

## Meeting Minutes Downtown Commission



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

**Date:** January 25, 2022

**Time:** 8:30am

**Commissioners Present:** Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Mike Lusk, Tedd Hardesty, Tony Slanec, Otto Beatty III, Jennifer Rittler, Trudy Bartley (arrived 8:40)

**Absent:** Robert Loversidge

**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:** Slanec/Beatty (7-0-0) **APPROVED.**

### B. Continued Applications

- 1) N/A

### C. New Applications

- 1) **DC\_22-01-009**

340 East Fulton Street

340 East Fulton LLC / David Blair

Request for Action

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

Demolition of a two-story office building, and construction mixed-use structure.

#### **Discussion:**

David Blair and Joseph Wickham presented.

- Wittmann asked for additional information on materials
- Blair replied that the metal panels are intended to be flat and interlocking. They will have 3 color shades which will be attached in a randomized pattern. There will be black metal panels adjacent to windows to accent openings. There will be full brick on first floor, transitioning to thinner brick on the second floor and above.
- Rittler asked about glazing quality.
- Blair replied that they will utilize a Low-e clear glass. There are no plans to tint the glass.
- Hardesty asked if they engaged with DPS on the Grant streetscape.
- Blair replied that they asked about the traffic signal pole. With both City and ODOT involved we'll likely not do much. We are also working with the City on tree placement, and the aim is to leave current sidewalks and curbs as undisturbed as possible.
- Maniace asked if there could be depth to the mural to look more permanent, and not just adhered to the wall.
- Blair replied that they could definitely explore it.

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

- Approval of the proposal as submitted, for the demolition permit and construction.
- Return with details on landscaping, graphics, art, and amenity deck details.

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

2) **DC\_22-01-011**

350 East Broad

EB 2016 LLC / Robert J. Meyers

Request for Action

**Demolition**

Demolition of a five-story office building and removal of associated parking.

**Discussion:**

Bob Meyers and John Behal presented.

- Wittmann said that the guidelines state that a redevelopment proposal must be presented with a demolition proposal, so we can ensure a new building improves what's going away. The Commission also has to consider setting a precedent, so there are issues with taking it down.
- Behal replied that if there's a break from precedent, there are usually rules/circumstances that go with it. The applicant is willing to give a commitment to return within 24 months with a new proposal. He could also make the case that green space provides more value than a vacant building, and that the 1980s retrofit caused a loss of historic detail with the structure.
- Wittmann replied that the Commission has had promises to come back with redevelopment plans in the past that simply don't happen.
- Maniace stated that she agrees with Wittmann. They are not very far along in the process of a replacement. The building is still a part of the urban fabric and is not a health and safety hazard.
- Beatty asked Maniace what is meant by being further along in the process.
- Maniace replied that it meant having a developer involved, that there be a preliminary design, financing in place, etc.
- Wittmann added that he is not opposed to redeveloping the site, but doesn't understand the problem that it must be demolished now.
- Slanec agreed that it does not make sense to demolish in this situation. I am also concerned about the optics of a speculative demolition without clear plans in place.
- Rittler stated that she thinks the existing building has character, and she wants urban fabric preserved on this corner.

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

**Motion by: Lusk / Slanec (7-1-0) DENIED [Beatty]**

**D. Conceptual Applications**

- 1) N/A

**E. Staff Approved Applications**

- 1) **DC\_22-01-001**  
95 North High Street  
85 N High Street LLC (Edwards Companies) / Thomas M. Marano  
**Storefront Doors**
- 2) **DC\_22-01-002**  
212 South High Street  
Carter Columbus Residential Development LLC / Zoning Resources LLC  
**Wall Sign and window signs**
- 3) **DC\_22-01-003**  
401 N. Front Street Suite 120  
AD Investments LLC / Eric Hoy  
**Wall Sign and projecting sign**

- 4) **DC\_19-9-3**  
15 West Cherry Street  
15 West Cherry LLC / Mode Architects  
**COA extension**
- 5) **DC\_22-01-004**  
50 South Grant Avenue  
Pizutti South Grant Apartments / Columbus Sign Co.  
**Wall Signs**
- 6) **DC\_22-01-005**  
530 East Rich Street  
Schiff Capital Group / Joseph Sullivan  
**Dumpster enclosure**
- 7) **DC\_22-01-006**  
59 Spruce Street  
City of Columbus / Steve Alvarez  
**Gutters/windows**
- 8) **DC\_22-01-008**  
66 South Third Street  
Capital Square LTD / Orange Barrel Media LLC  
**Ad-Mural**
- 9) **DC\_22-01-012**  
150 East Broad Street  
Continental Downtown Properties / Lehman Daman Construction  
**Storefront Repair**
- 10) **DC\_22-01-013**  
31-45 South Third Street  
Capital Plaza Garage / DISH Wireless  
**Rooftop antennas**
- 11) **DC\_22-01-014**  
471 East Broad Street  
Encova Mutual Insurance / Lauren Miller  
**Window replacement**
- 12) **DC\_22-01-015**  
43 West Long Street  
Long Street Associates / 43 West Long  
**Ad-mural**
- 13) **DC\_22-01-016**  
443 East Main Street  
Mohammed Khan / Colin Brinkman  
**Sign refacing**

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

**F. New Business**

- 1) N/A

**G. Old Business**

- 1) N/A

**H. Adjournment 9:29am**

*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.*