



REPORT

Planning and Development Dept.

To: Chair and Members of the Design Review Subcommittee
Chair and Members of the Oberlin Planning Commission

From: Carrie Handy, Economic Development and Housing Officer
Gary Boyle, Director of Planning and Development

Subject: Application Site Plan Approval and Conditional Use Permit
Proposed Gateway Hotel
(Restaurant, Bar, Conference Center, College Administrative Offices, Retail
Space, and a Bank with a Drive-Through)
Oberlin College
7 North Main Street

Date: September 13, 2013

I. BACKGROUND:

Christopher Noble of Smart Hotels, LLC, on behalf of Oberlin College, has submitted an application for site plan approval and for a “Conditional Use Permit” related to the proposed construction of the “Gateway Hotel Project” to be located at 7 North Main Street. The following information is relevant to this application:

Applicant: Ron Watts
Vice President of Finance
Oberlin College
70 North Professor Street
Oberlin, Ohio 44074-1090

Authorized Agent: Christopher Noble
Smart Hotels, LLC
20600 Chagrin Boulevard
Suite 705
Shaker Heights, Ohio 44122

Location: 7 North Main Street

- Zoning: "C-1"/Central Business District & "R2"/Dwelling District (see comments below.)
- Proposed Development: The applicant proposes to demolish the existing Oberlin Inn complex on the subject site and construct the "Gateway Project" which includes a new hotel and conference center, a restaurant, a bar, college administrative offices, retail space, and a bank with a drive-through.
- Approvals Required:
1. Design review is necessary for any new construction in the "C-1"/Central Business District under Section 1357.03(b)(1)(A) of the Zoning Code.
 2. Site plan approval is required by the Planning Commission for any new construction and site changes under Section 1357.02(a) of the Code, and for any request for a Conditional Use Permit under Section 1357.02(e) of the Code.
 3. Approval of a "Conditional Use Permit" is required by the Planning Commission for the proposed bank drive-through under Section 1355.10(d).
 4. Issuance of all required building permits under the Ohio Building Code for the proposed project, and excavation permits by the Public Works Department for work within the public street right-of-way.

II. STAFF COMMENTS:

Staff have reviewed this application and have conducted a site inspection of the subject property and surrounding area. In this regard, it is noted that the subject site is developed with the existing Oberlin Inn complex and surface parking. Willard Court, a private street, also runs through the middle of the subject site and provides access to the site via East College Street and East Lorain Street. The Shansi Memorial House, the Charles Martin Hall House and multi-family residential uses are found to the east of the subject property. Allen Memorial Art Museum, Hall Auditorium and multiple-family residential uses are found to the north. Tappan Square is found to the west across North Main Street. Commercial uses are found to the south across East College Street and to the south west across the intersection of Main and College Streets. Photographs of the existing development on the subject site are found below:



Existing Bank Drive-Through and Access Drive from East College Street



View of Willard Court and Rear of Oberlin Inn (Looking North from East College Street)



Existing Parking Area Behind (East of) the Oberlin Inn



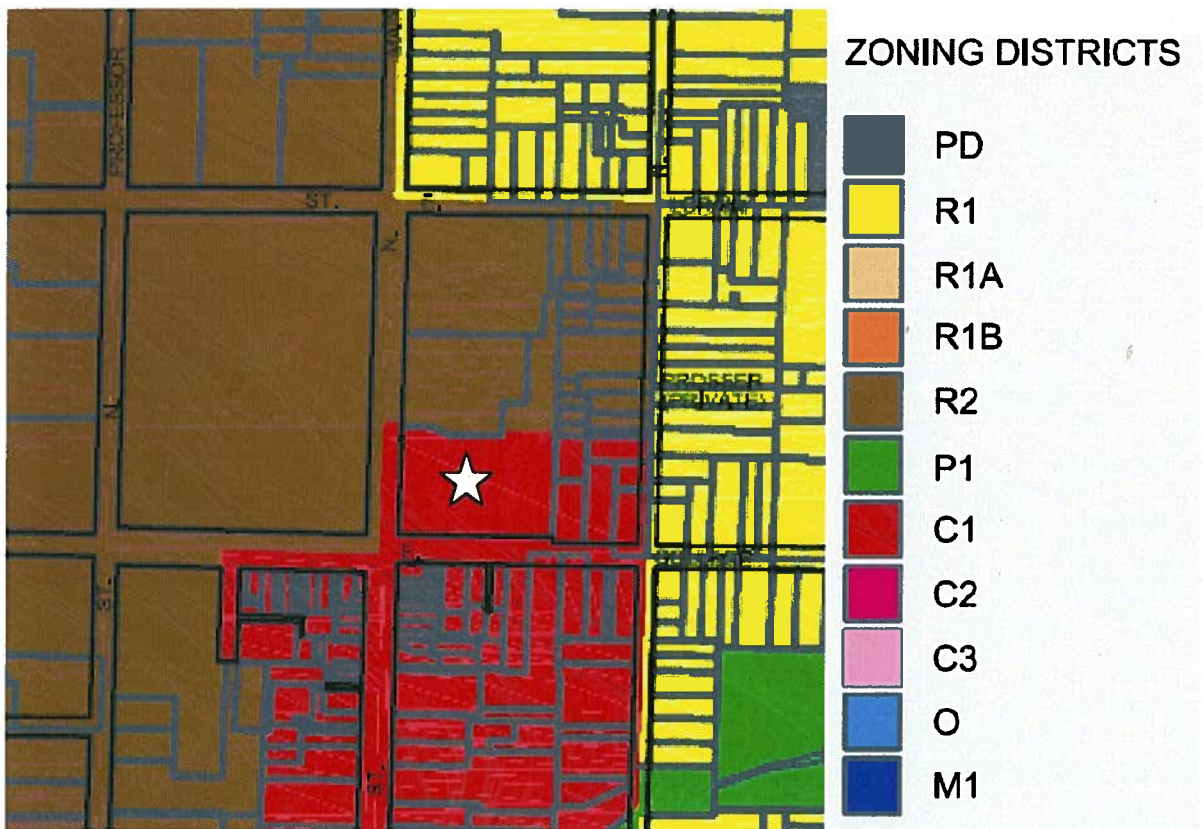
Existing Parking Area Behind Bank and Oberlin Inn

