

Meeting Minutes

Downtown Commission



Location: 111 North Front Street, Room 204

Date: May 23, 2023

Time: 8:30am

Commissioners Present: Jana Maniace (Vice-Chair), Robert Loversidge, Mike Lusk, Tony Slanec, Otto Beatty, Jennifer Rittler, Trudy Bartley

Absent: Steve Wittmann (Chair)

Staff Present: Luis Teba

Call to Order (8:30)

- Swear in Staff
- Introduction of Commissioners
- Overview of Hearing Format
- Public Forum
 - Recognition of Mr. Lusk.
 - Mark Dravillas recognized Mike Lusk in his last commission hearing.
 - Update on Zone In.
 - Christopher Lohr presented a ZoneIN update to the Commission.
 - Maniace asked if there are any areas which we think may be a template for a successful zoning code.
 - Lohr said there was success in East Franklinton, everywhere else variances are required. There isn't a good template. Our commercial overlays have good standards which make communities more walkable and desirable. We're looking at C2P2 and other policy.
 - Rittler asked if there were any initiatives to expedite the review process.
 - Lohr said that there is a process to expedite the review of buildings 4 units and above.

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

Motion by: Rittler/Bartley (7-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) **DC-23-05-011**

61 East Mound Street

St. Johns Evangelical Protestant Church / Colin Brinkman

Request for Action

Graphics

Installation of two wall sign panels, face replacement for 2 banner and 1 monument.

Discussion:

Colin Brinkman presented.

- Maniace asked if they were illuminated at night.
- Brinkman said they would not be.
- Slanec asked if they previously were approved.
- Teba said they were temporary signs.
- Maniace said she felt the signs could be constructed in such a way that didn't compete with the architecture. A raceway mount, or a different color background. The banner signs could be more playful.

- Brinkman said the applicant was working on a budget. They are more concerned about the one facing 3rd. On the front of the building they could reduce the size, but they want the side one to be larger because of the distance from third.
- Loversidge said it was a difficult one, an urban church not being used by a church. The signs that are there are too big but too temporary. Something is happening in the old building. The one on the front needs to be less tall. The white color draws the attention to it. I can live with it if they reduce the front sign so it doesn't cover up the architecture.
- Bartley said she felt the background was too stark and white.
- Loversidge asked if the background could be more the color of the stone.
- Slanec asked how they get a sign of that size.
- Brinkman said that they would abut the seams together so you can't really see it.
- Maniace said the monument sign should be of a similar color.
- Slanec asked if they wanted to put a bracket support on it to give it some dimension.
- Brinkman said he could look into that.
- Rittler said that if they made more of a nod to the architecture.
- Loversidge asked if it would be ok if they came back with revisions.
- Brinkman said they could.
- Teba asked if this could be staff approved.
- Loversidge and Maniace stated that it could.

Motion: To approve the proposal on the following conditions for staff approval:

1. **The front façade sign is reduced in size.**
2. **Background colors that are less stark.**
3. **Possibility of brackets.**

Motion by: Loversidge/ Beatty III (7-0-0) APPROVED.

2) **DC-23-05-012**

340 East Fulton Street

340 East Fulton, LLC / David Blair

Request for Action

Demolition/New Construction

Demolition of office building and construction of a 5-story 68 unit residential building.

Discussion:

Carrie Smith and Shane Hawn presented.

- Maniace asked where the benches were.
- Hawn replied at the dark black boxes. The planter boxes were encroaching on the south side of the building.
- Teba asked if they were working with DPS.
- Smith said they were.
- Loversidge asked if the city had streetscape standards on Fulton.
- Teba said they did, but they had recently redone this area.
- Maniace asked if on the south façade you could include the four windows as originally proposed, and not have the three. She asked if the windows sill heights could be brought down lower.
- Hawn said they could go back to four, and lower the sills a little bit.
- Maniace asked if the blue and dark brown stripes are inset.
- Smith said the blue areas were. They are a reveal.
- Slanec said the four benches facing the green space were weird and should be removed. He also said the street trees shouldn't be against the building. When they grow that isn't going to work.
- Lusk asked what the parking ratio was.
- Smith said 58 units to 60 parking spots.

