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## DOWNTOWN COMMISSION RESULTS

Tuesday, August 27, 2019 - 8:30 AM

111 N. Front Street, Michael B. Coleman Government Center  
Hearing Room (Second Floor)

### I. Attendance

Present: Steve Wittmann (Chair); Robert Loversidge; Mike Lusk; Jana Maniace; Tony Slanec

Absent: Otto Beatty, Jr.; Tedd Hardesty; Danni Palmore

City Staff: Daniel Thomas; Steve Schoeny, Matt Lorenz, Christopher Lohr, Zach McCandlish

### II. Approval of the July 23, 2019 Downtown Commission Meeting Results

Motion to approve JM, RL (4-0)

### III. Swear In Those In Attendance Who Wish To Testify

### IV. Requests for Certificate of Appropriateness / Introduction

45:38

Case #1 19-8-1

**Location:** West Nationwide Boulevard

**Applicant:** Crew SC Stadium Company LLC

**Property Owners:** NWD 500 Nationwide LLC

City of Columbus, Department of Development

**Attorney:** Thompson Hine LLP

**Design Professionals:** MKSK on behalf of HNTB, EMH&T, Henderson, Osborn

#### Request:

- Introduction of Crew Stadium
- Request for Certificate of Appropriateness for Demolition of Central Outpost (currently City of Columbus) Buildings CC3359.05(C)1

**Discussion** – JP – sequence of public spaces along Nationwide Blvd. from Front St. all the way down to the river. Ultimately a pedestrian bridge across the river. Fan plaza on the east past the tracks and secondary entrance on the west.

City owned Central Outpost lands with 9 buildings requested to be demolished. Streets and blocks – Nationwide Blvd. to become 3 lane road section with the same details as the western portion of improved Nationwide. Brick sidewalks, trees, concrete curbs. 3 new primary public streets. Edge of the river will be public. Overhead electric lines adjacent to the river will be buried. SW – I like this much better than some of the earlier plans. I was concerned about the hammerhead / cul-de-

Sac. I also like the street running along the river, with public connection. JP – the private development would be 120,000 sf of office, 440 residential units and parking structure to support. 100 to 200 of these parking spaces would be premium spaces for stadium. Our bank of the river has limited access to the north (White Castle). The new pedestrian bridge at the end of Nationwide will connect up with the western Olentangy bike path. RL – will there be any connectivity to White Castle in terms of roads? JP - At the terminus of “Stadium Dr.” is another development parcel – we don’t know how that will be configured. There will not be another connection to the north. JM – from the parking garage is there any thought about making a more direct connection to the south, i.e. Spring / Long? JP – there will be very little soccer parking over here – most of that will be in the Arena District. (15 – 20 thousand parking spaces). We are working with the City to improve connections to the south. SW – that is very important. Hanover St., for example, has been in need of a light for a long time. A. – we’ve been meeting weekly with Public Services. Also signaling Hocking. SS – City has this budgeted. SW – how finalized are these street locations? JP – pretty concrete. Will be presented next month with stadium.

RL – traffic manage and parking have been keys to Arena District success – will this continue here? JP – streets, roads, infrastructure and mobility have all been part of our approach. City has OHM on board. Owners have also had experience managing traffic for the Browns. We’re confident that we have enough traffic capacity and access points. We’re talking about bus, automobile, ride share, bicycle, - having a coordinated approach. Municipal Light plant hems in River Road to the south. There is also an electric substation.

SW – demolition request. JP – also approved demolition under an earlier proposal. DJT – all the buildings to the rear are clearly not salvageable, the larger one up front has merit. JP – structurally not sound. JM – is there anything that can be done with this building (B)? JP – condition and layout. SW – tell us your schedule, our standard – we don’t like to see buildings taken down and left with empty lot. Is what goes in better than what is there. PD – we’re considering moving in September - having mass excavation. Foundations for stadium in November or December. As for the western private development, the timing is not certain – we are working closely with NRI. Our stadium timeline remains on track, breaking ground this fall and completion in spring of 2022. The garage is also up in the air, including who will build. We do not, as of yet, own the property the stadium will be built on. NRI – we are working closely. Many of the Central Outpost buildings are in the way of infrastructure development. RL – we’ve been burnt with development plans on this site maybe three times. ML – move to approve the demolition of the Central Outpost buildings. JM – 2<sup>nd</sup>.