Pictures of Dwelling Units Surrounding the Subject Site on East College, North Pleasant and East Lorain Streets:





The subject property is zoned “C-1”/Central Business District and “R2”/Dwelling District by the City of Oberlin Zoning Code. “C-1” zoning is also found to the south and southwest across the intersection of Main and College Streets. “R2”/Dwelling District Zoning is found to the north and to the west across North Main Street. “R-1”/Single-Family Dwelling District zoning is found to the east across North Pleasant Street. An excerpt from the City’s zoning map showing the subject site and surrounding area is found below:



Oberlin College is seeking the Planning Commission’s approval of a site plan for the redevelopment of the Oberlin Inn and business block and the approval of a Conditional Use Permit for a proposed bank drive-through feature. According to the Application Form submitted,

the project includes 68 guest rooms, a restaurant and bar, 8,800 sq. ft. of retail space and a bank with a drive-through, conference or meeting space for 300-320 people and 14,293 sq. ft. of College administrative offices. The proposed bank drive-through would have two (2) lanes and stacking for three (3) vehicles in each of those lines, however, one vehicle in each lane would be partially located within the East College Street right-of-way.

The following comments are noted for your consideration:

1) Comprehensive Plan and Zoning Code

The property which is the site of the proposed hotel project is zoned “C-1”/ Central Business District by the Oberlin Zoning Map and Zoning Code. It is also identified for “Commercial” use in the City’s Comprehensive Plan.

The proposed hotel and related conference center are permitted uses under S.1341.02(l); restaurants and the jazz club are permitted under S.1341.02(b); retail use is permitted under S.1341.02(a); a bank or financial institution is permitted under S.1341.02(c); and administrative, business or professional office use is permitted under S.1341.02(i) of the Code. S.1341.03(b) of the Code permits a proposed bank drive through feature **subject** to the issuance of a “Conditional Use Permit” by the Planning Commission through the process outlined in Chapter 1355 of the Code, and subject to compliance with the standards found in S.1355.09 and S.1355.10(d) of the Code as well as the regulations in S.1349.03 Table 4 related to the same.

The Zoning Code requires that the use of property and buildings comply with the regulations found in Chapter 1341 Central Business District, Chapter 1349 Off-Street Parking and Loading, Chapter 1351 Signs, Chapter 1355 Conditional Uses and Chapter 1357 Site Plan Review of the Code.

With respect to the regulations for the “C-1” District, S.1341.04 of the Zoning Code requires that “buildings shall be built flush with the sidewalk and have their facades aligned with and where possible, joined to those of adjacent buildings. No setback from the front or side building lines of a parcel shall be permitted except to allow for a pedestrian use area or for variations in entry features as approved by the Planning Commission.” This section of the Code also requires that “(n)ew construction and reconstruction of buildings shall be so designed as to maintain a consistent and complete façade from lot to lot without gaps between buildings except where required for driveways, pedestrian ways, utility corridors ... or other reasons approved by the Planning Commission.” A review of the applicant’s plans indicates that the proposed building would not comply with this regulation.

The Design Review Subcommittee and the Planning Commission should review the applicant’s plans from the perspective of the Code’s intent and purpose relative to urban design. The applicant may provide information as to why it considers the proposed building siting to be in compliance with the Code.

2) General:

Staff notes that the applicant seeks consideration of the present proposal in the absence of a concept plan for the overall “Green Arts District” block. The applicant has indicated to the Commission at its meeting on July 17th that there are no specific plans for the “Green Arts District” and none anticipated in the near future. Nonetheless, the applicant should explain the relationship of the proposed building with existing buildings on this block and other nearby business buildings in the “Downtown District.” That information is necessary for the Commission to evaluate the potential impact of the proposed project on future development options for the area as well as the impact of the project on existing and anticipated land use in this area.

Since this project represents a significant redevelopment of this portion of this overall block, staff is of the opinion that the applicant should be requested to address all forms of traffic circulation on and off-site including motor vehicles, bicycles and pedestrians. Proposed improvements to Willard Court should also be required to address and accommodate all of those modes of travel.

3) Urban Design

From an urban design perspective, the applicant will also need to explain to the Design Review Subcommittee and the Planning Commission the rationale for the proposed building siting and orientation as well as its design, materials, colors, textures, etc. as those elements relate to nearby buildings as required by S.1357.06 of the Code. (Please see Appendix E of this report.)

