



Location: 111 North Front Street, Room 204

Date: May 24, 2022

Time: 8:30am

Commissioners Present: Jana Maniace (Vice-Chair), Mike Lusk, Tedd Hardesty, Tony Slanec, Jennifer Rittler, Robert Loversidge (arrived at 8:40), Trudy Bartley (left at 10am)

Absent: Steve Wittmann (Chair), Otto Beatty

Staff Present: Luis Teba

Call to Order (8:34)

- 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/Bartley (6-0-0) APPROVED.

B. Continued Applications

- 1) **N/A**

C. New Applications

- 1) **DC_22-05-013**

171 North Fourth Street

Art Oerstrike / Matt Toddy

Request for Action

Exterior Building Alteration

Window replacement and opening modifications.

Discussion:

Amanda Dunfield presented.

- Loversidge asked why the windows on the west were 9-over-9.
- Dunfield said she was not sure.
- Teba recommended the commission approve with the condition the applicant explain to staff (at a later date) why the windows on the back are 9-over-9.
- Loversidge stated he was comfortable with that.

Motion: To approve the proposal with the following conditions:

- The applicant will provide a reason to staff for the 9-over-9 on the rear of the building

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

- 2) **DC_22-05-015**

100 North High Street

Eclipse Real Estate Group / Meyers + Associates Architects

Request for Action

New Construction

Revisions to a previously approved 15 story mixed-use building.

Discussion:

Nick Munoz, Chris Meyers, and Mike Burmeister presented.

Hardesty recused.

- Loversidge said he thought it was a great project

- Rittler said she felt they maintained the design intent.
- Lusk thanked the applicant for returning with the changes.

Motion: To approve the proposal as presented

Motion by: Loversidge/Rittler (6-0-0) APPROVED AS PRESENTED [Hardesty Recused]

3) **DC_22-05-017**

555 West Goodale Street

WC Goodale OB2 LLC / Amanda Golden, Designing Local
Request for Action

Landscaping and Art installation

Installation of an art installation with associated landscaping.

Discussion:

Amanda Golden presented.

- Hardesty asked if the plantings would mostly be perennials.
- Golden said they were.

Motion: To approve the proposal as presented

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

4) **DC_22-05-018 (WITHDRAWN)**

266 East Main Street

NCJC Downtown Campus LLC / George Berardi, Berardi+Partners
Request for Action

New Construction

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

Discussion:

N/A

Motion: N/A

Motion by: N/A

5) **DC_22-05-019**

155 East Broad Street

155 ESE, Edwards Companies / MKSK, Karen J. McCoy
Request for Action

New Construction

Modifications and expansion of an elevated walkway.

Discussion:

Marco Stack-Simone, Karen McCoy, Tim Schmalenberger, and David Goth presented.
Bartley left before the vote.

- Hardesty asked if service vehicles could still access it.
- McCoy said they could access on the east side and the street is open to the public.
- Maniace asked if the Galleria building will have access to the elevated walkway.
- McCoy said the PNC building would, not the Galleria.
- Bartley asked how much pedestrian traffic travels along the walkway. With people coming back downtown, will it be the same kind of count, or will it be an elevated count with the renovation of PNC.
- McCoy said there would be residential and office space in PNC. The Gilbert building will also have parking supporting the PNC building.
- Lusk asked if they added a stair to the east end.
- Schmalenberger said they were constrained by an underground vault and the narrow alley.
- McCoy said there was an elevator and staircase in the parking garage open 24hrs.

- Loversidge asked if there was a commitment the garage would be open 24/7.
- Schmalenberger said there was not. They didn't own the building.
- Loversidge asked if the upper level cantilevers over the sidewalk.
- Schmalenberger said it did. There will be no additional columns in the sidewalk.
- Maniace asked how the restaurant area would be lit.
- McCoy stated that they would put recessed can lights under the walkway. The restaurant will have special lighting.
- Maniace asked if the eastern area of the restaurant would remain open to pedestrians.
- McCoy said that the sidewalks would remain. The stub street would remain for deliveries.
- Bartley asked if this was similar to the Highline.
- Schmalenberger said that was essentially the inspiration.
- Loversidge asked how maintenance would function. I assume the ROW would be abandoned.
- Schmalenberger said there was an encroachment easement east of Lazelle. If the city needs to access a utility, they would be able to.
- McCoy added that the new easement would extend to third.
- Loversidge asked about security.
- Schmalenberger said that ownership has discussed security and lighting.
- Lusk asked if there were ramps.
- McCoy said it was a mix of ramps and steps.
- Maniace said she wished there were cut-outs that provided more light below. So that it didn't feel like the bottom of the walk, and more attractive to those below.
- Rittler asked if there were any ways to enhance it underneath.
- McCoy said that it was so tight down below, that they would have to add planters. They were looking at the possibility of allowing plantings to hang down.
- Hardesty stated that he hoped the redevelopment of the parking lots to the south can benefit from this project.
- McCoy said that the walkway is being designed for any future building to be able to tie into the walk.
- Loversidge asked if the Columbus Club would be adequately screened, especially where the service kitchen is going to be located.
- McCoy replied that they have landscaping on the north side for that reason.
- Rittler expressed some concern regarding birds flying into the glass. Will the frit pattern deter the birds?
- Goth stated that it would help.
- Bartley said she thought it was a great project that brings interest to the area for people visiting downtown.
- Slanec asked Teba if traffic had any concern about people dropping objects off the bridge.
- Teba replied that they had not expressed any concern.
- Bartley stated that she agreed that it was a valid point.
- Hardesty asked if there was any precedent to open pedestrian bridges downtown.
- McCoy said CCAD bridge and on Rich street by Columbus Commons.
- Lusk said he didn't see this being a place where teenagers gather.
- Maniace asked if there would be emergency call boxes.
- Schmalenberger said they had not incorporated them into the design. They were incorporating video cameras. There will be security monitoring it as well.
- Rittler asked about the choice for horizontal cabling
- McCoy said it was to increase transparency.
- Loversidge asked where you can get in and out of it. He worries about the east end of the garage and safety. Does the stair at the Athletic Club parking lot stay?
- Schmalenberger said it would.
- McCoy said from the eastern garage, the Athletic Club parking lot, and the west end.

