

## Meeting Minutes Downtown Commission



**Location:** 111 North Front Street, Room 204



**Date:** September 27, 2021



**Time:** 8:30am

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

**Absent:** Tedd Hardesty,

**Staff Present:** Luis Teba

### 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:** Loversidge/Beatty (8-0-0) APPROVED.

### B. Continued Applications

- 1) N/A

### C. New Applications

- 1) **DC\_21-09-001**

223 East Town Street

223 East Town Street LLC / DaNite Sign Company, Jennifer Bender

Request for Action

#### **Graphics**

Installation of four semi-permanent banners.

#### **Discussion:**

Jennifer Bender presented.

- Wittmann asked if the existing sign would come down.
- Bender said it wouldn't come down.
- Loversidge asked about their permanence. Don't the property owners expect the building to fill?
- Bender said they would change out the banners in the future.
- Beatty asked how long tenants have been able to rent in the building.
- Bender said two years.
- Maniace asked if the banners represented all the tenants in the ground floor of the building.
- Bender said they did.
- Maniace asked if we could condition it on the mortar and the brick.

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

- That the mounting be in the joints of the masonry if possible.

**Motion by:** Loversidge/Beatty (8-0-0) APPROVED WITH CONDITIONS.

- 2) **DC\_21-09-002**

555 Edgar Waldo Way

White Castle Management Co. / Branham Sign Co, Stan Young

Request for Action

#### **Graphics**

Installation of a wall sign.

**Bob McCullum presented.**

- Wittmann asked if the new size was the same size as the other sign.
- McCullum said they were trying to keep them consistent.
- Wittmann asked if the faces were white.
- McCullum said they were black during the day, and white at night.

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

**Motion by: Lusk/Slanec (8-0-0) APPROVED.**

3) **DC\_21-09-009**

**300 Spruce Street**

Moody Nolan / DaNite Sign Co., Michael Cox

Request for Action

**Graphics**

Installation of a wall sign.

**Discussion:**

Jennifer Bender presented.

Rittler recused herself.

- Wittmann asked what the size was of the existing letters.
- Bender stated that it would be about as small as the lower letters of the new sign.
- Maniace asked if the 300 would be placed anywhere else on the building.
- Bender said she did not think so.
- Maniace said she thought it looked good, and wondered if there was anything similar on the north side.
- Bender said it would be the same if they did something similar in the future.

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

**Motion by: Loversidge/Slanec (7-0-0) APPROVED [Rittler recused]**

4) **DC 21-09-003**

**402-404 North High Street**

Franklin County Convention Facilities Authority / Meyers + Associates, Chris Meyers

Request for Action

**Graphics, Lighting**

Installation of graphics and lighting on the Columbus Hilton Downtown expansion.

**Discussion:**

Shawn Conyers and Chris Meyers presented.

- Maniace stated that she noticed, which is beautiful and wonderful, that you are using lighting on the interior that you can see on the exterior. You also have it on the south façade, a wave element which looks like you can see it on the exterior. On the west façade you have the nano-pixels, which are interior and can be seen from the exterior, which is a wonderful approach.
- Rittler asked about the mechanical screen wall height, is there any concern about lighting bouncing off of the units, which would interfere on the design intent of the lighting.
- Conyers said that was an excellent question, they are doing a fritted glass echo, which should avoid that.
- Meyers said they had considered that in the design.
- Wittmann asked for clarification on the staff approval request.
- Teba replied that it would only be for the restaurant signage
- Wittmann asked if they minded coming back in with the signage.
- Meyers said they have two possible restaurant tenants. He said if Wittmann would like them to return, they could do that as well.

- Wittmann stated that they could possibly approve a set of parameters, and staff could approve. He asked if the other commissioners were ok with that.
- The rest of the Commission indicated they were ok with that.
- Maniace asked if the restaurant signage was originally at the corner.
- Meyers said originally it was, but they decided to use that for the Hilton ground sign, and then put the restaurant sign closer to the High Street sign.
- Maniace said she likes the new location.
- Lusk asked if the graphics were static.
- Conyers replied that they were.
- Wittmann asked how many restaurant signs were on the monument sign.
- Conyers replied that there would be two.
- Meyers added that the two branded logos of the restaurants would be there.
- Wittmann asked if they wanted staff approval of the monument sign and the canopy restaurants sign.
- Conyers said that was correct.
- Loversidge asked if they were relying on the reservation system to see if people could reserve Hilton 1 and Hilton 2.
- Myers said most people use their phones instead of signs to find where they are going. So the clarity of how that wayfinding is done is primarily by GPS. They don't feel that distinction has to be overwhelming, it is intended to blend into the architecture. There is some complexity of how to get into the front door. The clarity of how they get those directions is currently being worked on.
- Wittmann asked if they would have one entry for both buildings.
- Meyers said the main entry would be on the east. They will still have an entry on the existing building to get certain groups and individuals in the building

