



Location: 111 North Front Street, Room 204

Date: April 25, 2023

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Robert Loversidge, Tony Slanec, Otto Beatty, Jennifer Rittler, Mike Lusk (arrived 8:36), Trudy Bartley (arrived 8:38)

Absent:

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 (6-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) N/A

D. Conceptual Applications

- 1) **DC-23-04-011**

204 East Main Street

Ball Alley Properties LLC / SHYFT Collective

Conceptual Review

New Construction

Construction of a 7-story residential building with 50-60 micro-sized dwelling units.

Discussion:

Steve Reynolds presented.

- Maniace asked if perhaps the corridor could be on the west side to add windows, but now she sees that could be retail space.
- Reynolds said they could explore it, the idea is to maybe have amenity retail facing west.
- Lusk asked if there was a reason to have the hallway.
- Reynolds said that it was to provide access to the storage units.
- Loversidge said he liked concept 1 better. He felt concept 2 was contrived. Concept 1 would be a great addition to the city.
- Slanec said he liked concept 1. What are the fins made out of?
- Reynolds said they were still looking at the materials.
- Wittmann, Lusk, Slanec, and Rittler said they all liked concept 1.
- Rittler said that the west ground floor was an opportunity for public art.
- Maniace said she preferred 1 as well. She liked the fins as it creates some interest, but make sure the east wall doesn't look monolithic. Think about how you activate the west ground floor.
- Rittler said she would like to hear more about sustainable strategy and energy efficient features.

Motion: N/A

Motion by: N/A

2) **DC-23-04-012**

267-283 East Spring Street

Riewald Development / Jon Riewald

Conceptual review

New Construction

Construction of a 172,800sf, 7-story mixed-use building, with 132 units.

Discussion:

Joe Riewald and Mike Suriano presented.

- Loversidge asked about Nielston Street. Could you get into the garage from Lafayette?
- Riewald said they were studying eliminating the northern curb cut on Nielston and turning the corner with retail.
- Maniace said to think about ways you can build character and variety and diversity. You have a marvelous concept, but perhaps articulate the bays and demarcate the entrance better.
- Riewald said she was reading their mind. They are exploring all of those options.
- Maniace asked about the larger tower portion of brick. Is there more of a subtle expression between the brick and the black section. What is the connection between the two buildings? What would each building look like if it was a standalone section?
- Loversidge said the contrast between the black and the brick was very nice in terms of mass and feel.
- Suriano said that was something they were looking at. We want to create some distance. We don't want them to be formed to one another. But we do want some compatibility. We are looking at colors to achieve that.
- Wittmann said you could create some variation in the arches. It could almost read as three structures. Which would be interesting in a way.
- Loversidge said he hates to break it up too much. He would like to know how the corner will be held up.
- Rittler said the framework is there for the articulation. She really likes the overall concept and thinks it is an exciting project.
- Slanec said he thinks it is a really cool project. The key will be the streetscape on Spring. How do the streetscape standards alleviate the traffic? It is a very handsome building.
- Riewald said that their landscape architects are working with DPS on how to address the streetscape. He hopes that eventually the city will work on larger Spring Street improvements.
- Maniace asked how they imagined programming the retail.
- Riewald said that they were thinking of having a two story tenant. They are also working on site triangles. They are also proposing a bump out on Nielston similar to the industry project.

Motion: N/A

Motion by: N/A

3) **DC-23-04-013**

175-199 East Rich Street

Bluestone Brothers Capital, LLC / George Berardi, AIA, Berardi+Partners

Conceptual Review

New Construction, Demolition

Construction of a 19-story, mixed-use building with 180 units. Demolition of 4 buildings.

Discussion:

George Berardi and Stanley Lan presented.

- Maniace asked about the art on the column face on the northwest corner.
- Berardi said it came from a building in Miami. It was just a placeholder.
- Lan said the intent is for the corner an art installation. It would be preserved solely for art exhibitions.
- Maniace said she felt the challenge would be how to make the alley side street experience residential in feel and engaging, and not back of house.