- Maniace said that the parking lot was interesting because it goes under the building. Could the walls on either side of the parking also include an art component?
- Hawn said they could look into it.
- Loversidge asked if the demolition was tied into the financing.
- Smith said it would be.
- Loversidge said he doesn't want to get caught with the demolition and then nothing happening. We should tie the demolition to the approval of the construction.

Motion: To approve the proposal with the following conditions.

1. Tie the demolition to the construction.
2. Study the window H for how many windows you will have there.
3. Study the street trees.
4. Return with the landscaping and public art.
5. Construction drawings must be submitted for a COA before the demolition can be issued.

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

3) **DC-23-05-013**

39-53 South 9th Street

Pizzuti 9th Oak LLC / Eric Buck

Request for Action

Demolition/New Construction

Demolition of 2-story building and construction of seven story residential building.

Discussion:

Erick Buck, David Goth, Justin Turley, Ryan Shultz, and Mike Chivini presented.

Jeff Taubman and Bob Ryan were adjacent property owners who spoke.

- Maniace asked why they had the outdoor space screened.
- Goth said that art was very important in this area. So the screening allows for additional art. It is an artful piece. It is south facing, so it also provides a little shading. It is a translucent veil, not a separation.
- Bartley asked if they are going to be asking the city for any incentives.
- Turley said the nothing beyond the CRA.
- Bartley said the existing building is affordable. This is market rate. This excludes the affordability component. I think it is beautiful, I'm just looking at what the opportunity cost is.
- Maniace asked what the unit sizes are.
- Turley said it includes a mix. The affordability in the neighborhood was maintained when they preserved the existing buildings.
- Loversidge said this is the right building in the wrong place. We have a very nice building on that site, and a big parking lot next to it. Did you have any discussion with the owners of the property next door?
- Turley said they did, but there wasn't any interest. The buildings are a blight.
- Loversidge said they were a blight because they let the buildings go.
- Turley said they did what they could to secure the building.
- Maniace asked if Capital Street was one or two way.
- Turley said it was.
- Maniace said she was concerned about Capital Street being blocked for the patrons of Egan Ryan. It is a narrow street. Will this cause congestion, have you looked into it?
- Goth said the city wanted the entrance off of Capital Street.
- Loversidge asked how many parking spaces were in the building.
- Goth said 106. The Egan Ryan lot has access to Oak and Capital, as well as an alley.
- Maniace said on the Northwest corner you have a lot of mechanical rooms. Can the louvers be improved has it been studied?

- Goth said they agreed. They have tried to do a continuation of the brick piers. These are not standard louvers. It is intended to mimic some of the brick detailing.
- Loversidge asked how the amenity spaces were open to the public.
- Goth replied that it is for the other residents of the Pizzuti buildings.
- Beatty asked what the total unit count.
- Turley said 415.
- Mike Lusk asked how many units were affordable,
- Turley said he wanted to be careful with the term affordable. There are 70 units in the first phase.
- Chivini said that they are fully leased. Is the 16 unit project really better than the proposed unit count? We made an effort to reduce the unit size. We kept the original units in phase 1. What we have seen is people move from phase 1 to the newer phases. There aren't a lot of options in the area. It is a lower price point than phase 2 but higher than phase 1.
- Bartley asked if these units will be affordable to the new jobs coming in on Grant.
- Chivini said that was who they were specifically targeting.
- Bob Ryan spoke from the public. He is the owner of Egan Ryan. He stated that his opinion of the property doesn't make a difference. He has concerns regarding Pizzuti. They used his parking lot as a staging area. My concern is that this is our main parking lot, we can't have our parking interrupted. I'd like to know how the building will be built without interrupting our operation. My second concern is access regarding street closures. They need to have access to both buildings. My last concern is there will be two buildings, lots of residents coming in and out of Capital Street. I am proposing that be addressed. Perhaps speed bumps, anything to calm the traffic.
- Maniace asked if these concerns can be addressed.
- Turley said they would like to meet together and discuss.
- Teba stated that he forwarded their information to DPS, and hopefully they and the applicant can work together.
- Jeff Taubman stated that Capital is the only entrance they have. As it is now, the amount of traffic that is coming through. The traffic from the Seneca is disruptive. 50% of the time Capital is unsafe to move west. Capital is really an alley. If there is going to be a subcontractor, I can lease to them, but I have to do it myself. So I am just as concerned as to what the process is going to be.
- Maniace asked if the city was aware of these concerns when they proposed the entrance on Capital.
- Turley said he was unsure, but they did request this.
- Loversidge said he would like the applicant to work with the business owners.
- Rittler agreed. She said she supported the proposal and the higher density. It is really the story of the entire project and what has already been preserved.
- Maniace asked if we would like documentation of the building.
- Loversidge said he would like it photographed and donated to the public library.
- Teba asked if they would like a HABS light report.
- Loversidge said yes.
- Chivini asked if they could consider demolition before a permit set.
- Beatty said she didn't want to create a precedent.

