

Meeting Minutes Downtown Commission



Location: 111 North Front Street, Room 204

Date: July 27, 2021

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace, Robert Loversidge, Mike Lusk, Tedd Hardesty, Tony Slanec, Otto Beatty, Jennifer Rittler, Trudy Bartley

Absent:

Staff Present: Luis Teba,

Call to Order (8:35)

- Swear in Staff
- Introduction of Commissioners – Luis Teba introduced Otto Beatty, Jennifer Rittler, and Trudy Bartley
- Overview of Hearing Format
- Public Forum

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

Motion by: Loversidge/Maniace (9-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) **DC_21-07-005**

550 West Nationwide Boulevard

Crew SC Stadium Company LLC/ Crew SC Stadium Company LLC

Request for Action

Graphics

Installation of two sponsorship rooftop graphics.

Discussion:

Phil Dangerfield and Eric Hoy presented.

- Maniace asked if they were field painted.
- Hoy stated that they were painted in the factory.
- Loversidge asked if they were concerned about holes in the roof.
- Hoy replied that they were planning on putting in rubber washers. They shared the same concern.
- Wittmann said it looks great and is understated.

Motion: To approve the proposal as presented

Motion by: Loversidge/Lusk (9-0-0) APPROVED.

- 2) **DC_21-07-018**

266 North Fourth Street

Jessie Hickman / Oliver Holtsberry

Request for Action

Graphics

Installation of an internally illuminated wall sign.

Discussion:

Oliver Holtsberry presented.

- Beatty asked what the nature of the business was. Where was the entrance?
- Holtsberry stated that the entrance was right below the sign facing north.
- Loversidge asked what the issue was with the tenant which Oliver had mentioned.

- Wittmann replied that there could only be one tenant sign on the west elevation.
- Maniace asked if they wanted something more at the pedestrian level.
- Holtsberry stated that they would put window vinyls on the door. The purpose of this sign was for people coming down 4th Street.

Motion: To approve the proposal as presented

Motion by: Lusk/Slanec (9-0-0) APPROVED.

D. Conceptual Applications

1) **DC_21-07-007**

96 South Grant Avenue

Columbus Metropolitan Library / MKSK

Conceptual Review

Landscaping/New Construction

Renovations to portions of the east terrace of the Main Library.

Discussion:

Donna Zuiderweg and Karen McCoy presented.

- Wittmann asked if the shade sails stayed up in the winter.
- Zuiderweg stated that they would probably come down due to the snow loads.
- Maniace stated that it was a beautiful proposal. It is nice that there is a connection to the park and Cristo Rey School. I would like to see some public art adjacent to the park, which could create a nice fluid connection. It also looks like there are steps from Library Park North to the plaza. Will there be a ramp?
- Zuiderweg stated that the existing entry is handicap accessible.
- Maniace asked her to describe the thermoplastic pads. Are they permanent, or meant to be moved around?
- Zuiderweg said they weren't meant to be movable. They would be stamped onto the surface. They may want to change them over the years, but they are intended to be semi-permanent.
- McCoy replied that they are prefabricated to the shapes they want, and then heat applied. They are choosing colors that are UV stable.
- Wittmann asked if they would be walked on.
- McCoy replied that they would be, and they would choose a pattern for the kids to walk on.
- Loversidge asked if they were coordinating with recreation and parks.
- Zuiderweg replied that they were.
- Hardesty said he liked the original design as well, but he commends them for living with the space for few years and watching the neighborhood evolve around you. I think it is great.
- Rittler thinks the design complements the scheduling. She would encourage them to include seating which has more accessibility components such as arm rests.
- Bartley said she thinks it is great how they are looking what is going on around them, and adjusting the design. This is a place where families can gather if they go to the library, or if they come from the surrounding area.
- Loversidge said he wasn't sold on the accessibility. You have a monumental stair, but if you need a ramp, you have to go elsewhere. I would like them to investigate that further.
- Maniace asked if perhaps they could include more interactive elements.
- Slanec wondered if you take the ground plane and reflect it into the roof plane. The two could mirror each other with the thermoplastic.

Motion: N/A

Motion by: N/A

2) **DC_21-07-006**

100 North High Street

Eclipse Real Estate Group / Meyers + Associates Architects

Conceptual Review

New Construction

Construction of a 15-story mixed-use structure with 152 residential units.

Discussion:

Chris Meyers and Nick Munoz presented.

James Talamo, resident of atrium lofts, spoke.

Tedd Hardesty recused himself.