**Results** – Motion to the demolition of the Central Outpost buildings. (4-0-1) Slanec recusing.

## V. Requests for Certificate of Appropriateness

**Case #2 19-8-2**

1:07:38

**Address:** 226 North Fifth Street

**Applicant:** Gayle Zimmerman, Ford Architects

**Property Owner:** HCP Columbus Warehouse District I LLC, Gavin Jones - Colliers

**Design Professional:** Mark Ford, Ford Architects

### **Request:**

Certificate of Appropriateness (CoA) or renovation. CC3359.05(C)1)

Front entry revision and ADA ramp on the side.

*Tabled last month*

**Discussion** – DJT- Two other buildings on this block are owned by HCP and were approved in the last couple of months. Background slides shown. GJ – agreed that existing archway was beautiful and the revision keeps it. The new version keeps the arch and caps it with a new metal entry

archway. The storefront would come out and be replaced with butt glazing. RL – good. In the elevation you can see that all of the arch is kept. The entrance is fine – I still have an issue with taking the access for people with disabilities and putting it away from the front door into a loading dock area. GJ – the parking lot to the south is where the handicapped parking will be as well as the employee parking in general. There are three spaces on Fifth St. We intend to put wayfinding signs directing ADA to the new lift. We did a count and there were 58 coming in from the side and 21 from the front. Most of those 21 were also coming from the parking lot. SW – why is it so difficult to put ADA access in the front lobby? RL – it is there now. GJ - The back of the building is serving as the main entrance. Off of Fifth, there is an approximate 40 x 40 space where we are creating a community gathering place with large seating “steps” as well as regular steps. Lounge, lobby, work area, larger conference room. From a security standpoint we want everyone to come in the back door. The elevators are tied to the back corridor. RL – I don’t understand, according to your drawing, the elevators are in the front. GJ - The current lift in the lobby is worked on and repaired a lot, and is old. It needs to be replaced anyways. ML – also with issues with person with disabilities having to circumvent the normal entrance, and use the dock area. RL – I’d have no problem if both area were accessible. You are trying to reactivate pedestrian space on Fifth. Eliminating ADA access here seems backwards. JM – the side might be an important entry but it looks like a dock. JG – I agree. We do have future plans for the side but we are focusing on the interior at the moment. What are your future plans for the parking lot? GJ – there are a lot of plans in the works. SW – what do you want us to do? GJ – would like permission to add ADA on the side. SW – we don’t have a problem with that. What I am hearing is that you also repair and / or replace the one in the front. Might mean more money. RL – you are making a major investment in the building. GJ – existing size of lobby makes this difficult. RL – looks like there is space if you move some walls. Approve everything you’ve shown and condition this on also having access in the front. GJ – sounds perfect. RL – I move approval of the project as submitted with the condition that the front entrance remain accessible.

**Results** motion to approve the project as submitted with the condition that the front entrance remain accessible. (5-0)

**Case #3 19-8-3**

1:21:30

**Address:** 333 N. Front Street – Ohio Moline Plow Building

**Applicant and Design Professional:** Sign Affects

**Property Owners:** Franklin County Convention Authority (Site of sign) c/o Scott Reed  
Nationwide Realty Investors (Building)

**Request:**

Certificate of Appropriateness for a monument (ground) sign for Whistle and Keg. CC3359.05(C)1)

**Discussion** – DJT - The new restaurant will be located at the SW corner of the Ohio Moline Plow Building, which is individually listed on the Columbus Register of Historic Properties, which comes under the initial review of the Historic Resources Commission (HRC). The sign is proposed to be located in a raised planter area located in Battelle Plaza under the ownership of the Franklin County Convention Facilities Authority (FCCFA). The FCCFA has indicated that they are fine with the new sign. RL – hopes that this iteration of business at this location will succeed. Motion to approve.

