Steven R. Schoeny
Director

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF DEVELOPMENT

Office of the Director
50 W. Gay St.
Columbus, Ohio 43215-9040
(614) 645-8591
(614) 645-6245 (FAX)

Planning Division
50 W. Gay St.
Columbus, Ohio 43215-9040
(614) 645-8664
(614) 645-1483 (FAX)

Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
(614) 645-8404
djthomas@columbus.gov

DOWNTOWN COMMISSION RESULTS

Tuesday, January 28, 2014
50 W. Gay Street, (Beacon Building) Conference Room B – 1st Floor

I. Attendance

Present: Steve Wittmann (Chair), Otto Beatty, Jr. (Vice chair), Michael Brown, Tedd Hardesty, Kyle Katz, Robert Loversidge, Mike Lusk, Jana Maniace

Absent: Danni Palmore

City Staff: Daniel Thomas, Kevin Wheeler

II. Approval of the December 17, 2013 Downtown Commission Meeting Results

Move to approve (8-0)

IV. Review for Certificate of Appropriateness

Case #1 702-13

Location: Scioto River Project: Scioto Greenways
Applicant: Columbus Downtown Development Corporation (CDDC)
Property Owner: City of Columbus Recreation and Parks Department
Design Professional: MKSK Darren Meyer

Request CC3359.07(G)
Certificate of Appropriateness for new 33 acre park on land created by the removal of the Main Street low head dam.

Location and design of public parks requires a Certificate of Appropriateness. CC3359.07(G)

The Scioto Greenways was first presented to the Downtown Commission in August 2013. The Commission was highly supportive of the project and wanted the process to proceed. However, there were a number of design aspects that the Commission felt needed to be brought back.

Discussion

River is already being lowered. Four things will be looked at – the Balustrade and Belvedere, the lighting, the landscaping and the bridge abutments. More of the balustrade was preserved. Details of the balustrade were shown. There were two different types of light fixtures shown. JM – questioned whether there will be enough light at the lower level. A – Photometric studies have been done. There were questions about the paving materials.

Plantings were chosen for structural stability and natural selection. The flag poles will remain. The dam is largely gone. The river's color should be improved but not from brown to blue. A better habitat will be created. SW – really likes the landscape plan. Bridge skirting was discussed. RL – represented AIA in Section 106 planning committee - the design team has been very responsive to concerns. The landscape is marked so it fairly closely follows the plan.

Results
Motion to approved (8-0)

Case #2 742-13

Address: City of Columbus, R.O.W.
Applicant: Central Ohio Transit Authority (COTA) Mike McCann , Sherry Bump Brian Wiess
Design Professional: COTA Staff

Request
Certificate of Appropriateness / referral to Public Services for placement within the Right-of-Way. As per described below.

COTA presented this material on an informational basis in November 2013. The Commission was generally supportive although they did express some concerns about clutter and effective communication.

Discussion
Final designs for signage, with particular emphasis of downtown, was shown. Downtown is a challenge because there are numerous routes. A double sided sign is being proposed with local on one side and express on the other.

KK – have these been designed internally or do you have a way finding expert? A Infernally, and we do have an artist and have been working with the City. There was a third party graphics designer too. (Beth Stafford). Signage (20"x20") for the circulator was shown. New shelters along Front St. were also shown.

MB – how long will these signs be up? A. Signs are replaced when routes change. Bus rapid transit will traverse Cleveland and will go down High. High St. will have pylons with real time information. OB – If I am a visitor to downtown Columbus, how do I know where to go? A. The circulator will be uniquely marked, and the busses will be distinct. ML – will there be signage with maps? A – there will be maps and a marketing campaign, working with hotels and others. There will be a social media campaign. The shelters have a map case where the route can be shown. KK – should the circulator line be bifurcated? JM – the circulator is a wonderful new idea but it needs to pop out. Maybe have the background a different color. It doesn't stand out as something different and unique. OB – What tells me, if I am a visitor that I can get on the bus, go somewhere and come back to where I started from? ML – I've been to places where there are maps that tell me. A. We can do maps.