- Wittmann asked if the main entrance should be on Rich Street.
- Berardi said they really want retail opportunities at the corners. The alley-side will have a continuous treatment, they are still evolving the lobby entrance details.
- Loversidge said the commercial entry could be a grand corridor with glass on either side with the lobby entrance in the back. Somehow the residential being relegating to Young Street doesn't seem right.
- Berardi said it is a residential entrance style which they have used in the past and it has worked.
- Wittmann asked if they expected one tenant in the space.
- Lan said the idea was to create an urban market. Young Street doesn't look great now, but we will elevate the streetscape with planters and pavers so the residents will not feel inferior.
- Berardi said that entrance portion will be pulled in. It is a private development. If it were a public building, he would worry about where the entrance is. They are working hard with Realm to improve that entrance experience.
- Lusk asked if the Young Street entrance should be a two story element.
- Berardi said they would look into that.
- Loversidge said he likes the sloping roof. He encouraged them to be more dramatic.
- Slanec asked if they should pitch the metal element above the masonry.
- Wittmann said he feared that more could be less.
- Berardi said that Loversidge brings up a good point. They can explore it.
- Rittler said she appreciated the updated treatments.
- Bartley asked if they were in the SID district.
- Lan said they were in Market Mohawk.
- Bartley said she was concerned about safety on Young Street for a residential entrance. The feeling of safety is important.
- Beatty asked if there had been discussions with the property owners on the Fourth Street side.
- Berardi said they are aware and there haven't been any issues.
- Lan said they are trying to elevate the whole neighborhood around us. We aren't trying to compete against them.
- Berardi said they are welcoming to the idea of having a back door.
- Wittmann said what would help improve it would be to have entrances to the rear of the buildings.
- Loversidge said it seemed that the passage on the west seems like a place people would hang out.
- Berardi said the alley is 15', they are going to try to make it broader than it is now.
- Wittmann said it could be a neat space.
- Maniace asked if there was a way to get out of the south of the alley.
- Berardi said it would be a 5' opening.
- Maniace said that perhaps the alley should stop sooner. Where the purple is. It might be easier to control.
- Berardi said that was an interesting idea they could explore.
- Maniace asked if parking openings would be windows or screening.
- Berardi said there would be screening and open air.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

- 1) **DC-23-03-001**
274 South Third Street
Devere LLC / Orange Barrel Media LLC
Ad-Mural
- 2) **DC-23-03-002**
110 North Third Street
56 Long Street LLC / Orange Barrel Media LLC
Ad-Mural
- 3) **DC-23-03-003**
225 Neilston Street
Noah Morgenstern / Morrison Sign Company
Projecting Sign
- 4) **DC-23-03-004**
239-251 South Fourth Street
Tamarack Enterprises II, LP & PFK Co. LLC / Park Place Operations
Sign refacing
- 5) **DC-23-03-005**
246 South Third Street
Tamarack Enterprises II, LP & PFK Co. LLC / Park Place Operations
Sign refacing
- 6) **DC-23-03-006**
303 East Town Street
OH 303 MOB LLC / Signcom, Incorporated
Wall Signs
- 7) **DC-23-03-007**
300 Marconi Boulevard
Putman Hill Company LLC / Shelby Nelson
Canopy Sign
- 8) **DC-23-03-008**
55 East Spring Street
Nationwide Realty Investors, LTD / Outfront Media
Ad-mural
- 9) **DC-23-03-009**
749 North High Street
Josh Greenberg / Ruggles Signs
Wall Sign
- 10) **DC-23-04-001**
148 North 3rd Street
Third and Lafayette SRR II, LLC / Branham Sign Company
Wall Sign
- 11) **DC-23-04-002**
443 East Main Street
SD&J Realty Inc. / Colin Brinkman
Sign Face Replacement

- 12) **DC-23-04-003**
34 North High Street (North Mural)
Thirty Four Corp / Orange Barrel Media LLC
Ad-Mural
- 14) **DC-23-04-004**
34 North High Street (South Mural)
Thirty Four Corp / Orange Barrel Media LLC
Ad-Mural
- 15) **DC-23-04-005**
174 East Long Street
Brad DeHays, Del Monte Holdings II LLC / Peter Ketter
Storefront mods, lighting
- 16) **DC-23-04-006**
106 Vine Street
Hamilton Parker, Adam Levin / Kerri Mackey
Repair of existing facade
- 17) **DC-23-04-007**
106 Vine Street
Hamilton Parker, Adam Levin / Kerri Mackey
Paint, Lighting, deck removal
- 18) **DC-23-04-008**
101 North Third
Western Ohio Mortgage Investment Co. / Orange Barrel Media
Ad-Mural
- 19) **DC-23-04-009**
15 West Cherry Street
15 West Cherry LLC / Outfront Media
Ad-Mural
- 20) **DC-23-04-010**
322 Mount Vernon Ave
Ballet Met / Ed Rainaldi
Doorway modifications
- 21) **DC-23-04-014**
154 North 3rd Street
JLP 150-156 N Third LLC / Outfront Media
Ad-Mural
- 22) **DC-23-04-015**
50 Jefferson Avenue
Jefferson Avenue Apartments, LLC / Laurie Sutherland/ Community Housing Network
COA extension

Motion: To enter the staff approved application into the formal record
Motion by: Bartley/Slanec (7-0-0) APPROVED

F. New Business

1) **Voting for Chair and Vice-Chair**

Motion: To re-appoint Steve Wittman as Chair

Motion by: Loversidge / Lusk (7-0-0)

Motion: To re-appoint Jana Maniace as Vice-Chair

Motion by: Loversidge / Lusk (7-0-0)

G. Old Business

1) **N/A**

H. Adjournment 10:00am

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.