

Meeting Minutes

Downtown Commission



Location: 111 North Front Street, Room 204

Date: December 15, 2021

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Mike Lusk, Tedd Hardesty, Tony Slanec, Otto Beatty, Trudy Bartley, Robert Loversidge (arrived 8:41)

Absent: Jennifer Rittler

Staff Present: Luis Teba

Call to Order (8:33)

- 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: Hardesty/Maniace (7-0-0) APPROVED.

B. Continued Applications

N/A

C. New Applications

1) **DC_21-12-010**

555 Edgar Waldo Way

White Castle Management / Tom Branham

Request for Action

Graphics

Installation of a wall sign.

Discussion:

Bob McCullum presented.

Motion: To approve the proposal as presented.

Motion by: Hardesty/Beatty (7-0-0) APPROVED

2) **DC_21-12-011**

190 South High

Carter Columbus Residential Development / Columbus Sign Company

Request for Action

Graphics

Installation of two wall signs.

Discussion:

Rebecca Green presented.

- Beatty asked what the reason for the sign was.
- Green stated that it was to advertise the building to individuals in the commons, much like the Root building.
- Wittmann said the letters seemed large.
- Maniace asked how much of the letters would be exposed.
- Green said about 2 feet.
- Hardesty asked if it could be centered and offset of the edges of the parapet.
- Maniace agreed that would be better.

- Wittmann asked if it was one or two words.
- Slanec said he didn't like how the bracketing was visible. Could it be hidden better?
- Beatty said he shared the commissioners concerns of the back of the brackets.
- Maniace said the brackets holding the O and the G should be cut to the curve of the letter.

Motion: To approve the proposal with the following conditions.

- **They cut the brackets to the curve of the letter, and they be painted to match the back of the signs. No brackets should be seen from the front side.**

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

3) **DC_21-12-009**

405 Neil Avenue

Sam Markouc / Bob McCollum

Request for Action

Graphics

Installation of a graphics package consisting of wall and window signs.

Discussion:

Bob McCullum presented.

- Maniace asked if the window signs were facing Neil Avenue
- McCullum said there were two sets. One facing Neil, one facing the courtyard.
- Lusk asked if they were in the same locations.
- McCullum said they were.
- Loversidge stated he felt they were appropriate.

Motion: To approve the proposal as presented

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

4) **DC_21-12-007**

59 Spruce Street

MN Developer LLC, Julie Brownfield / NBBJ, Daniel Ayars

Request for Action

New Construction

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

Discussion:

Mark Parrish, Daniel Ayers, Ben Pierson, and Julie Brownfield presented.

Matt Lorenz spoke on behalf of the Department of Public Service.

- Wittmann asked if the graphic would return.
- Parrish said it would.
- Loversidge asked if it was an ad-mural.
- Ayers replied that it was not.
- Wittmann asked if there was any spandrel glass.
- Parrish said there wasn't spandrel until the 25th floor. Everything on the ground floor was clear glass.
- Loversidge asked about the traffic circulation and analysis.
- Lorenz replied they did a traffic analysis, and they made recommendations which will be in line with whatever is approved.
- Slanec asked if the property owners on the west of Wall were still concerned.
- Pierson said they are still having conversations, and everyone is getting comfortable with the updates.
- Slanec asked what the decision was to go from the cobble from the north market, and then it jumps to concrete.
- Ayars said they wanted to keep the continuity of that block concrete.
- Slanec said you don't read it as a block, you read it as a street.
- Lorenz said they would return with the streetscape improvements.

Motion: To approve the proposal with the following conditions.

- **To align with Historic Resources Committee's approval.**

Motion by: Hardesty/Lusk (8-0-0) APPROVED

D. Conceptual Applications

1) **DC_21-12-008**

1 Riverside Plaza & 491 West Spring Street

City of Columbus DPU / MS Consultants

Conceptual Review

New Construction

Construction of two pump stations with associated access drives and landscaping.

Discussion:

Grace McInerney and Josh Brooks presented.

- Wittmann asked if the stations would be higher than elevation.
- Brooks said they would be.
- Wittman asked how far the east station would be from the street.
- Brooks said 15 feet.
- Wittmann asked what material it would be made out of.
- Brooks said whatever the commission wanted.
- Wittmann asked what the fencing would be.
- Brooks said whatever the commission preferred. The building was designed to match North Bank Park Pavilion.
- Maniace asked what the area above the retaining wall would be. Could it be landscaped?
- Brooks said there would be room for landscaping.
- Wittmann asked if the western site would also have a retaining wall.
- Brooks said they would.
- Wittmann said the retaining wall would be mostly what you are going to see. There should be planting around the base of it.
- Loversidge said this is a great improvement over the original idea.
- Hardesty stated that you need to have a good landscape architect as part of your team. It is part of the park to a degree. The detail of the retaining wall, the fence, screening the generators.
- Wittmann said this was an important entry to Downtown from the west.
- Maniace said you want the new building to look nice, putting the effort and the money into the landscaping and retaining wall and fencing is really what people are going to see, and enhance the park area.
- Slanec said this really is the gateway to the Downtown, and we really need to think about what happens there. It is very important what we do there.
- Hardesty said that if there is a piece or retaining wall that is very intentional, don't be afraid to look at the overall western side.
- Lusk added that it would be nice to have a stone wall which gradually built up.

