



Location: 111 North Front Street, Room 204

Date: October 25, 2022

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Robert Loversidge, Mike Lusk, Tony Slanec, Otto Beatty, Trudy Bartley (8:45)

Absent: Jennifer Rittler

Staff Present: Luis Teba

Call to Order (8:30)

- Swear in Staff
- Introduction of Commissioners
- Overview of Hearing Format
- Public Forum
 - Michael Stevens thanked the Commission for their service in observance of Community Planning Month.

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

Motion by: Loversidge/Maniace (6-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) **DC_22-10-015**

225 North Sixth Street

HCP Columbus Warehouse District VIII, LLC / HCP Columbus Warehouse District VIII LLC

Request for Action

Demolition, New Construction

Demolition of a one story commercial structure, construction of new parking.

Discussion:

Phillip Hackman and Joe Miller presented.

- Maniace asked what building this would be accessory to.
- Hackman replied that it was the building directly to the west.
- Wittmann asked what the parking ratio was.
- Hackman said it was 2 per thousand.
- Wittmann asked if they had 800 parking spaces.
- Hackman said that they did.
- Lusk asked if they control the 800 spaces and if it was part of the 2 per thousand.
- Hackman said it was part of the two per thousand.
- Maniace asked if the small shrubs are located at the corners.
- Hackman said they would go around the trees.
- Slanec said they came back with a landscaping and lighting plan. I think the parking lot is designed more efficiently now.
- Beatty asked what types of users you will be leasing the parking to.
- Hackman said it would be financial advisors and a group that incubates young businesses.
- Beatty asked if the building would be shared with other tenants, or be exclusive to their users.
- Hackman replied that if they have extra spaces they will open it to the public.
- Loversidge said we have 22 acres of surface parking downtown. It's a shame to create more surface parking downtown. I think it is a travesty.

- Miller stated that he understood the Downtown Commissioner's desire to limit surface parking. However, this is a unique situation.

Motion: To approve the proposal as presented

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

2) **DC_22-10-016**

147 Vine Street

CCA Development LLC / Aaron Underhill

Request for Action

Demolition

Demolition of a commercial building replaced with surface parking.

Discussion:

Aaron Underhill and Adam Lewin presented.

- Loversidge said he thinks it is great that the other building can be reused without having to be torn down. Couldn't this building be used for construction offices?
- Lewin replied that they were more interested in the other building because they can use it as a sales office with parking and it is bigger.
- Loversidge said that is Rockbridge, what about all the subcontractors?
- Lewin said that hasn't been their approach. The other building wasn't a fit for them, and we haven't approached anyone else. We don't want to turn it into a bar. That is the easiest and best use.
- Loversidge replied that once again we are being asked to approach demolition of an existing building on the hope and a prayer that something bigger is going to happen there. There is no plan for this whole area, and we are being asked to do another demolition for a gravel parking lot.
- Maniace asked about crime issues in the area.
- Lewin replied that there have been a lot of issues in the Short North that have carried into their areas. It has gotten worse over the last couple of years. I wasn't proud of what was going on down at the buildings. We decided to make the buildings go dark. There was tear gas, drugs, cops chasing cars. We are trying to turn the area around, and we didn't want to go into another lease with a bar.
- Maniace asked if the building was in a deteriorated shape.
- Lewin replied that the building was in an awkward location and wasn't historic.
- Underhill added that NRI is interested in these properties. This parcel is part of a larger equation to allow for larger redevelopment.
- Maniace asked if shielding the substation was part of the equation.
- Lewin replied that it was not.
- Bartley said the building was blighted and it was in a very unwalkable area. She would rather the building be removed. Crime is starting to push south, it doesn't go away, it just moves. It goes where there is less visibility. I would rather not have a building there so I can have more visibility of what is happening.
- Lusk said this reminds him of the demolition of the Arena District.
- Loversidge said he disagrees, Arena District had a clear plan, but there is no clear plan here. It isn't the building that is causing the crime
- Bartley said the building attracts crime.
- Lewin said he wanted the tenants to take down the patio walls. Homeless people are living in and around the buildings
- Loversidge asked if any of the surrounding lots had lighting.
- Lewin said there was.
- Teba stated that the commission approved a paved lot to the west.
- Loversidge asked if it was paved.
- Teba replied that it was not.
- Lewin said their family's intent was to develop these sites. They want to be able to go up.