4) On-Site Traffic Circulation/ Parking

As noted above, all forms of traffic circulation both on and off-site, needs to be addressed by the applicant, and carefully reviewed by the Commission.

In order for any development to function adequately, provision needs to be made for appropriate on-site traffic circulation and for parking to meet the needs of the project.

The applicant’s submission indicates that a “drop off” area is proposed along the site’s frontage on East College Street. That design feature is not recommended. It is further noted that the proposed traffic circulation shown on the most recent submittal does not appear to address concerns previously raised by City departments regarding the potential for traffic conflicts. Please refer to other department comments noted below.

Parking as shown on this application does not appear to address the needs mentioned above. It is also noted that some of the identified parking on this submittal (“Zone C”) is located to the north of the site on property zoned “R2” Dwelling District. Those spaces appear to already be reserved for other College uses. Also, it is noted that residentially-zoned property can not be used for parking related to commercial use. In addition, it is noted that existing angle parking

spaces on East College Street within the public street right-of-way adjacent to the site will be eliminated thereby reducing the number of current spaces in the district.

The submittal indicates that the existing driveway connection to North Pleasant Street (from "Zone B") will continue to be used. Staff recommends that this driveway not be used for commercial truck traffic. The applicant will also need to provide information indicating that this street is capable of handling traffic that may be generated by this redevelopment project.

The applicant will need to address the issue of parking location, availability, and adequacy to the satisfaction of the Planning Commission. The impact of this exciting and significant redevelopment project on "Downtown District" as it relates to parking and traffic circulation will need to be carefully considered by the Commission.

III. CONDITIONAL USE PERMIT:

The applicant seeks the Planning Commission's approval of a "Conditional Use Permit" for the proposed development and use of two (2) drive-through lanes associated with the proposed bank to be located in the east portion of the building along East College Street. The approval of a "Conditional Use Permit" is required for a drive-through under Section 1341.03(b) of the Zoning Code.

Section 1355.09 of the Zoning Code outlines the "standards and requirements for conditional uses" (See Appendix C) and Section 1355.10(d) contains standards related to "drive-in establishments" (See Appendix D).

The subject request has been reviewed from the perspective of those Code standards and the following comments are provided for the Commission's consideration:

S. 1355.09(a) The proposed conditional use shall be in harmony with the existing or intended character of the neighborhood and shall not change the essential character of the neighborhood.

The proposed bank drive-through feature is intended to accommodate the requirements of the bank. As the Commission aware, Lorain National Bank currently has a drive-through lane along the east side of its bank at 40 East College Street. That location is part of the City's "Downtown District."

The City's Comprehensive Plan designates this property for the future "Commercial" use. The proposed bank use and drive-through feature are consistent with the types of use envisioned for that area **subject** to compliance with Zoning Code standards.

S. 1355.09(b) The proposed conditional use shall not adversely affect the use of adjacent property.

The intent of this standard is to ensure that future uses do not adversely impact existing, nearby uses. In this regard, it is noted that various forms of business use as well as upper floor residential uses are found in the overall area near the subject site. The Commission should,

however, determine whether the proposed site design would impact nearby uses, and the function of the “Downtown District.”

S. 1355.09(c) The proposed conditional use shall not adversely affect the health, safety or welfare of persons residing or working in the neighborhood.

The intent of the Code is to require that conditionally permitted uses not negatively impact nearby uses, and not detrimentally affect the health, safety or welfare of persons either living in the district or working in the district. While the City’s Fire Code and Building Code will address public safety related to building construction and use, the site plan approval process is intended to ensure that development will not affect the functioning of the district or nearby uses by addressing site design matters such as site access, traffic safety and circulation both on- and off-site of all types (pedestrian, bicycle and motor vehicle), the availability/adequacy of parking, etc. Again, the Commission should assure itself that this standard is met.

S. 1355.09(d) The proposed conditional use shall be served adequately by public facilities and services . . .

As noted elsewhere in this report, the question of utility design requires further review and approval by City departments such as Public Works and OMLPS. Those departments anticipate that such utility design requirements can be addressed with the applicant.

S. 1355.09(e) The proposed conditional use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Ordinance and the Comprehensive Plan . . .

As described above, the proposed use would not appear to be inconsistent with the general intent and purpose of the City’s long-range plans. The proposed use does, however, need to be designed in accordance with the requirements of the Zoning Code as described elsewhere in this report.

S. 1355.09(f) The proposed use shall be found to be consistent with a use specifically stated as a conditional use in the district in which it is proposed to be located.

The proposed drive-through facility is provided for under the list of “Conditional Uses” for the “C-1” District found in Section 1341.03(b) of the Code.

It is also noted for the Commission’s information that this request has also been considered from the perspective of the Zoning Code’s “supplementary requirements for conditional uses” (Section 1355.10). In this regard, the Code requires that conditional use requests for a drive-through meet additional requirements as described in Section 1355.10(d) of the Code. The Code does provide that “the Commission may vary any requirements that it determines to be an unnecessary hardship on the property owner and in the best interest of the City.” Those additional requirements are described below:

S. 1355.10(d)(1) Loudspeakers shall be located and designed. . . in a manner to minimize noise impacts. . .

Staff has no information as to whether the applicant intends to use such a communication feature. The Commission should ascertain whether any such device will be installed.

