

## Meeting Minutes

### Downtown Commission



**Location:** WEBEX

**Date:** March 23, 2021

**Time:** 8:30am

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

**Absent:** N/A

**Staff Present:** Luis Teba, Nolan Harshaw

#### **Call to Order (8:30)**

- Swear in Staff
- Introduction of Commissioners
- 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:** Beatty/Maniace (7-0-0) **APPROVED.**

#### **B. Continued Applications**

##### 1) **DC\_21-02-005**

**195 East Broad Street**

Edwards Communities / Nataliya Yedidovich

Request for Action

##### **New Construction / Demolition**

Construction of a 13 story mixed-use structure.

##### **Discussion:**

Bryce Hall presented the proposal

- Wittmann asked if the storefront windows were glazed.
- Hall said they were not.
- Loversidge asked what the mortar color would be.
- Hall said it would be a light gray tone.
- Wittmann asked if the windows were going to be semi-translucent or opaque.
- Hall replied that it would be translucent and transparent.
- Maniace asked if the finish on both types of brick were the same.
- Hall said they would be.
- Maniace asked how recessed the windows would be.
- Hall said about 2 inches.
- Maniace said she liked the brass surround returning into the inside of the building.
- Hall replied they always try to do that.
- Wittmann asked about the windows in the old façade portion. Most of them are blank spaces. What will you see?
- Hall said the windows to the right would be back painted and the windows on the left would be transparent. The windows on the second floor, those on the right will be back painted, while those to the left will be open to the garage.
- Wittmann asked if there was more we could do with the back painted spandrel. Maybe a graphic or some sort of transparency to something behind it.
- Loversidge asked if there was space behind the windows.
- Halls replied that there was.
- Loversidge asked they couldn't do something to create a recess space behind it.

- Hall replied they had considered it, but didn't want it to look too contrived.
- Maniace asked about the Young Street façade, and if it couldn't be improved.
- Loversidge said it had already been approved.

**Motion: To approve the proposal as presented.**

**Motion by: Loversidge/Maniace (7-0-0) APPROVED**

### **C. New Applications**

1) **DC\_21-03-001**

50 East Mound Street

Franklin County Commissioners / Jamie D Tickle

Request for Action

**New Construction**

Construction of a new surface parking lot.

**Discussion:**

Kris Long and Jamie Tickle presented.

- Beatty said there is a serious parking situation down there, and it seriously affects the public.
- Wittmann asked who would be parking there.
- Long replied it would be the public. Within two years of the city completing the new courthouse, they will complete structured parking at this location.
- Loversidge asked how the staff and the public would use the site. Would it make more sense to just make the surface parking staff parking only?
- Long stated that either way it would free up public parking. However, the decision would be dependent on what is most convenient to staff.
- Slanec asked who owned the lot to the east.
- Long said it belonged to the county.
- Slanec asked if there was a way to combine both lots, instead of having it designed as two separate parking facilities.
- Tickle replied that they looked at that option, but you don't really gain any additional parking.
- Maniace asked if the boxwoods would be in planters or in the soil.
- Tickle said they would be on the ground in the soil.

**Motion: To approve the proposal as presented**

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

2) **DC\_21-03-004**

174 East Long Street

Del Monte Holdings II, LLC / Connect Real Estate

Request for Action

**Exterior Building Alterations**

Renovations to a six story building as part of a Historic Tax Credit project.

**Discussion:**

Brad DeHayes and Jeff Baur presented.

- Wittmann asked if they will strip the paint off the stone.
- DeHayes said that they would.
- Loversidge asked how they would repair the damaged stone.
- DeHayes said they would repair and replace as necessary.
- Wittmann asked how they would repair the corbels.
- DeHayes said they would cut the corbels and replace them.
- Loversidge asked if the Part 2 has been approved.
- DeHayes replied that they hadn't been approved on the painted brick yet. He wanted the Commissions' feedback first.

- Loversidge said that he thought painting the brick was a no brainer.
- Wittmann asked if the metal frames would come off the windows.
- DeHayes said they would. It would be the Pella aluminum clad without grids.
- Loversidge asked what the history was of the building.
- DeHayes said it was the Standard Insurance Company building. They were planning on commencing construction last year, but when Covid hit, they had to delay working on the building.
- Wittmann asked why they were coming to the DC first if it is going to HRC.
- Loversidge stated that it usually goes to HRC first.
- Teba replied that it could be approved by the DC subject to any condition applied to HRC.
- Maniace asked if the fire escape would be functional.
- Baur said they would be placing a secondary interior egress point. The fire escape will be restored, but it will not be in service.
- Beatty asked how they were going to handle parking.
- DeHayes said that they owned significant parking in the area.
- Hardesty asked if there would be any sidewalk and curb repairs.
- Baur said the basement extends below the sidewalk. He asked if anyone had any experience filling it.
- Loversidge said the city prefers it being filled in.
- Wittmann asked what color the storefront window framing would be.
- DeHayes said they would be black.
- Wittmann said that they probably want to recess the storefront glass at least an inch or so.
- Maniace agreed. She asked if the window was wood frame on the inside, with aluminum on the outside.
- DeHayes said that was correct.

**Motion: To approve the proposal with the following conditions:**

- **Storefront windows be recessed about an inch or more from the lintel and base.**
- **The HRC must approve the proposal.**
- **The applicant return with details on sidewalks, lighting, and signage.**

**Motion by: Loversidge / Hardesty (7-0-0) APPROVED WITH CONDITIONS**

**D. Conceptual Applications**

1) **DC\_21-03-002**

Columbus Crew Way

City of Columbus / Moody Nolan, Inc.