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

- **The restaurant signage be staff approved if they meet the dimensions and placement seen by the Commission.**
- **The artwork is not part of this approval and will have to return for approval.**

**Motion by: Loversidge/Rittler (8-0-0) APPROVED WITH CONDITIONS**

5) **DC\_21-09-004**

**366 East Broad Street**

366 East Broad Street LLC / Archall Architects, Brad Parish

Request for Action

**Graphics, Lighting**

Addition of podium landscaping, as well as exterior building signage and graphics.

**Discussion:**

Brad Parish and Allison Westrick presented.

- Wittmann asked if the mural was painted on the block.
- Westrick replied that it was.
- Wittmann asked what the material was for the east mural.
- Westrick said it would be painted.
- Maniace said she loved the graphics package. She wondered if somewhere, and in a simple way, if there was somewhere you could indicate that the graphics were related to the internal of the building. Many people may not understand that it has some significance. She asked if the mural on the west side could be raised, or extended higher. Being still be subtle and not overpowering.
- Parish said they looked into it, and the lighting, and they worried that the lighting would wash it out from above, and blind people from below.
- Wittmann said he likes how it slopes up.
- Loversidge said this is one of the most creative graphics packages they have seen.

- Maniace asked about the eastern redbud trees, and she wanted to make sure there was an appropriate container for it to grow.
- Parish said it would grow in planters, and he would make sure they were of adequate size.

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

- **The mural no longer has to be lit.**

**Motion by: Loversidge/Slanec (8-0-0) APPROVED.**

6) **DC\_21-09-005**

225 North 6<sup>th</sup> Street

HCP Columbus Warehouse District VIII LLC / Hackman Capital Partners LLC, Lisa Jones

Request for Action

**Demolition**

Demolition of a one story commercial structure.

**Discussion:**

T.J. Jester presented.

- Wittmann asked what the plans were for this space in the future.
- Jester said they didn't have plans for the lot. They may use it for overflow parking.
- Loversidge said he had trouble approving demolition based off of security. He didn't know why the building had to come down.
- Jester said that weekly they repair the fence, they replace doors. They are constantly trying to keep people out. There is a large amount of drug activity.
- Maniace asked if they planned on keeping the fence.
- Jester said they did.
- Beatty brought up the Main Bar and indicated that they had indicated they wanted another use at the location before demolition the building.
- Wittmann said that they were allowed by code to use this area for overflow parking.
- Loversidge said they had guidelines for parking lots.
- Teba added that the commission could request those guidelines be followed for the parking.
- Bartley added that she would like to see a purpose to the lot. Instead of just seeing it be a parking lot. She sees what is going on there. I think there needs to be a purpose, because it will still be an eyesore.
- Loversidge said a lot of the eyesore is the fence.
- Wittmann asked if they maintained the site.
- Jester said that they try to, but it becomes a biohazard, and they have to call in a specialist to clean it.
- Maniace asked how long it had been empty.
- Jester said it had been sometime.
- Teba noted that the commission could continue the application to allow the applicant to modify the proposal.

**Motion: To continue the proposal.**

**Motion by: Lusk/Loversidge (8-0-0) CONTINUED**

7) **DC\_21-09-006**

314 East Long Street

Urban Restorations / Juliet Bullock

Request for Action

**New Construction**

Construction of a three story, four unit structure.

**Discussion:**

Juliet Bullock and Julio Valenzuela presented.

- Maniace asked if the horizontal color was different than the vertical.

- Valenzuela said that it would be a similar color. They would be an off-white. They are trying to stay away from the grays and blacks. They would like the colors staff approved at a later date.
- Maniace asked about the windows. Does the mullion have some depth to it?
- Bullock said that it was not a flat bar, it had depth to it. It is inside the glass.
- Slanec asked if you could render the building so they could see the colors and massing.
- Bullock said they could.
- Wittman added that you would get a lot more out of the windows when the mullions are expressed.
- Valenzuela said he would have to see if it was available on the Anderson Line.
- Wittman said that on a project of this size, it would add some richness. If we could get you to do that.
- Valenzuela said he could see if they have that option.
- Loversidge said you get a bit of a shadow on the outside if it is on the outside.
- Valenzuela said he can see if the A100 has it applied on the outside.
- Bullock said they can do that.
- Loversidge would like to see the mullion on the outside.