S. 1355.10(d)(2) Lanes required for vehicle access to and waiting for use of the drive-through facility shall be designed to have sufficient length. . ., to provide escape lanes. . ., and to minimize impacts on. . . parking, drives, the use of abutting streets and hazards to pedestrians.

The two (2) proposed lanes do not comply with the Zoning Code's requirement that a minimum of five (5) stacking spaces be provided per drive-in window (S. 1340.03, Table 4(d)). Staff of various departments have expressed concerns related to the lack of traffic stacking spaces, and the impact on traffic circulation on and off-site related to the proposed drive-through. Those impacts include motor vehicle, bicycle and pedestrian circulation. Lastly, it is noted that vehicles cannot leave the lane once they are in it notwithstanding the Code's requirement that they be able to.

S. 1355.10(d)(3) The Planning Commission may impose restrictions on the hours of operation in order to reduce impacts on abutting uses and street traffic and to ensure compatibility with normal vehicular traffic activity in the district.

Staff notes that this standard is intended to ensure that the operation of a drive-through facility will not negatively impact nearby uses and street traffic. The comments of departments elsewhere in this report indicate that the proposed drive-through lanes are not designed to comply with the Code, and that concern is raised regarding normal traffic circulation (motor vehicle, bicycle and pedestrian) on the street being adversely affected.

S. 1355.10(d)(4) The applicant shall so design the site plan. . . to reduce the impacts of lighting, noise. . . especially . . . on nearby residential uses.

Staff has no information available concerning site or building lighting details. The Commission should, however, determine whether the proposed design will have the potential to create such impacts on nearby uses including residential uses on East College Street.

IV. DEPARTMENT COMMENTS:

In accordance with our usual procedures, this application has been forwarded to City departments and officials for review. The following summarizes the comments received to date:

(a) Police Department:

Traffic Circulation:

After review of the most recently submitted plans for the proposed Gateway Hotel Project, the Police Department issues remain the same, as none of the previous concerns seem to be addressed.

It is the Police Department's opinion that the proposed design is very problematic. There are traffic congestion issues and the potential for accidents resulting from traffic all converging in one entrance off of East College Street, the exit from the Bank drive-through, the access to the loading dock, access to the parking lot, and the main drive to the complex. Added to this is the design that would allow trucks to stage in the parking lot area and back across the main lanes of travel, which further complicates the matter. Not only is this hazardous, there are no plans for the staging of trucks other than to have them wait in the parking aisle. This design denies access to parking spaces and blocks vehicles that are already parked in that area. According to the plans submitted for large truck access out of the site, the design will necessitate the truck to cross the centerline into oncoming traffic to complete the turn westbound. It was the Police Department's understanding, that a design with turning radius would be submitted for the Lorain Street access point to Willard Court. It would be preferable to have the trucks utilize East Lorain Street (a state truck route).

In addition, there does not appear to be adequate stacking for the bank drive-through to prevent impeding traffic on East College Street.

Pull Off:

The pull-off on East College Street has been added back into the plans. The Police Department recently went to City Council asking that an ordinance be created which would prohibit vehicles from crossing into the other lane of travel in order to park diagonally on the other side of the street, due to traffic concerns. The pull-off area is likely cause similar issues. Vehicles travelling east bound will either have to perform a "U-turn" to access the pull-off area or cross the center line of the street and face the wrong direction in the area. Exiting vehicles intending to go eastbound will more than likely perform a "U-turn" and because of the close proximity of the intersection at Main Street, the pull-off will create an even more hazardous situation.

Parking:

The Police Department has serious concerns that adequate parking is being provided to support this project.

It is the Police Department's opinion that the defects in design listed above should be addressed to the Department's satisfaction prior to approval.

(b) Fire Department:

The Fire Department has conducted a review of the above proposed project. The revised site plan depicts a building complex consisting of a two-story administrative office, a three (3) story hotel over first floor retail, hotel services and restaurant/bar. A full basement is provided under the hotel including mechanical, storage, and future assembly use. The proposed structures are bordered by East College Street, North Main Street and Willard Court.

1. Fire apparatus access.

- a. The proposed site depicts direct access from East College Street and an east-west parking/access road into the property from Willard Court. The Fire Code requires that:

D102.1: Facilities, buildings or portions of buildings hereafter constructed shall be accessible by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

D103.1: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This precludes parking on East College Street, similar to the requirements applied to the East College Street project.

All approved and designated fire apparatus access roads must be provided with markings and signage per fire code requirements.

- b. Information provided for the proposed configuration of the north parking lot and drop-off area will support access by emergency vehicles. However, due to limited access to the building, this will not be the primary access for Fire Department operations.
- c. Considering potential vehicular and delivery truck traffic, the drawing depicts the widening of Willard Court from East College Street to the proposed parking lot entrance. However, since there is a high probability that this traffic will travel northbound on Willard Court, the entire length of the road should be widened along with provision of sidewalk for pedestrian use to avoid accidents.

Based on these requirements, the proposed site would meet the access criteria as only a drop-off area is depicted along the north curbside of East College Street. Per the above Code requirement, this vehicular area must be posted as "No Parking" to comply with above access.

There remains a safety concern about the amount of access traffic, the numerous configurations of driveways and parking lot entrances, and the limited width/lack of development of Willard Court. This roadway should be improved throughout its length.