- Wittmann asked if the red area in the drawings was the courtyard space, and was it at ground level.
- Meyers said it was, and it was at ground level.
- Wittmann asked him to clarify where the courtyard was.
- Meyers said it was behind the five story building. Part of the tax credit for the White Haines building was to open up windows on the north of the building. The historic commission requested it should be screened. So this five story building screens acts as a connector, and screens these new windows.
- Loversidge asked if it was open.
- Munoz said the lighter color was walk through space.
- Loversidge asked if the garage façade was storefront with spandrel glass.
- Meyers said they were looking into it. It could be storefront, but also a polymer mesh such as what is on the parking garage on the airport. This mesh allows the transfer of air and also provides a nice clean contemporary look. They are studying products and materials at this point.
- Munoz added the ground level would be storefront and glass.
- Loversidge asked if it was only one parking space in the northwest corner.
- Meyers said that was correct.
- Maniace asked about their concerns regarding the restaurant having too much storefront on High Street with the bus stop present.
- Wittmann said that had been an issue for years.
- Meyers said it was a two level space. The difficulty is that if they extend the restaurant space north, then it would probably be back kitchen space. They would rather have the restaurant focus onto the courtyard.
- Maniace stated that she felt the lobby was a little tight for such a large building. It could be a little more gracious.
- Meyers replied that they call it a jump lobby. Most of the amenity space would be up on the amenity deck. They wanted a good way to walk into high street, but a good number of individuals would be entering from the garage.
- Loversidge agreed that he felt the lobby space was insufficient for the size of the building.
- Meyers stated that there would also be lobby space in the historic buildings.
- Maniace stated that perhaps they could at least incorporate a double door instead of a single door. She felt giving the restaurant a bit more street presence would be beneficial.
- Munoz said the red brick structure would have overhead doors. The primary component of the restaurant space would be outside dining in the warmer months.
- Wittmann asked if the doors would be open.
- Meyers replied there would still be some control of pedestrian access.
- Munoz added that there would be garage doors on both the High Street side and the courtyard side.
- Wittmann said it would almost be nice if the courtyard entry were two stories.
- Maniace stated that the ground floor seems a bit low for the height of the building. The ground floor bases on the surrounding buildings are taller.
- Munoz said the height of the second story was a result of the parking garage plates.
- Wittmann agreed that it could be bumped up.

- Meyers said it was a good point to emphasize the banding on the first floor. It looked compressed.
- Loversidge stated that you could manipulated the façade.
- Meyers agreed.
- Wittmann asked what they meant when they stated that the foundation was set back from the Atrium Lofts.
- Munoz stated that they pushed back the foundation from the Atrium Lofts.
- Loversidge asked if the courtyard comes down to the top of the parking garage.
- Meyers replied that it did.
- Loversidge asked how far the atrium extended.
- Meyers replied that it extended the height of the building.
- Loversidge asked if it had to be painted black and blue.
- Meyers replied that it was a good could comment.
- Rittler said she appreciate the texture and dimensionality of the façade. The column pop-outs and balconies. She agrees with Bob on the colors. It does seem very trendy, and they should consider longevity. The stairwell to break up the two facades is a very nice element. Are there any sustainable design strategies?
- Meyers said that Edwards had a focus on materials and mechanical components. They have a huge investment in glazing, and recognize the amount of natural light they can provide. They aren't seeking LEED certification.
- Munoz added that one of the primary drivers of using the perforated screens in the garage was to allow for natural ventilation and not mechanical.
- Loversidge added that filling in that vacant lot, and renovating the buildings to the south, is a great achievement for the city.
- Meyers asked if they had any feedback on the sun impacts on the Atrium Lofts.
- Wittmann stated that he felt the addition of the courtyard would help alleviate many of those concerns.
- James Talamo stated that one of the things in the site study was that there wasn't a good view of what the 8th floor is on the building. We have 2 units that have east and west facing units, and 4 units that would face the façade of this building. The atrium is the only source of light for most of the units in the building. One of them main concerns is light in the lower units. Many of our 8th floor units have increased in value by roughly 40% because we have sweeping views of the city. He hopes that the loss of their views and the impact of the building would be taken into consideration. Everyone is excited for the development. It looks awesome, but the impact of the height would significantly affect everyone on the 8th floor.
- Meyers stated that perhaps they could include some vantage points in the next submittal, which could help guide the design of the north wall.
- Loversidge said it would be helpful to have a floor plan of the Atrium lofts.
- Meyers said they could provide additional details.
- Maniace asked what their shade studies are showing in terms of how excessive the impact would be.
- Meyers said they know they cast a shadow, but they can perhaps adjust some of the top floor mechanical areas to help cast less of a shadow. They would have to investigate it.
- Bartley asked what the applicant meant by the city's desire to see height.
- Meyers replied that the guidelines are important, and they stress height and density.
- Teba added that the Planning Division is sympathetic to the neighbor's concerns, but they support height and additional density.
- Bartley asked if the 20% affordability being asked by the city would affect their height.
- Meyers replied that it was a good point. It could possibly affect their height.
- Bartley asked if they had discussed the issues with the bus stop with COTA.
- Meyers said it was one of their newest shelters, but there is some larger transportation processes underway. It may have something to do with this stop, so it may affect it in the future. They are happy