Conceptual Review

**New Construction**

Construction of a new road and a new five story parking garage.

**Discussion:**

Greg Bryant, Brian Sell, Jeff Pongonis, Robert Ferrin

- Wittmann asked what their plans are for the west and north facades.
- Sell stated that they were only coming today conceptually for the public facing sides. They will return with details on that in the future.
- Bryant said that right now they have brick on the first floor for security purposes, but they will return with more details.
- Maniace asked if they foresee a lot of people crossing at the mid-point of the street between the garage and the office building. Could there be a subtle change in the coloration or pavers?
- Pongonis stated that they are considering something very similar to that.
- Bryant said they will try to funnel everyone to the southeastern corner at the crosswalk, where the tower is.
- Pongonis said that is a good point, most people will be funneled to that stairwell tower.

- Wittmann said you don't want to advertise a crosswalk next to an ingress egress.
- Hardesty said he loved the garage, he thought it would be boring, but it is super cool. It is great. Do you need to thicken up the planting treatment along Columbus Crew way to funnel pedestrian traffic?
- Pongonis said that they didn't think so. They aren't trying to buffer the sidewalk, it is more the experience. It will be a pretty well controlled environment during gameday. Most people using the garage will be using the south stair tower which will direct them to the crosswalk.
- Wittmann asked what they meant by managing on-street parking.
- Ferrin said that they have the opportunity to coordinate both on-street and off-street parking. They don't anticipate allowing on-street parking during events. The rest of the time, you can use the Park Columbus app, and rates will be in-line to encourage short term parking on the street, and long street parking in the facility. There will around 60 parking spaces on the new surface streets.
- Loversidge stated that he felt it was a very handsome garage. He will be interested to see what happens in the courtyard. He asked what the vision was for the bike-hub.
- Ferrin stated that he viewed this to be secure bike parking for residents, the office building, and gameday.
- Sell said it was modeled off a bike hub they did at the City of Dublin Parking garage. There would be minor bike amenities inside.
- Maniace said she thought the panel design is beautiful and creative. She asked if maybe some subtle lighting could help highlight the animated façade. She also thought that the river-park pathway should also extend to the northern residential block.
- Pongonis said that they are working with the city's park department to coordinate the design.
- Maniace said she would also like to see some attention paid to the north façade.
- Bryant said they would be working on both the north and west façade, and studying the lighting.

**Motion: N/A**

**Motion by: N/A**

#### **E. Staff Approved Applications**

- 1) **DC\_21-02-007**  
43 West Long Street  
Long Street Associates / Orange Barrel Media LLC  
**Ad Mural**
- 2) **DC\_21-03-003**  
530 East Rich Street  
Schiff Capital Group / Jamie Oberschlake  
**Revised COA for Exterior Building Alterations**
- 3) **DC\_21-03-005**  
274 S. Third Street  
Devere LLC / Orange Barrel Media LLC  
**Ad-mural**
- 4) **DC\_21-03-006**  
78-80 East Long Street  
EB Parking Lot LLC / Orange Barrel Media LLC  
**Ad-mural**
- 5) **DC\_21-03-007**  
64 East Broad Street  
Zion Christian Fellowship/ Orange Barrel Media LLC.  
**Ad-mural**

- 6) **DC\_21-03-008**  
274 South Third Street  
Devere LLC / Orange Barrel Media LLC  
**Ad-mural**
- 7) **DC\_21-03-009**  
500 Neil Avenue  
Neil Avenue LLC / Moore Signs  
**Graphics**
- 8) **DC\_21-03-010**  
8 East Long Street  
Long & High Loan / Orange Barrel Media  
**Ad-mural**
- 9) **DC\_21-03-011**  
123 East Spring Street  
Spring Street LLC / Outfront Media  
**Ad-mural**

**Motion: To enter the applications into the formal record.**  
**Motion by: Lusk / Hardesty (7-0-0) APPROVED**

**F. New Business**

- 1) **N/A**

**G. Old Business**

- 1) **Lighting Standards Research**

Luis Teba presented an update on the lighting standard research. He indicated that the city was exploring the possibility of including code section 3377.08 into 3359.25

- Loversidge asked what would happen if the Commission didn't want to follow these regulations for a project.
- Teba said that the applicant would have to get a variance to the code section.
- Lusk asked if it would be retroactive.
- Teba replied they are still having those conversations, but it may not be retroactive.
- Maniace asked if we could create a range of lumens that would allow for greater flexibility.
- Teba replied that when 3377.08 was adopted they went through an extensive study of lighting. They came up with what they felt was a reasonable threshold without being too stringent.
- Loversidge stated that he would like to see if there some way of referencing this as the standards, but acknowledge the fact that the Commission has authority Downtown. I don't think the applicant should have to go to City Council for that. We were given design review, zoning, and graphics, and this shouldn't take away from that authority.
- Teba replied this was brought to Planning by the Commission, so we will craft something that the Commission supports and is comfortable with.
- Wittmann stated that Downtown is a different environment than other places in the city and so the standards may not apply.
- Teba agreed that the Downtown is different, but we will have to understand more of what the numbers in 3377.08 represent, before deciding if they apply. He added that they could just reference these standards on a COA.

**H. Adjournment 10:35am**

*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](mailto:zdjones@columbus.gov), at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*