Motion: To approve the proposal with the following conditions.

- **Demolish the 1908 building conditioned on a complete foundation permit set, and a HABS (Historic American Buildings Survey)-light report.**
- **Verify a successful negotiation with the property owners.**

Motion by: Lusk/ Slanec (Loversidge abstained) (6-0-1) APPROVED WITH CONDITIONS.

4) **DC-23-05-014**

100 East Broad Street

LCP Columbus Property Owner, LLC / Amy Crysler, Sandvick Architects

Request for Action

Exterior Building Alteration/Change of Use

Change of use from Office to Mixed-Use. Addition of doors and amenity deck.

Discussion:

Amy Crysler and Dan Barkowicz presented.

- Loversidge asked if they were keeping the circular ring of flagpoles and the entrance.
- Crysler said they were.
- Lusk asked if the single exit doors at the east side were enough for capacity.
- Crysler said they were.
- Beatty asked what the period of significance was.
- Crysler said 1963-1965.
- Maniace asked if they were having issues matching the colors, glazing, and materials.
- Barkowicz replied that they were not.
- Loversidge said this was the best of the steel and glass buildings in Columbus from that era. Everything on the outside is fine. I'm not too excited about the unit layouts, but that isn't our purview. Good luck trying to turn office buildings with large floorplates into residential.
- Slanec asked if they weren't missing an opportunity with the plaza.
- Crysler said they are considering restoring the plaza to its original design. Outdoor dining would be a great asset.
- Maniace agreed

Motion: To approve the proposal as presented

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

D. Conceptual Applications

1) **DC-23-05-015**

290 East Town Street

Ohio Health / Doug Scholl

Conceptual Review

Demolition/New Construction

Demolition of garage. Construction of 2 new hospital buildings and garage. Closure of 6th.

Discussion:

Mike Lawson, Doug Scholl, and Amy Nagy presented.

- Beatty asked if there were any numbers on net new jobs.
- Lawson said it would be about 50 (not construction) and they expect those jobs to grow.
- Bartley asked if this was a consolidation of the offices in the downtown area into the MOB.
- Scholl said they are moving the ones from the demolished garage. This does not include the offices on Main Street.
- Beatty said she likes the closure of 6th because it creates more of a campus.
- Loversidge said he isn't a big fan of closing streets but this makes sense.
- Beatty asked if they had any idea how many of the Grant Hospital employees worked in the neighborhood.
- Lawson said he knows many of their staff have moved into the new downtown developments, but he doesn't know the exact number.
- Maniace asked if they had explored making the MOB more engaging.
- School said they had looked into stacking the building and the garage, but it made the frontage very inefficient. Originally we had a one story office space under the garage, but it was inefficient, so they separated them.