- to work with COTA moving forward.
- Slanec asked if it was possible they could put more of the parking underground.
- Meyers replied that there was always a way. It is very expensive, and they are trying to be very sensitive to the structural conditions of the adjacent buildings. The more they dig out between them, the tougher it is to shore up those buildings.
- Teba indicated that was one of the concerns raised by the Atrium Lofts homeowners association.
- Meyers said they would work closely with the homeowners association to ensure they are fully understanding the conditions they have. They will do everything possible to mitigate any disturbance to them.

Motion: N/A

Motion by: N/A

E. Applications for Recommendations

- 1) **N/A**

F. Staff Approved Applications

- 1) **DC_21-07-001**
78-80 East Long Street
56 Long Street LLC / Orange Barrel Media LLC
Ad-Mural
- 2) **DC_21-07-002**
85 East Gay Street
AT&T / Jerry Johnson
Antenna upgrade
- 3) **DC_21-06-011**
301 East Rich Street
Franklin University / Zoran Grozdic
Patio Site Comp Plan
- 4) **DC_21-07-003**
550 West Nationwide Boulevard
Crew SC Stadium Co. LLC/ Crew SC Stadium Co. LLC
6/30/2021
- 5) **DC_21-07-004**
8 East Long Street
Long and High Loan / Orange Barrel Media LLC
Ad-mural
- 6) **DC_21-07-008**
401 North High Street
Greater Columbus Convention Center / Eric Archibald
Temporary Graphic
- 7) **DC_21-07-009**
161 North Grant Avenue
Columbus College of Art / Pramira, Jeff Richardson
Rooftop Antenna Modification

- 8) **DC_21-07-010**
380 East Town Street
Mark Sweeney & Abigail McLean / Megan Dixon, Midland Architecture
Windows
- 9) **DC_21-07-011**
380 East Town Street
Mark Sweeney & Abigail McLean / Megan Dixon, Midland Architecture
Roof Deck
- 10) **DC_21-07-012**
300 Spruce Street
MND LLC. / Jeff Richardson, Pramira
Rooftop Antennas
- 11) **DC_21-07-013**
255 East Broad Street
Ohio Education Association / Lincoln Construction, Brian Winkler
New window openings
- 12) **DC_21-07-014**
285 North Front Street
Nationwide Mutual Ins. Co. / Orange Barrel Media LLC
Ad-Mural
- 13) **DC_21-07-015**
260 South Fourth Street
Stoddart Block L.P. / Orange Barrel Media LLC
Ad-Mural
- 14) **DC_21-07-016**
64-70 East Broad Street
Zion Christian Fellowship / Orange Barrel Media LLC
Ad-Mural
- 15) **DC_21-07-017**
78-80 East Long Street
56 Long Street LLC / Orange Barrel Media LLC
Ad-Mural
- 16) **DC_21-07-019**
355 John H. McConnell Boulevard
NWD 355 McConnell LLC / AT&T
Antenna upgrades
- 17) **DC_21-07-020**
57 North High Street
51 North High Street LLC / Pramira
Antenna Upgrades
- 18) **DC_21-07-021**
43 West Long Street
Long Street Associates / Orange Barrel Media LLC
Ad-mural

- 19) **DC_20-05-003 (Revision)**
103 Normandy Avenue
Jeff Edwards / Tom Marano
Exterior Modifications
- 20) **DC_21-07-022**
504 North Park Street
Fortney Companies, Inc. / Michelle Applebaum, DaNite Sign Co.
Graphics
- 21) **DC_21-07-023**
310 South High Street
Magna Hospitality / Deb McLaughlin, Design Collective
Exhaust vent

Motion: To enter the applications into the formal record.

Motion by: Loversidge/Slanec

G. New Business

- 1) Election of a chair and vice-chair.
Steve Wittman elected as chair. Loversidge/Hardesty (9-0-0)
Jana Maniace elected as vice-chair. Loversidge/Hardesty (9-0-0)

H. Old Business

- 1) **N/A**

I. Adjournment 11:45am

Applicants or their representatives must attend this hearing, for new and continued applications for Certificates of Appropriateness. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.