**Results** - Motion to approve sign as submitted.

## VI. Update of prior approve project

**Case #4 19-8-4i**

1:25:00

**Location:** E. Broad St. and Cleveland Ave. (404 E. Broad St.)

**Applicant:** G. Thomas Worley

**Property Owner:** The First Congregational Church, United Church of Christ of Columbus, Ohio

**Design Professional:** Mark Schieber and Charlie Weaver, Architectural Gardens

**Request:**

Update of art installation, etc.

**Discussion** – TW - Outline and update in preparation of requests that will be coming. Park was located in 2010 Strategic Plan, part of Creative Campus. Groundbreaking in March of 2018. Change in elevation, retention walls to act as backdrop. Dedication in October showcasing diversity. A number of events have already taken place. Temporary mural will be replaced. October change out proposed by students at CCAD. There will eventually be a permanent piece. Pathway of Justice with blue stone inserts. Sample shown. Will be a modified Morse code (Washington Gladden born in 1832, the same year as invention of Morse code).

New sign with stone base near Broad. Premier sculpture at corner. Winning design with brochure. Art judging panel from CCAD Columbus MoA and Martin Luther King Center. National solicitation and 50 proposals. Portland, Oregon winner “Single Garment of Destiny”, part of ML King Letter from Birmingham. Sculpture is a slicing method. 10’ x 6’, stainless steel. Intended to have a lighting feature. Stunning effect. Implication of invisibility of some people. Sense of social justice. The art judging committee is recommending that the MLK letter be part of display plaque near the sculpture.

Purpose today is bring you aware of things that will be coming. SW – suggestion that you might want to leave a portion of the display that is changeable. Current temporary mural could be stronger – it looks washed out. Have something with more substance (and meat) to it. RL – the light blue is washed out looking. TW – bring more color to the space with next round of temporary art. Water feature might also be added.

**Results** – Information only, no vote taken.

## VII. Conceptual Review

**Case #5 19-8-5C**

1:40:00

**Address:** 328 Grant Ave. (NE corner Grant & Mound)

**Applicant:** Jon Rolwing c/o Broder & Sachse Real Estate (Detroit), Richard Broder

**Property Owners:** Franklin University / William S. Foley (350 S. Grant Ave.)

**Design Professional:** Jack Barbaccia c/o BKV Group (Chicago)

**Request:**

Conceptual Review for new mixed use project – Apartments / Structured Parking and Possibly Retail

**Discussion** - DJT – The German Village Music Haus, which is in use, at the actual NE corner of Grant and Mound, is not part of the program. The project property wraps around the Haus. RB – introduces team. JR – recent development in this part of downtown will bring demands for new housing, i.e. Children’s and Grant Hospitals, economic growth in Columbus. Project will look and

feel like other company projects elsewhere such as Detroit. High quality, fit and finish. A lot of customer touches. Primarily residential, interior structured parking, potentially retail / office (as well as residential amenity) on Grant St. level. Currently, there is not much in terms of retail in this part of downtown – this might be a start. Residential mix will be studios, ones and twos. Brick material with reference to historic German Village and older downtown. Approximately 220 units.

JB – design – 7-story structure, precast concrete podium garage base, landscape roof terrace on part of its 2<sup>nd</sup> floor roof, possibly with pool. Entry to building on NW west façade. Rest of Grant possibly retail. Residential (2<sup>nd</sup> floor) wraps the garage. Façade materials – primarily face brick, metal siding (grey); interior court – fiber cement siding. Consideration of mural because building is on property line adjacent to Music Haus. JR – the mural would be art (local), not advertising. They have done this in Detroit. A permanent art piece. RL – a lot of glass on south elevation on the south side. Will that be looking into the parking garage? A – we are looking into various options. The garage will not go all the way to the street at the street level. Possibly residential component there. Trying to deal with massing and breaking down the block. Creating relief

SW – input, questions? RL – exciting project. SW – agree, like the use of brick. JM – Noble St. elevation – just one color of metal panel? Looks monotonous. A. – we are trying to break down massing with color. Creating a frame with a specialized material. Already gone thru OSS with City and comments have been incorporated. Traffic flow on Waldo Alley to the east will become one-way north bound. Parking will be directly accessed (exterior at grade level - covered) from this alley. Traffic is okay with this. Off-site parking will be right across the Grant Ave. to the west. There will be about 120 structure parking spaces in the building. Another 100 across the street.