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

- **The applicant return with landscaping, graphics, and colors.**
- **The applicant provide a colored rendering.**
- **The applicant present the windows with an outside mullion.**

**Motion by: Lusk/Loversidge (8-0-0) APPROVED WITH CONDITIONS**

8) **DC\_21-09-007**

**497 East Town Street**

Columbus Downtown Development Corporation / Teri Umbarger

Request for Action

**New Construction**

Construction of a five-story, 90+ unit, multifamily development.

**Discussion:**

David Meleca and Matt Woods presented the proposal.

Rittler recused herself.

- Wittmann asked where there southern turret was.
- Meleca said it wasn't a turret, but rather articulation in the façade.
- Maniace asked what material the screening of the garage was.
- Meleca said it would be black aluminum fencing.
- Wittmann asked where the darker brick would be.
- Meleca said the base, the quoining and the window headers would be the darker, the field would be lighter.
- Wittmann asked if the window trims would be dark green.
- Meleca said they would.
- Wittmann asked if they would return with lighting.
- Meleca said they would.

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

- **The applicant return with lighting.**
- **Pending final approvals by HRC.**

**Motion by: Loversidge/Beatty (7-0-0) APPROVED WITH CONDITIONS [Rittler recused]**

## D. Conceptual Applications

### 1) DC 21-09-008

#### 59 Spruce Street

NM Developer LLC, Julie Brownfield / NBBJ, Daniel Ayers

Conceptual Review

#### **New Construction**

Construction of a 31 story mixed use tower, demolition of existing stairwell & canopy.

#### **Discussion:**

Daniel Ayers and Mark Parish presented.

Loversidge recused himself.

Brent Foley, Clyde Henry, and Josh Greenberg spoke as members of the public.

- Maniace asked why the residential was divided by the hotel.
- Ayers replied that they did that because there are different floorplates, which allow for a different product.
- Bartley asked if the hotel residences were for lease and for sale.
- Ayers said they were all for lease.
- Maniace asked if the windows on the north façade garage were open.
- Parish said they were.
- Ayers added that there would be aluminum framing, but no glass.
- Wittmann asked if the lobby was where the ivy was.
- Parish said that was retail. The lobby was to the left of the patio space.
- Wittmann said he loved the Wall Street space. It could be an opportunity to make that a very interesting space. Have they thought of how to improve the other side?
- Ayers replied that they are working on it.
- Parish said that they imagine it as a more old world feel.
- Maniace asked why there wasn't screening on the garage to the south. She imagines they want something different, but why was it exposed?
- Ayers said they had studied it. It is 220' in length, so they tried to break it up. It also provides natural ventilation. They are thinking about adding some sort of artwork. It is set back 15 feet from the property line, and gives a bit of a different texture.
- Maniace says she agrees, but feels it should be read as intentional.
- Parish said some of it is horse trading. By trading out elements, they can make other areas more interesting. It also allowed for them to screen the northeast corner.
- Maniace asked what was across the street.
- Parish said it was parking.
- Slanec asked if there were any plans to improve the Park Street side of the North Market.
- Ayers said that is something the City is working towards, but not something they are working on here. Spruce Street will become two way, Wall Street will be two way, but you cannot take Vine up to Wall.
- Beatty asked if there were multiple owners to the east.
- Ayers said there were three owners.
- Maniace said the cobblestones give the visual cues that this is an intimate space, and should be an enhancement to the existing businesses as well.
- Slanec asked what the city was thinking about in terms of street lighting.
- Ayers said they would return with lighting. They are thinking of two different light fixtures.
- Bartley asked why the lofts are separated from the other hotel residences. It is making a socio-economic divide, where people know they are affordable. Usually, affordable housing is interspersed with market rate.
- Loversidge asked if the loft level units were all affordable.
- Parish said they were not. 35 out of 52 were affordable.
- Beatty asked for clarification on Hotel Residential.