2. Water supply/fire hydrants. Proposed water supply line is depicted with an 8 inch water connection at East College Street, directly into the structure. A fire hydrant location was depicted on the north curb of East College Street and another proposed hydrant inside the north parking lot area.
 - a. The proposed building complex shall be protected by an automatic sprinkler system, likely supplied by a fire pump system. Aside from riser supply in the stairwell for this system, a riser shall be required in every stairwell, supplied with an approved 2.5 inch gated valve for Fire Department use.
 - b. The Fire Department Connection (FDC) shall be located on the East College Street side of the building, within 50 feet of a fire hydrant. The FDC shall consist of a single free-standing 5 inch Storz type connection; not the typical double 2.5inch style. The existing fire hydrant (East College Street) shall either remain or be relocated as approved by the Fire Code Official. IFC 912.2
 - c. The fire pump test connection shall be located on the north side of the building, to avoid interruption of vehicle traffic on the street.
 - d. Although a fire hydrant is proposed for the north side of the building, there still remains a lack of water supply along Willard Court. Considering the unknown future development along Willard Court and the lack of water for fire protection to all existing structures, it is still the preference of the Fire Code Official to install a water supply line along the entire length of Willard Court. IFC 507.5.1

The provision of the fire hydrants, although meeting the above requirements, does not address future issues in this area.

3. Elevations. Elevation plans were reviewed to ascertain any obstruction or special access needs by the Fire Department. No unusual or unique design features were identified that may affect the placement of fire apparatus and the requirements for accessibility.
4. Fire command center. Per the proposed design, access to the fire command center requires that personnel travel through the lobby-atrium area. To avoid exposure to personnel, at least one additional access shall be provided directly to the exterior of the building as approved the fire code official. IFC 508.1.1
5. Storage. It remains the Fire Department's contention that there is insufficient storage for furniture/fixtures (tables/chairs) used in the event room on the 2nd floor of the occupancy. Designers contend that this storage is in the basement. However, it is the Fire Department's experience that these items are seldom moved to/from the basement storage

and generally accumulate in unapproved areas on the event room floor, most often obstructing occupant egress. This problem should be addressed.

6. Unidentified room. The use of the south basement area has not been identified on the drawing. Previous discussion with the architects indicated that this room would be used for storage or a future Jazz nightclub. Considering the impact of storage versus assembly use, the proposed drawing should be labeled to indicate its intended use, to facilitate proper review and/or approval by the City.
7. Radio coverage. The proposed building complex shall comply with the requirements for an emergency responder radio coverage or wired communication system per IFC Section 510.1, as approved by the Fire Code Official. The system shall meet the technical requirements of Section 510.4 and the radio operational needs of the Fire Department.
8. Parking. While parking is not directly associated with Fire Code regulations, we have a deep concern on the lack of parking for this proposed project. There are 215 parking spaces proposed for a combination of the hotel guests, employees, a banquet room that could accommodate 350 people, and retail stores. Additionally, their proposal uses 44 existing spaces that are needed by employees/staff for the Art Building, Hall Auditorium and the Allen Art Museum.

Additional building construction and fire protection requirements will be addressed in a formal application for building permit. Per my review, there remain many questions and concerns about the design of this project. Therefore, it is my recommendation that while the site plan complies with Fire Code requirements, this submittal **not be approved** by the Commission due to vehicular access and traffic issues.

(c) Electric Department:

As previously advised, electric service to the proposed redevelopment project shall be in accordance with Chapter 913 (Municipal Light and Power Department) of the City's Codified Ordinances.

The utility site plan submission does not include all necessary electric service details or load information required for complete staff review and comment. The developer should be required to schedule a meeting with Electric Department staff to review the service riser plan, calculated load schedule and metering requirements for project.

Exterior building and site lighting details, as well as a photometric plan, must also be submitted for review and approval.

The proposed emergency generator's power source should be identified on the applicant's plans. In this regard, the location of the natural gas line to the generator needs to be shown on the plan as well.

(d) Public Works Department:

1) General

Most Public Works Department review comments in the July 12, 2013 staff report to the Design Review Subcommittee and the Planning Commission continue to be applicable.

The Developer's civil engineer continues to rely on a site survey prepared by KS Associates for Oberlin College at some point in the past. This document has been re-printed (apparently from a paper original) to the point that it is no longer legible.

2) Water

Numerous details related to the water and fire protection services to the proposed development remain to be worked out. These include, but are not limited to:

- construction sequencing and the recommended re-purposing of the existing 6" domestic and 6" fire protection service laterals from North Main to the existing building
- location of tap(s) and suitable trench repair details
- location of hydrants, including the proposed relocation of an existing hydrant on East College Street. Will need to evaluate whether or not that existing hydrant meets our current specifications or if replacement is required.

Plan notes in the Developer's September 16, 2013 submittal intended to address the Department's previous comments are not adequately complete to convey to the contractor(s), Departmental requirements.

No apparent consideration has been given to the possibility of installing a new water main along Willard Court between East College and East Lorain Streets to provide a looped system. Such an installation would provide the most reliable level of service. Looped water mains must be dedicated to the City including the necessary easement(s) in form acceptable to the City to operate and maintain such lines.

Details related to water service have not yet been developed to the point that they can be approved by the Department.