- Loversidge replied that he has concerns about safety late at night.
- Maniace asked if they couldn't put in an east end stairway.
- Schmalenberger said it just wouldn't fit.
- Maniace said she feels emergency call buttons are very important.
- Loversidge agreed that would be very essential. He thought there should be exit signs as well.
- Lusk asked if they had explored a stairwell by the garage going south.
- McCoy said they explored going north but not south.
- Lusk asked if there were security cameras in the garage.
- Schmalenberger said he was not sure.
- Loversidge asked if they were getting an easement for the elevator and the stairs in the garage.
- Schmalenberger stated there most likely was one already in place.
- Hardesty could support it with a contingency of them returning with wayfinding and security.
- Loversidge stated he wants to see an agreement on the stairway.
- Maniace stated she would like to see them work to make the ground level more interesting. Sculptural lighting, or artistic.
- Lusk stated he felt it screamed for an artist.

Motion: To approve the proposal with the following conditions:

- The applicant return with signage, security, and an egress plan.

Motion by: Hardesty/Loversidge (6-0-0) APPROVED WITH CONDITIONS

D. Conceptual Applications

- 1) **N/A**

E. Staff Approved Applications

- 1) **DC_22-05-001**
369 South High Street
Franklin County Board of Commissioners / Michelle Appelbaum
Wall sign / plaque
- 2) **DC_21-01-001**
589 West Nationwide Boulevard
Municipal Light Plant, LLC / Jeff Bauer
Rooftop Patio modifications
- 3) **DC_22-05-002**
78-80 East Long Street
56 East Long Street LLC / Orange Barrel Media LLC
Ad-mural
- 4) **DC_22-05-003**
43 West Long Street
Long Street Associates / Orange Barrel Media LLC
Ad-mural
- 5) **DC_22-05-004**
8 East Long Street
Long & High Loan / Orange Barrel Media LLC
Ad-Mural
- 6) **DC_21-03-004 (Revised)**
174 East Long Street
Del Monte Holdings II, LLC / Connect Real Estate
Window modification

- 7) **DC_22-05-005**
77 Belle Street
RB Scioto LLC / Julie Brownfield
Brick Color Modification
- 8) **DC_22-05-006**
350 North High Street
City of Columbus / Brent Lord
Antenna upgrade
- 9) **DC_22-05-007**
145 North High Street
Brunson Building LLC / Orange Barrel Media LLC
Ad-Mural
- 10) **DC_22-05-008**
285 North Front Street
Nationwide Mutual Insurance Co. / Orange Barrel Media LLC
Ad-Mural
- 11) **DC_22-05-009**
100 East Gay Street
Caplin Enterprises LLC / Orange Barrel Media LLC
Ad-Mural
- 12) **DC_22-05-010**
355 John H. McConnell Blvd
NWD 355 McConnell LLC / Orange Barrel Media LLC
Ad-Mural
- 13) **DC_22-05-011**
34 North High
Thirty Four Corp / Orange Barrel Media LLC
Ad-Mural
- 14) **DC_22-05-012**
65 South Fourth Street
YWCA / Orange Barrel Media LLC
Ad-Mural
- 15) **DC_22-05-021**
106 North High Street
106 North High Street LLC / Orange Barrel Media LLC
Ad-Mural
- 16) **DC_22-05-022**
481 East Town Street
Riley Benefits & Investments Group LLC / Greg Bunger/Lehner Signs
Post Sign
- 17) **DC_22-05-023**
274 South Third Street
Devere LLC / Orange Barrel Media LLC
Ad-Mural

- 18) **DC_21-09-003**
402-404 North High Street
Franklin County Convention Facilities Authority / Meyers + Associates, Chris Meyers
Graphic Revision
- 19) **DC_22-05-024**
300 West Spring Street
Northbank Condo Homeowners Association / Orange Barrel Media LLC
Ad-Mural
- 20) **DC_22-05-025**
165 North 5th Street
Brandon Adams / Danny Popp

Motion: To enter the staff approved applications into the formal record.
Motion by: Lusk / Loversidge (5-0-0)

F. New Business

- 1) **N/A**

G. Old Business

- 1) **3377.08** Illumination and Special Effects
Teba presented the Illumination and Special Effects document.
 - Loversidge said it made sense to him. It gives the commission a little control.

H. Adjournment 10:30am

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.