



Location: WEBEX

Date: January 26, 2020

Time: 8:30am

Commissioners Present: Steve Wittman (Chair), Otto Beatty (Vice-Chair), Robert Loversidge, Tedd Hardesty, Tony Slanec, Mike Lusk, Jana Maniace

Absent: N/A

Staff Present: Luis Teba, Nolan Harshaw

Call to Order (8:32)

- Swear in Staff
- Introduction of Commissioners
- Overview of Hearing Format
- Public Forum

The Commission took a moment to honor Danni Palmore, who dedicated 12 years of service to the Downtown Commission. Danni passed away on January 15, 2021.

- *The Commission voted unanimously to send Luis Teba's prepared words to City Council and the Mayor's office on behalf of the Commission. These words reflect the Commission's group sentiment. (7-0-0)*

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

Motion by: Loversidge/Slanec (7-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) N/A

D. Conceptual Applications

- 1) **DC_21-01-012**
84 & 88 North Fifth Street
Edwards Companies / Thomas M. Marano
Conceptual Review
Discussion:
Tom Marano presented the proposal.
Motion: To approve the proposal as submitted
Motion by: Loversidge/Hardesty (7-0-0) APPROVED

E. Staff Approved Applications

- 1) **DC_21-01-001**
589 West Nationwide Boulevard
Municipal Light Plant, LLC / Jeff Bauer
Rooftop Decks
- 2) **DC_21-01-002**
43 West Long Street
Long Street Associates / Orange Barrel Media LLC.
Ad-Mural

- 3) **DC_21-01-003**
111 West Nationwide Boulevard
Putnam Hill Co. LLC / SignAffects Limited
Graphics - Wall Sign
- 4) **DC_21-01-004**
250 East Town Street
250 East Town Street LLC / Jeff Baur
Ext. Bldg. Alt. – ADA ramp
- 5) **DC_21-01-005**
142 North Third Street
Third & Lafayette SRR II LLC / Josh Osam-Duodu
Ext. Bldg. Alt. – Entrance gates
- 6) **DC_21-01-006**
60 East Spring Street
JDS Spring LLC / Orange Barrel Media
Ad-mural
- 7) **DC_21-01-007**
355 John McConnell Blvd
NWD 355 McConnell LLC / Orange Barrel Media
Ad-mural
- 8) **DC_21-01-008**
142 North Third Street
Third & Lafayette SRR II LLC / Jonathan Barnes
Fence modifications
- 9) **DC_21-01-009**
34 North High Street
Thirty Four Corp / Orange Barrel Media LLC
Ad-Mural
- 10) **DC_21-01-010**
250 North Hartford Avenue
106 North High Street LLC / 250 N Hartford Avenue
Ad-Mural
- 11) **DC_21-01-011**
226 North Fifth Street
HCP Columbus Warehouse District I LLC / Gayle Zimmerman
Lighting
- 12) **DC_21-01-013**
182 East Long Street
Del Monte Holdings III LLC / Jennifer Bender, DaNite Sign Company
Graphics – projecting sign
- 13) **DC_21-01-014**
518 East Broad Street
State Automobile Mutual Ins. Association / Sign Vision Co.
Temporary Banner
- 14) **DC_21-01-015**

195 East Main Street
Harlow Apartments LLC / Matt Canterbury
Ext. Bldg. Alt. – Modification to rooftop patio

F. New Business

1) **Zoning Code Update briefing:** Kevin Wheeler, Assistant Director for Growth Policy

Kevin Wheeler presented.

- Wittman asked if there was anything Downtown that this zoning code update might address.
- Wheeler replied that considering that the DD zoning code was so new, it probably wouldn't be changed much, unless the Commissioners had any ideas. They would like to have a zoning code that is flexible, but which focuses on creating good design. Right now the process relies too much on variances.
- Loversidge agreed that updating the code to reduce the number of variances is a great goal.
- Wittman said the way you have more people avoid a variance is to lower the bar. The Downtown Commission sort of holds people's feet to the fire, but some of the new construction out there won't look good in several years.
- Maniace said she thought it was a great idea to try to allow more underrepresented people to participate in the process. Do you see a particular type of affordable housing that you see this proposal supporting, such as townhouse style with higher density, or some other type of housing?
- Wheeler said that affordable housing is needed across the city. We are not at a strategy and solutions stage. The first part of the code update will be to see what people's priorities are, and then see how the zoning code can influence those priorities. There could be an incentive based approach such as higher density and lower parking. MORPC is looking at ways to improve transit. We consider the link between housing and transit to be very important.
- Slanec asked how the design review process evolves at the end of this process.
- Wheeler said that we have 8 design review commissions. This isn't something we can replicate. We are going to be asking the consultants if there are alternate solutions we can consider. It could be form based code, but that is a pretty staff intensive thing as well. What can we do that makes sure projects will be done well, but also provide flexibility?

2) Lighting Standards

- Code section **3377.08** Illumination and Special Effects

Luis Teba presented.

- Maniace asked if the levels meant that the lighting should dim at night.
- Teba said he believed that is correct.
- Loversidge asked if they didn't have to pull permits for these signs, and if so, doesn't permitting look to make sure the signs are code compliant?
- Teba said the Commission has a lot of power to vary code, but we could make sure that any graphic approved must conform to section 3377.08 on the COA.
- Wittman said he is concerned that Downtown may need different regulations. Perhaps we can specify a brightness.
- Loversidge said we would need the expertise to do that. The starting point should be to follow the code, unless they specifically ask to vary from the standards.
- Maniace added that the graphics at State and High would be a good location to get a feel for what is appropriate for the close proximity of the Downtown environment.
- Wittman said the city attorney's office should look at this. We need to get a reading for what we have the ability to do. Spring and High street would also be a good corner to study. It is very bright. I would also like to see what other cities do to handle this. Does this apply to LEDs?

- Loversidge said that it appeared to be crafted before LED's were common. The wattage is irrelevant. An LED that is 15watts is going to put out a lot more lumens than a 15watt bulb. Lumens measure the amount of light put out by the light source. Foot candles is the amount of light perceived by someone receiving the light.
- Wittman stated that we need to better understand these things.
- Teba said he would talk to the city attorney's office, see what BZS is using for LED's, and move forward from there. I'm not sure how much ability we have to craft our own guidelines.
- Wittman said it could be part of the design guidelines.
- Loversidge replied that we have a set of standards here. It is a good starting point. At the least we could enforce this.
- Wittman stated that he could see where we ask for our lights to be a little less bright. We may want to talk to Kevin Wheeler about this.

G. Old Business

1. N/A

H. Adjournment 9:40am

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.