3) Sanitary Sewer

The September 6, 2013 version of the site utility plan shows re-use of an existing sanitary sewer connection in North Main Street. to provide service to both the Administration Building and the Hotel Lobby/Kitchen area. This is a revision from the previous iteration which showed two new points of connection to the existing sanitary sewer main in North Main Street. No information has been provided by the Developer to document that the existing service is in adequately good

condition for the proposed re-use. This is a requirement before the permit can be issued. Moreover, the shared use of a single service lateral for the office and for the kitchen function is not recommended.

This plan also indicates a new sanitary sewer tap on East College Street with the clean-out adjacent to the tap. The clean-out is to be installed at the edge of the right-of-way and not in the street. The site utility plan continues to show the proposed East College Street sanitary sewer service lateral connected to the existing 8" STO. The site utility plan needs to show the location of the existing sanitary sewer line in East College Street and the proper point of connection. See 2nd comment under "General", above. All utilities need to be site verified and properly located.

The Developer should provide flow calculations and a condition assessment of the receiving sanitary sewers to ensure adequate condition and capacity to serve the development. In the event that condition and/or capacity are insufficient, off-site improvements may be required.

Per the Department's previous comments:

The site utility plan locates a 6" SAN near the northeast corner of the proposed bio-retention cell and extended across Willard Court and the parking lot to the east. No points of connection, either to a structure or to a sewer main are shown. This service must be fully shown on the plan set to show its point of connection to the City's sanitary sewer main and all services that are connected to it.

This line is now shown as "abandoned" on the September 6, 2013 plan set. No information about how this determination has been made has been provided by the Developer.

Details related to sanitary sewer service have not yet been developed to the point that they can be approved by the Department.

4) Storm Water

The storm water management plan submitted by the applicant (sheets C2.2, C2.3, C2.4 and C.3.0) do not properly delineate the limits of construction. That is, the proposed private hydrant line on the north side of the building, the sidewalk on the west side of Willard Court and the proposed "Zone C" parking are all located outside the area of the storm water pollution prevention plan (SWP3). The SWP3 will have to be amended to include the area of all land-disturbing activities related to the common plan of development.

I believe that the calculations related to storm water must still be submitted for review and approval.

The Developer has now located the downstream receiving storm sewer in the north right-of-way of East College Street. No information related to the condition of the receiving storm sewer has been provided. Pending review and approval of storm water calculations and condition

assessment of the existing receiving storm sewer, off-site improvements may be required to serve the proposed development.

The catch basin in the proposed loading zone should include water quality features necessary to mitigate the impact of contaminated run-off from truck operations.

5) Traffic Circulation

Traffic circulation to, from and through this site does not work.

Although the most recent submittal begins to address pedestrian circulation along East College Street and Willard Court, additional design work is required to connect pedestrians to points north (Allen Art Museum) and east (North Pleasant).

There is no apparent accommodation specific for bicyclists.

This submittal does not address numerous traffic circulation conflicts along Willard Court from its intersection with East College Street, to the proposed two-lane bank drive through, to the two-lane loading dock (pulling into the parking lot to the east and backing across Willard Court!), 2-way traffic at (2) hotel atrium access points and the existing service drive to Hall Auditorium.

The Developer's proposal to mitigate traffic impacts by prohibiting through-truck traffic north to SR 511 is wholly inadequate in that:

- a) As a private street, it is unenforceable by the Oberlin Police Department
- b) Truck drivers are reasonably expected to take the most direct route to the state highway system (i.e. north on Willard Court)
- c) All of the delivery truck traffic is forced back out onto East College St. where, by the Developer's own calculation, those trucks will have to cross the centerline of East College Street (into eastbound traffic, right in front of Eric Nord Way) in order to turn west to SR 58.

Rather than mitigating traffic impacts, this proposed measure to prohibit through truck traffic to the north will almost certainly make traffic circulation worse on Willard Court at East College Street and at the intersection of East College and Main Streets.

Staff has discussed these issues at length internally and with the Developer. It is our opinion that the various proposed uses can be accommodated in lands available to Oberlin College, either at or immediately adjacent to the proposed site. The Public Works Department's comments in the July 12, 2013 staff report relay some of the many ideas that we have shared.

6) Conclusion

Water, sanitary and storm sewer service is available to serve the proposed project. Additional work is required to properly locate and evaluate existing systems and to plan for the new service

installations including service locations, construction details, construction sequencing and any upgrades that may be necessary.

Notwithstanding the City Administration's repeated attempts to address traffic circulation and parking, the Developer has failed to adequately address the numerous traffic circulation and parking issues related to the proposed development. Staff believes that multiple potential solutions exist that the Developer appears to be unwilling to seriously consider. Until these issues are adequately resolved, this proposed development, based on the September 6, 2013 plan set, **should not** receive site plan approval from the Planning Commission.

(e) GMD Superintendent:

The applicant's site plan has been reviewed, and the proposed access to the loading area is not recommended due to the potential for traffic circulation problems due to its location near the bank drive-through exit, parking areas to the east of Willard Court, and the entrance/exit to the looped driveway system to the north.

(f) City Engineer:

The most recent submittal should be redesigned to better address traffic circulation and parking. The driveway system to the north of the loading zone could be redesigned as a one-way system with angled parking (other than for the handicap accessible spaces). That would increase the number of available close-in parking spaces by the building, and it could reduce some by the traffic circulation issues along Willard Court.

