with him to talk about the parking plans.

Hearing no other public comment, Chair Bailik closed public comment.

Commissioner Griffin said the building concept looks great. He questioned the number of people that could be working there and wondered about the need for valet parking. Mr. Davis acknowledged parking in downtown Powell has been an issue, but feels it's the easiest problem to solve. He is committed to help fix the parking issue, but pointed out there are roughly 300 spots each night that go unused by the public because they are blocked off.

Mr. Tyler discussed the economic development incentive agreement City Council has approved for this particular location in regards to a shared parking agreement. He talked about the CIP process and plans for additional parking with monies for design being contemplated for 2024 with a start date of 2025, which will coincide nicely with the

COhatch plan. He said the City will work with Mr. Freiheit and other property owners to ensure this works for everyone.

Commissioner Griffin asked about access to the rooftop bar. Mr. Davis said there is an interior staircase and elevator. He is not sure the exterior staircase can be included in the plan due to fire code.

Commissioner MacGuidwin thinks this is going to be a great addition to the community and thanked the applicant for working to bring it to downtown Powell. He feels it completely aligns with the Comprehensive Plan. He's curious why there is a 20-foot setback in the Code, because he feels a 5-foot setback would be consistent with most of downtown. He is excited about the design, but would like to see consideration given to the egress to the lot behind this property at the next review.

Commissioner Lester commented with the plans being developed for downtown there will not be a serious parking issue in the coming years. He feels this is a great plan, and understands it is going to change, but supports getting the demolition of the current building moving. Mr. Davis commented the current building is almost invisible and with this new structure it will activate the view looking east.

Commissioner Herchenroether congratulated Mr. Davis and said a sealed mass timber building is probably the most expensive to build. He encouraged him not to make it too luxurious. He said what's needed is non-retail commercial and he would like to see the rent be somewhat reasonable. He likes the setback of the third floor and the use of glass makes it non-imposing. He agrees with Mr. Lester and Mr. Tyler's point that approving projects like this it shows that downtown does have a future in a different way than in the past. He asked if they will be leasing the bar space. Mr. Davis said it will be run by his restaurant group as a cocktail bar only.

Chair Bailik agrees with much of what the other Commissioners said and the concept is great for Powell. She does feel from looking over the other COhatch locations this design is missing a combination of textures and noticed at other locations they would draw from surrounding buildings, then add a unique spin. She knows they want to stand out, but she feels it stands out a little too much. She appreciates them looking at shared parking. Mr. Davis said of the 38 locations only one other is a new build and that is the difference she is seeing as far as old brick or old stone textures.

MOTION: Commissioner Herchenroether moved to approve a Certificate of Appropriateness for Case 2023-30 SP&CA by applicant Tim Lai on behalf of developer COhatch LLC for the proposed demolition of 50 E. Olentangy Street, a vacant two-story structure to be replaced with a 13,900 square-foot office building with a rooftop bar. Commissioner Griffin seconded.

Chair Bailik requested a roll call for passage. Commissioner Herchenroether, yes; Commissioner Lester, yes; Commissioner Griffin, yes; Commissioner MacGuidwin, yes; and Chair Bailik, yes. Motion passed by a unanimous vote of all members present.

VOTE: Y – 5 N – 0 AB – 0

V) **OTHER BUSINESS**

Ms. Husak said the next meeting is scheduled for December 13, 2024, however they are not aware of any applications at this time.

Mr. Tyler announced this is the last meeting for Pam Friend as she will be leaving the City. He thanked her for being an asset to the City of Powell and the development team.

VI) **ADJOURNMENT**

Chair Bailik moved to adjourn the meeting at 7:24 p.m.

MINUTES APPROVED: WEDNESDAY, DECEMBER 13, 2024

Elizabeth Bailik, Date
Chair

Elaine McCloskey, Date
City Clerk