- Loversidge motioned approval of the demolition of the gravel lot.
- Loversidge said this area is rapidly developing. The North Market Tower will have a profound influence in what is happening down here. It is a sea of gravel parking lots. We will follow our precedent to put a time-limit on the parking lots.
- Lusk said this location is ripe for development.
- Maniace said that even if it is temporary, there should be care in the design.
- Lewin said that the parking contractor would have to design the site.
- Beatty asked if Rockbridge would be interested in the site as storage.
- Lewin said that they are already storing equipment at their existing spaces.
- Teba asked if there was any appetite for landscaping and screening.
- Maniace said she felt that any improvement would be helpful. It would look attended to. The visual cues would make it look like investment in the area.
- Otto asked when they would demolish.
- Lewin said the by early 2024.
- Slanec asked how we justify the previous refinements to the previous applicant. They had to have landscaping and refinements. But this applicant does not. Why can't we have them come back to us with a parking lot that is paved and up to the standards? Why don't we go for the best that we can get for what we are allowing them to do.

Motion: To approve the proposal with the following conditions:

- Demolition of this building with a gravel parking lot for a five year period. Add to that five year timeframe the lot directly to the west that is owned by the same owner. After five years they have to come back to the commission.

Motion by: Loversidge / Lusk (4-3-0) [Wittmann, Maniace, Slanec opposed] APPROVED

D. Conceptual Applications

- 1) **N/A**

E. Staff Approved Applications

- 1) **DC_22-10-001**
639 East Long Street
St Paul AME Church / Kelton D. Waller
ADA ramp and egress doors
- 2) **DC_22-10-002**
15 West Cherry Street
15 West Cherry LLC / Outfront Media
Ad-mural
- 3) **DC_22-10-003**
154 N 3rd Street
JLP 150-156 N Third LLC / Outfront Media
Ad-mural
- 4) **DC_22-10-004**
31 East Gay Street
Commonwealth Investments LTD / Stanley Young III
Awning Signs
- 5) **DC_22-10-005**
289 East Naghten Street
Daniel Flatley, American Tower Corp / Brad laugher, GPD Group
Antenna modifications

- 6) **DC_22-10-006**
88 West Mound Street
Kemp, Schaeffer & Rowe / Outfront Media LLC
Ad-Mural
- 7) **DC_22-10-007**
65 South Fourth Street
YWCA / Orange Barrel Media LLC
Ad-Mural
- 8) **DC_22-10-008**
285 North Front Street
Nationwide Mutual Insurance Co. / Orange Barrel media LLC
Ad-Mural
- 9) **DC_22-10-009**
91-93 Normandy Avenue
Jeff & Lisa Edwards / Quality Swimming Pools Inc.
Pool
- 10) **DC_22-10-010**
31 East Gay Street
Jessica Kay Shinholster / Oliver Holtsberry
Sign refacing
- 11) **DC_22-10-011**
55 East Spring Street
Nationwide Realty Investors / Outfront Media
Ad-mural
- 12) **DC_22-10-012**
150 East Broad Street
Continental Downtown Properties / Zoning Resources
Projecting Sign
- 13) **DC_22-10-013**
310 South High Street
Jodi Robertson / Claire Kirk, Design Collective
Storefront Modifications (door lighting)
- 14) **DC_22-10-014**
155 East Broad Street
155 SPE LLC / DaNite Sign Co
Wall Sign
- 15) **DC_22-10-017**
43 West Long Street
Long Street Associates / Orange Barrel Media LLC
Ad-Mural
- 16) **DC_22-10-018**
154 North 3rd Street
JLP 150-156 North Third LLC / Outfront Media
Ad-Mural

- 17) **DC_22-10-019**
15 West Cherry Street
15 West Cherry LLC / Outfront Media
Ad-Mural
- 18) **DC_22-10-020**
330 Huntington Park Lane
FCS INC / Ken Schnacke
Ad-Mural

Motion: To enter the staff approved applications into the formal record.
Motion by: Beatty / Maniace (7-0-0)

F. New Business

- 1) The Commissioners voted (7-0-0) to award the 2022 Harrison Smith Award to the Hilton Columbus Downtown

G. Old Business

- 1) **N/A**

H. Adjournment 10:10

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.