- Ayers said that they would have hotel amenities.
- Parish said some of it would be aesthetics as well related to the hotel.
- Bartley asked if it would be similar to the Leveque.
- Ayers said it would.
- Rittler asked about any sustainability and resiliency goals this building achieves.
- Ayers said that the mixed use allows them to share mechanical capacity as well as parking. It also provides imbedded carbon from the overall concrete structure. They will use green energy for the production of the concrete. They aren't looking for LEED, but the design allows for many of the goals achieved by LEED. Site location, façade systems, mechanical systems, opacity, balconies on the south, and production systems.
- Parish said the stormwater management was very elevated. The most sustainable thing you can do is build a quality building which will have a long life.
- Loversidge asked how they will deal with archaeology on the site.
- Ayers said they will have an archaeologist. They will stop site work when anything is found, and they will continue to work on that as they look into the site.
- Maniace stated that the chimney on Spruce Street could really give it character and a sense of place. The chimney could provide an opportunity for a brick relief that talks to the character of the neighborhood. Will the two story shed space use warehouse materials which will look weathered?
- Ayers said that they didn't want to use brick on everything. The east side is a mix of materials, so they wanted to play off of that and provide something that is new, but plays off of the history of the space.
- Maniace asked if the skylights on the two story shed were oriented in the ideal position.
- Parish said that they had discussed it many times. They considered the reality of the formal expression on the façade, and thought it had more impact tying into the North Market.
- Loversidge said that they did it for aesthetic reasons. It is silly.
- Maniace said that there was an overhang between the glass tower and the brick section. Are they concerned about shadow?
- Ayers said that the uses in the space should be ok.
- Parish said they wanted it to be an expressive point.
- Foley (a principal of Triad Architects and part of the management group of 459 High Street) said that they generally welcome the development and their new neighbors. Specifically the Wall Street section, however, they want the development to keep them in mind as well. They welcome the help with the trash pick-up, but developed their space with the idea of using Wall Street as a delivery space. The grease removal is a very difficult situation, they are currently downstairs. They want to keep delivery access on Wall Street, and make sure they have access to improve their building. The cobblestone is a beautiful element, but the maintenance could be an issue. Their utilities run under the street.
- Clyde Henry (owner of the Yankee on High Building) agreed with the previous statements as well. Currently the plan has valet parking on the east side of Wall Street, but that is their side of the street. They would also like to utilize that area for restaurant space and valet parking. The trash pickup will be a little inconvenient having to walk further. They also are concerned about a higher price for trash pickup. For people moving into the building and deliveries, that has to be dealt with.
- Josh Greenberg (owner of 473-479 High Street) stated that he has some strong concerns with the streetscape plan on Wall Street. He does support the development, but he fears the improvements will cause him to continue to lose tenants. Some of the short and long term ramifications are concerning. There are many rules, regulations, and monetary issues. Fundamentally, the developer is asking them to lose access to their loading and deliveries for their own deliveries and valet. They are taking over the street and it affects the current businesses. It limits their ability to develop their properties without access. Wall Street needs to be kept accessible and as a public right-of-way. He asked for additional time to allow them to discuss these ramifications before approval of the proposal.

- Loversidge would like traffic to speak to the Commission as well. He also asked if the city is currently pursuing the improvements they are proposing.
- Ayers replied they were.
- Maniace asked if they were designing Wall Street as part of the master planning process.
- Ayers said they were.
- Wittmann added that they will have to come to the commission as well.

**Motion: N/A**

**Motion by: N/A**

**E. Staff Approved Applications**

- 1) **DC\_21-10-001**  
540 East Broad Street  
State Auto Insurance Companies / WSA  
**Vestibule modification**
- 2) **DC\_21-10-002**  
37 Jefferson Avenue  
Jefferson Center for Learning @ the Arts / Katharine Moore  
**Roof repair**
- 3) **DC\_21-09-010**  
300 Spruce Street  
Moody Nolan / DaNite Sign Co., Michael Cox  
**Sign refacing**
- 4) **DC\_21-09-011**  
101 East Town Street  
101 Town Columbus Ohio LLC / FastSigns Columbus, Mike Thatcher  
**Sign refacing**
- 5) **DC\_21-09-012**  
329 South Front Street  
CP-329 South Front Street LLC / Shelby Nelson  
**Sign refacing**
- 6) **DC\_21-09-013**  
247 South Front Street  
Bicentennial Plaza Holding Co, Ltd / American Structurepoint, Ben Schilling  
**Parking lot restriping**
- 7) **DC\_21-09-014**  
181 East Broad Street  
Columbus Club Company / Schooley Caldwell  
**ADA Ramp**
- 8) **DC\_21-09-015**  
66 South Third Street  
Capital Square Ltd. / Orange Barrel Media LLC  
**Ad-Mural**
- 9) **DC\_21-09-016**  
43 West Long Street  
Long Street Associates / Orange Barrel Media LLC  
**Ad-Mural**



- 10) **DC\_21-09-017**  
366 East Broad Street  
Vera on Broad LLC / Archall, Brad Parish  
**New doors, vestibule changes**
- 11) **DC\_21-09-018**  
310 South High Street  
Magna Hospitality / Design Collective  
**Awnings, graphics**
- 12) **DC\_21-09-019**  
80 East Rich Street  
80 On the Commons LLC, Coastal Ridge Real Estate / DaNite Sign Co., Jennifer Bender  
**Wall Sign**

**Motion: To enter the staff approved applications into the formal record.**  
**Motion by: Loversidge / Slanec (8-0-0)**

**F. New Business**

- 1) **N/A**

**G. Old Business**

- 1) **N/A**

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