A further review of utilities with the applicant is also necessary.

(g) Chief Building Official:

Building permits will be required for the proposed demolition and construction under the Ohio Building Code.

V. CONCLUSION:

Staff of City Departments has appreciated the opportunity to review and provide comments to the developer on the various preliminary site plan designs for this important redevelopment project in the City's "downtown district" on several occasions in the past. In this regard, it is noted that concerns have been expressed on a number of occasions related to traffic circulation, parking and utilities. Most of those concerns have not been adequately addressed through this site plan application.

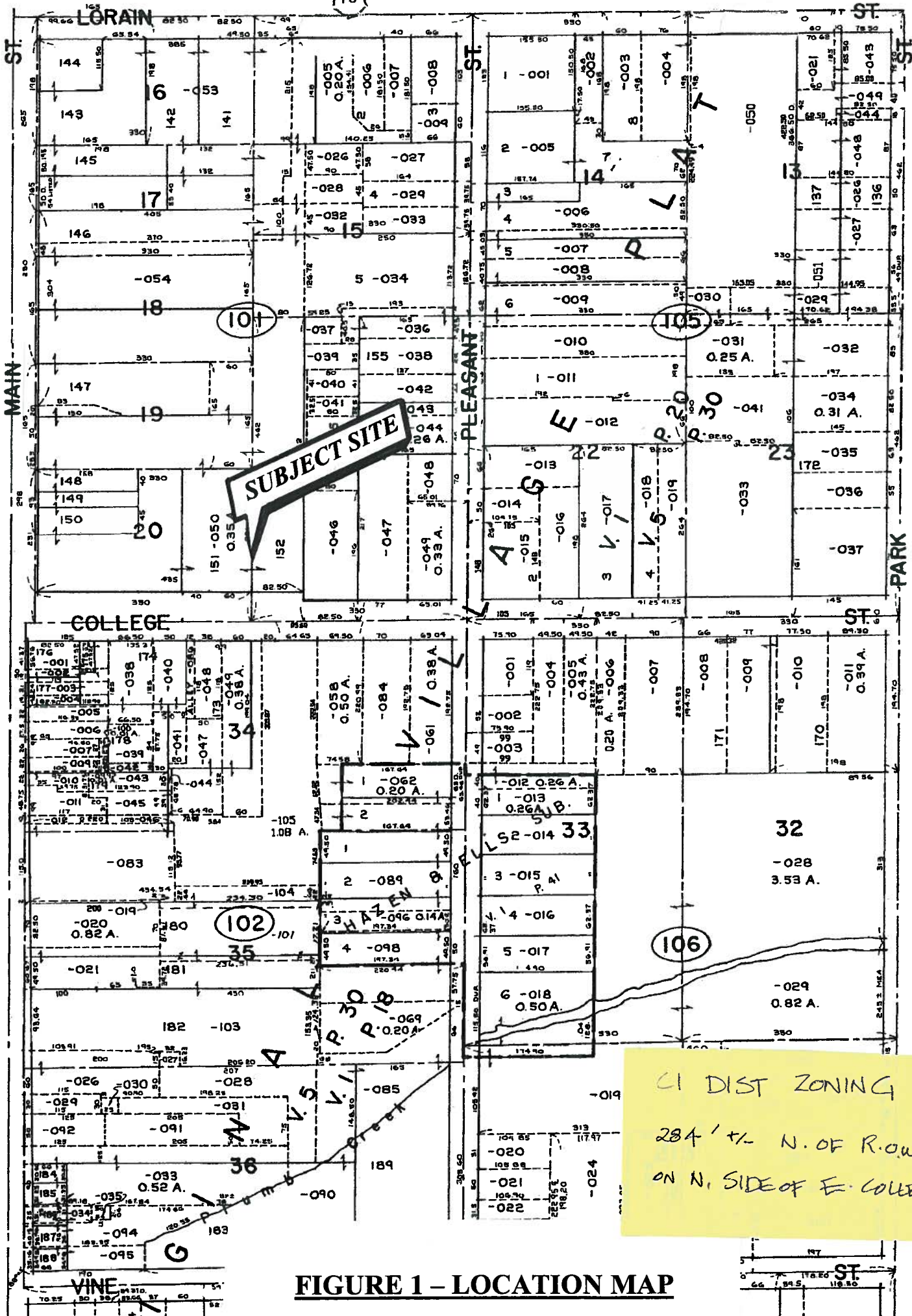
With respect to the requested "Conditional Use Permit" for the proposed bank drive through lanes, staff notes that the proposed design would not comply with the Zoning Code's minimum design regulations/standards.

In conclusion, the applicant's site plan and "Conditional Use Permit" applications do not meet Code and department requirements. In this regard, staff remains available to meet with the project manager and design professionals to review and address site and building plans as well site development matters.

This matter is hereby respectfully submitted for the Design Review and Planning Commission's review.