- Maniace asked if the building was being engineered so that it could be added to over time.
- Scholl said they had looked into it, but it isn't really feasible to add onto it.
- Loversidge said he couldn't help but wonder if they aren't limiting themselves in the future. This northern lot allows for more volume.
- Scholl said they thought there was an opportunity for further expansion in the neighborhood.
- Loversidge asked if the Critical Care Pavilion was more finalized.
- Lawson said that the MOB was going to be built first to allow for the Critical Care Pavilion to be demolished.
- Maniace asked who would be coming down 6th in the future.
- Scholl said there is currently a mix of traffic that comes down there. They are doing a traffic study. 6th and Chapel may be one way.
- Loversidge asked if there would be a big increase in helicopter traffic.
- Scholl said they did not expect it.
- Maniace asked where the main entrance would be. Town, Grant, 6th and Chapel?
- Scholl said it would be the main entrance along Grant today.
- Loversidge said he thinks it is a great investment.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

The following cases were accepted into the formal record:

MOTION BY: Loversidge/ Beatty III (7-0-0) ACCEPTED

- 1) **DC-23-05-001**
401 North Front Street
1 Nationwide Plaza / Shelby Nelson (SignAffects)
Wall Sign, Projecting Sign
- 2) **DC-23-05-002**
443 East Main Street
SD&J Realty Inc. / Colin Brinkman (Danite Sign)
Projecting sign face replacement
- 3) **DC-23-05-004**
8 East Long Street
Long & High Loan / Orange Barrel Media LLC
Ad-Mural
- 4) **DC-23-05-006**
77 Belle Street
RB Scioto LLC of the Junto Hotel / Julie Brownfield with RBHD
Temporary Graphics
- 5) **DC-23-05-007**
174 East Long Street
Del Monte Holdings / Shelby Nelson
Projecting Sign
- 6) **DC-23-05-008**
175 South Front Street
Lifestyle Communities / Feazel Roofing, LLC
Siding

- 7) **DC-23-05-009**
46 North High Street
Elle Paige-Sack / Colin Brinkman
Projecting Sign
- 8) **DC-23-05-010**
60 East Spring Street
JDS Spring LLC / Orange Barrel Media LLC
Ad-mural
- 9) **DC-23-05-017**
11 Way Gay Street
Columbus Downtown Development Corporation / Megan Hurley
Parklet
- 10) **DC-23-05-018**
481 East Town Street
John Riley / Elford Inc.
Moving power lines – HRC case
- 11) **DC-23-05-019**
451 East Town Street
Dev Partners / Samantha Bonner
Windows, doors - HRC case
- 12) **DC-23-05-020**
441 East Town Street
Dev Partners / Samantha Bonner
Windows, doors, Lights - HRC case
- 13) **DC-23-05-021**
249-267 South 3rd Street
Capitol South Community Urban Redevelopment Corp / Zack Cowan, Zoning Resources
Graphics
- 14) **DC-23-05-022**
376 East Main Street
Savoy Properties LTD / Sandi Gregorio
Roofing
- 15) **DC-23-05-023**
274 South Third Street
Devere LLC / Orange Barell Media LLC
Ad-mural
- 16) **DC-23-05-024**
65 Fourth Street
YWCA / Orange Barrel Media
Ad-mural
- 17) **DC-23-05-025**
285 N. Front Street
Nationwide Mutual Insurance Company/ Orange Barrel Media LLC
Ad-mural

- 18) **DC-23-05-026**
43 West Long Street
Long Street Associates / Orange Barrel Media
Ad-mural
- 18) **DC-23-05-027**
300 West Broad Street
Jeff Nutter - NVMM Holdings, Ltd. / John Ahmann - Prater Engineering Associates, Inc.
Mechanical Systems
- 19) **DC-23-05-028**
265 East State Street
Alexander Partners LLC / Brad Parish
Storefront modifications
- 20) **DC-23-05-029**
171 North Fourth Street
General Tire Sales / Kokosing Solar
Solar panels

F. New Business

- 1) **N/A**

G. Old Business

- 1) **N/A**

H. Adjournment 11:00am

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.