Motion: N/A

Motion by: N/A

2) **DC_21-12-006**

266 East Main Street

NCJC Downtown Campus LLC / George Berardi

Conceptual Review

New Construction

Construction of two 60 unit mixed-use buildings and a two story training facility.

Discussion:

George Berardi and Aliya Springer presented.

- Loversidge asked if there would be an easement for the drive.
- Berardi said there would be.
- Wittmann asked if they wanted to make the buildings symmetrical.
- Berardi said they do, and they are stairstepping the buildings down at the edges.
- Loversidge said he really likes it because it is bookending the vista.
- Wittmann asked how wide the driveway was, and if there were sidewalks.
- Berardi said there would be sidewalks and parallel parking.
- Maniace asked if there was an opportunity with the street materials to give it a more plaza feel. It would be nice for the commercial to turn the corner.
- Hardesty said they should consider how not to make the parking area feel like wall to wall asphalt.
- Maniace said she really liked the northwest building.
- Bartley asked if there was interest from the culinary school, or a commitment.
- Berardi said there was interest.
- Bartley asked what they would do with the space if it fell through.
- Berardi said there was an opportunity for commercial space.
- Loversidge said he thought the scale was great.

Motion: N/A

Motion by: N/A

3) **DC_21-12-003**

Gay and High

Edwards Companies LLC / Don DeVere
Conceptual Review

Exterior Alteration

Installation of a public art piece at the intersection of Gay and High.

Discussion:

Don DeVere presented.

Kathleen Roberts spoke in opposition.

- Wittmann asked why the orientation was east/west.
- DeVere said it was to mimic the arches.
- Wittmann asked what the cables were made out of.
- DeVere said they were high-tech ropes, with a hanging nylon fiber.
- Wittmann asked if it would catch birds.
- DeVere said it would not. He couldn't explain why, but the birds stay clear of it.
- Maniace asked if the ropes attached to the buildings would be the same that holds the mesh, or are they different materials.
- DeVere said they are the same.
- Loversidge asked how it was lit.
- DeVere said there were structural attachments to the rooftops of the buildings, and they had done a lighting plan. The lights would be attached to the buildings. They are trying to be discreet.
- Lusk asked them to return with material samples. Will the wind go through it?
- DeVere said it was like fishnet material. It is designed to withstand high wind conditions. It would come down in the winter.
- Maniace asked if it was difficult to remove.
- DeVere said the road would have to be closed for 6-8 hours.
- Maniace asked how long it lasts.
- DeVere said there is UV degradation of the sculpture. Sometimes the net has to be changed every 7-8 years.

- Wittmann asked how it would be attached to the buildings.
- DeVere said the Nicholas building would be attached at the roof, behind the parapet. That is how all the buildings would be attached, except for the Citizens building, which will have to have a small projecting steel structure.
- Lusk said it was cool.
- Loversidge liked it.
- Bartley said it brought vibrancy.
- Maniace likes how it has a connection to the area's history.
- Wittmann asked how they know this will stay up.
- DeVere said there are two structure teams working on this project. SOM designed the net, and SMBH is working on the structural load.
- Maniace asked about the two lower ropes.
- DeVere said there are two low connection points. One on the Nicholas Building, and one on the Modern Finance building.
- Lusk said that as a city, we are always looking for something unique. He feels this help does this.
- Roberts stated that this kind of money is going into a piece of art is unfortunate when we have such a housing crises. This would be lovely if we had a bunch of people living in affordable housing. She sees the areas that need a lot of help. So many people in our community need housing and economic help. I just think we need to address much more hard issues in Columbus than fancy signs that float above the sky. The money could be used elsewhere.
- DeVere said this was a totally private funded endeavor.
- Roberts said that private money can help people receive housing as well.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

- 1) **DC_21-12-001**
289 Naghten Street
American Tower Corporation (ATC) / Kelly Shorts of SJM International
Cell Tower upgrade
- 2) **DC_21-12-002**
286 South Fourth Street
Mike Sorboro / Jeff Dalrymple (Custom Sign Center)
Projecting Sign
- 3) **DC_21-12-004**
140 East Town Street
Columbus-East Town / John Klancher
Water service enclosure
- 4) **DC_21-09-014 (revised)**
181 East Broad Street
Columbus Club Company / Schooley Caldwell
ADA ramp revision
- 5) **DC_21-12-005**
250 West Street, Suite 100
Physma / Oliver Holtsberry
Wall sign and projecting sign refacing

- 6) **DC_21-12-012**
66 South Third Street
Capital Square LTD / Orange Barrel media LLC
Ad-mural
- 7) **DC_21-12-013**
59 Spruce Street
City of Columbus / Steven Alvarez
Brick repair
- 8) **DC_21-12-014**
260 South Fourth Street
Stoddardt Block LP / Orange Barrel Media LLC
Ad-mural
- 9) **DC_21-12-015**
300 Marconi Boulevard
Putnam Hill Company / Steve Moore
Window vinyls
- 10) **DC_21-12-016**
104 East Long Street
Third & Long SRR / Damiane Handa
Wall Signs
- 11) **DC_21-12-017**
289 Naghten Street
American Tower / Nicole Bennett
Cell antenna upgrade
- 12) **DC_21-12-018**
309 South Fourth Street
Eli Adahan / Jim Bender
Exterior Building Alterations

Motion: To enter the staff approved applications into the formal record.

Motion by: Slanec / Hardesty (8-0-0)

F. New Business

- 1) **N/A**

G. Old Business

- 1) **N/A**

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, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.