SEE 9-00-085-B

SEE 9-00-086-B

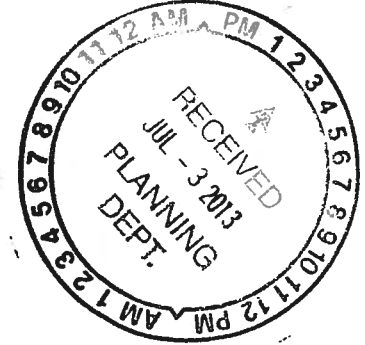


SUBJECT SITE

LI DIST ZONING :
 284' +/- N. OF R.O.W.
 ON N. SIDE OF E. COLLEGE ST

FIGURE 1 - LOCATION MAP

APPENDIX A



CITY OF OBERLIN

APPLICATION FOR PLANNING COMMISSION APPROVAL

TYPE OF APPLICATION (please check all that apply):

- | | |
|------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Amendment to the Zoning Map | <input type="checkbox"/> Parking/Loading Variance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rooming House License/Appeal |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Other: _____ |

APPLICANT/AGENT INFORMATION:

Property Owner: Oberlin College

Property Owner Address: 70 North Professor Street Oberlin, OH 44074-1090

Property Owner Telephone: 440-775-8460

Contact Person: Ronald R. Watts, VP for Finance

Authorized Agent Name: Smart Hotels, LLC

Authorized Agent Address: 20600 Chagrin Blvd., Suite 705

Shaker Heights, Ohio 44122

Authorized Agent Telephone: 216-485-2315

Contact Person: Christopher Noble

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 7 North Main Street

LOCATION AND DESCRIPTION OF PROPERTY (continued):

Legal Description of Property (check property deed for description): _____

ZONING:

Existing Zoning (please check one):

- | | |
|-------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> R-1/Single-Family Dwelling District | <input type="checkbox"/> R-1A/Single-Family Dwelling District |
| <input type="checkbox"/> R-1B/Single-Family Dwelling District | <input type="checkbox"/> R-2/Dwelling District |
| <input type="checkbox"/> PD/Planned Development District | <input type="checkbox"/> P-1/Public Park and Recreation District |
| <input checked="" type="checkbox"/> C-1/Central Business District | <input type="checkbox"/> C-2/General Business District |
| <input type="checkbox"/> C-3/Planned Highway Commercial District | <input type="checkbox"/> M-1/Light Industrial District |
| <input type="checkbox"/> CDD/Conservation Development District | <input type="checkbox"/> O/Office District |

Requested Zoning District Classification (**for rezoning applications only – please check one:**)

- | | |
|------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> R-1/Single-Family Dwelling District | <input type="checkbox"/> R-1A/Single-Family Dwelling District |
| <input type="checkbox"/> R-1B/Single-Family Dwelling District | <input type="checkbox"/> R-2/Dwelling District |
| <input type="checkbox"/> PD/Planned Development District | <input type="checkbox"/> P-1/Public Park and Recreation District |
| <input type="checkbox"/> C-1/Central Business District | <input type="checkbox"/> C-2/General Business District |
| <input type="checkbox"/> C-3/Planned Highway Commercial District | <input type="checkbox"/> M-1/Light Industrial District |
| <input type="checkbox"/> CDD/Conservation Development District | <input type="checkbox"/> O/Office District |

PROPOSED DEVELOPMENT (check those that apply):

- New Construction (New Building(s))
- Addition/Alteration to Existing Building(s)
- Change of Use in Existing Building(s)

Description of Proposed Development (describe in **detail** your development plans, including proposed size and use of building or proposed addition, days of operation, hours of operation, seating capacity, etc. Use additional page(s) if necessary): Mixed use 105,000 gross sq. ft. project

for Oberlin College which will operate 24 hrs a day/ 7 days a week. . The project includes 68 hotel guest rooms, a restaurant and bar, 8,800sq. ft. of retail space, 300 seat event room and two floors of administration offices.

DETAILED PROPERTY INFORMATION:

Lot or Parcel Width: Varies; Approximately 405' at E. College St. and 44' at E. Lorain St.

DETAILED PROPERTY INFORMATION (continued):

Land Area of Property: 3.45 Acres (in sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: No existing structures to remain on (in sq. ft. or acres)

Building #2: property (in sq. ft. or acres)

Building #3: _____ (in sq. ft. or acres)

Additional: _____ (in sq. ft. or acres)

Total Building Coverage (as % of lot area): N.A.

Gross Floor Area of Building(s) on Property (identify the square footage of different uses for all buildings (i.e. 800 sq. ft. is retail space and 500 sq. ft. is storage space, etc.)):

No existing structures to remain on property

Building Height: N.A.

Proposed Building(s) Height (for any new construction): 59'-0" Top of Mechanical Penthouse

Number of Dwelling Units (if applicable): N.A.

Number of Proposed Off-Street Parking Spaces: 227 Parking Spaces

Number of Proposed Loading Spaces: Two (2) Loading Spaces

Parking Area Coverage - including driveways (in sq. ft.): 91,500 sq. ft. (includes Willard Ct.)

Landscaped Area (in sq. ft.): 27,526 sq.ft.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the property owner of record is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

[Signature] CHRISTOPHER NOBLE 7/03/13
Signature of Owner or Agent SMART HOTELS Date

NOTE: Applicants and/or their Authorized Agents are strongly encouraged to attend Planning Commission meetings.

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 7 NORTH MAIN ST. (municipal street address of property), I hereby authorize SMART HOTELS / C. NOBLE to act on my behalf during the Planning Commission approval process.

[Signature] 7/03/13
Signature of Owner or Agent Date

RONALD R. WATTS, V.P.
FINANCE