**Result** – No vote taken, conceptual review only.

## VIII. Graphics

### **Case #6 19-8-6M Wexner Center 30<sup>th</sup> Anniversary Exhibit Murals**

1:56:21

Pete Scantland, Michael Coleman, Presenters

- A. 82 N. High St.
- B. 101 N. Third St.

**Discussion:** DJT – Added to the agenda because the anniversary celebration will take place in September, next month’s meeting will be too late. SW – timing issue and I also thought it was appropriate to bring it up this month. Proposal distributed as well as letter of recommendation from the Wexner Arts Center. Language of the new Ad Mural legislation also handed out. Section C allows, with the discretion of the Downtown Commission, temporary (special) event murals that do not obligate the Commission to approve subsequent displays.

Three site: Broad & High which will be a digital display, outside the realm of the Commission. The other two sites are the subject for Commission, both of which show two options. The preferred options are the Ann Hamilton owl at 82 N High (an existing ad mural site) and the words at 101 N. Third (site that had a Wexner mural in 2007). RL – disagrees that art mural is not regulated – that is exactly what the Commission was hoping for when the program was started.

MC – local, nationally prominent, women artists celebrating the Wexner Center. Also a charitable event, pro-bono efforts. Artist driven locations. 101 N. Third definitely need Commission

approval. SW – I have no problem with this. PS – time frame September thru end of year. We don't intend to come back here for the 101 site unless for special event, maybe 5 years from now. RL move approval with time constraints as mentioned. JM – 2<sup>nd</sup>.

**Results** – Motion to approve within time constraint of take down at end of year. (5-0)

**IX. Business / Discussion** – Desire for future Business meeting

**Public Forum**

**Upcoming Major Projects**

- North Market Tower – Potential to combine w/ HRC
- Scioto Peninsula – Hotel, etc.
- Chipotle HQ / Hamilton Parker

**Harrison Smith Award**

Staff Certificates of Appropriateness have been issued since last notification July 18, 2019

**Ad Mural – *Bold & Italics***

1. ***15 W Cherry Apple– Ad mural OutFront***
2. ***34 N High – South Elevation – Blu Ad mural –OB***
3. ***64 E Broad – Blu Ad mural – OB***
4. ***88 W Mound – Corona Ad mural – OutFront***
5. ***123 E Spring – Corona ad mural – OutFront***
6. ***106 N High – OSU Wexner Medical Center Ad mural – OB***
7. 280 N High – Plaza renovation
8. 200 Civic Center Drive – Parking sign
9. 330 S High - Coffee shop signage, etc. (in concurrence with HRC)
10. 471 E Broad – Roofing
11. 60 E Spring – Valet booth – Canopy Hotel
12. 394 E Town – ADA lift -(in concurrence with HRC)
13. 350 N High – Hyatt signage
14. 300 Vine – small biofilter wall
15. 355 McConnell – Cell antenna update
16. 343 N. Front – Ohio Moline Plow Bldg – planter removals -(in concurrence with HRC)
17. 375 N. Front – Signage
18. ***88 E Broad – Arts Ad mural – Lamar***
19. ***66 S Third - OSU Wexner Medical Center Ad mural – OB***
20. ***260 S Fourth – Yuengling Ad mural – OB***
21. ***100 E Gay (facing Third St) - OSU Wexner Medical Center Ad mural – OB***
22. 46 N High – Palmas sign
23. 265 Neil – Hellman's Ad mural – OB
24. 207 N Fourth – Kephart Fisher – Alley improvements
25. 33 E Nationwide – Crowne Plaza monument sign replacement
26. 248-254 S Fourth - Roofing

**Next regular meeting will be on September 24, 2019, the fourth Tuesday of the month (four weeks away).**

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.**

2:12:28