New shelters are planned for Front St. The circulators will basically runs from Sycamore to

Third Ave. along Front and High. SW – I'm sympatric to what you are trying to do – communicating signage and branding. It's kind of getting confusing. I think you could do a better job with the circulator as a kind of a brand. It doesn't come to me intuitively. Keep working at it. I don't have a problem with it, get it operational. Over time you might come up with something that represents the circulator better. –It's easy to swap something out – with color, shape.

The circulator starts in May. The installation has to start in April. MB – Experience Columbus has been supportive. Suggests filing the COTA with the circulator sign and having more separation. A – the COTA is on top of all of the signs. OB – It's a lost opportunity for visitors. The downtown workers will use it. RL – I think that the other COTA signage is fine but that the circulator's graphics just doesn't capture what it is. It looks like an ordinary bus. The busses need to be orange. A. The circulator busses are already ordered and are distinctive. RL - The sign could have a circle or an arrow, a brand for a different bus. JM - Something could mark the bus without having to repaint. KK – You need something distinct – something the concierge could point to and say "look for the green dot". OB – I like Bob's idea of a circle. KK – We're trying to go to the most progressive parts of town. It's not a progressive font, not a progressive logo. It doesn't speak to the future.

The circulator will run at 10 minute intervals peak hours (7am to 7pm) and 15 minute non-peak (7-10pm, midnight on Fridays). KK – I'm going to vote no. TH - - would it make any sense to approve the other signs, with the exception of the circulators? A – would like more specifics as to what you want to see. The busses are coming in. OB – these are really two different signs. Express & local busses and the circulator. SW – would like to have a motion to approve and, if necessary, a motion to the contrary. A – would have a problem delaying. SW – we don't have a problem with the strict routing signage. KK – I'd be more than happy to work with this. A - The signs will be going up the first of April which means a lead time earlier than that. Hop on, hop off will be part of the campaign. RL – have you tested the signage with the public? This looks like a signage designed by people who already know how to use the system. We need something for strangers. A – we have shared this.

The new shelters on Front St. and other non-core areas was discussed. These shelters are much narrower and are appropriate to tighter sidewalks. They cost about $8,000 as opposed to the new shelters on High Street ($35,000). The Commission regarded these proposed smaller shelters as uninspiring.

Results

- Motion to approve the strictly local and express signage. (8-0)
- Motion to remand the circulator signage to a subcommittee (Hardesty, Katz and Lusk) to work with applicant. Certificate of Appropriateness is authorized if subcommittee works out a solution with the applicant, otherwise the applicant will return to full Commission. (8-0)
- Motion to accept the new shelters (8-0)

Case #3 743-13

25 E. Rich Street (Columbus Commons Parking Structure, COTA South Terminal**)**
Applicant: Richard L Bowen + Associates, Inc.
Property Owner: Capitol South Community Urban Redevelopment Corp.
Design Professional: Richard L Bowen + Associates, Inc.

Request CC3359.05(C)1)
Final review for improvements to south (Commons) COTA transit terminal.

The issue that remains is approval of graphics. This submission represents agreement between the owner and COTA.

Discussion
A history of the proposal was given by staff. The revised, more simplified graphic proposal is also supported by the owner. The top part of the window will not be illuminated to strictly light up the window applique. The underside of the canopy will be lit.

Results
Move to approve (8-0)

Case #4 765-14

Address: 213 South High Street Trautman Project
Applicant: Lifestyle Communities
Property Owner: Lifestyle Communities
Design Professional: David B. Meleca Architects LLC

Request CC3359.07(A)
Certificate of Appropriateness for new construction. Revisions to a previously approved project.

The Downtown Commission reviewed and approved the project in November 2012. A Certificate of Appropriateness for the demolition of the old Trautman building was authorized and issued. The pursuit and granting of a Clean Ohio Fund for remediation delayed action.

Discussion
Staff provided background on the case. The Trautman project will match the "Beatty" project on the south side of Rich. The applicant is very excited about the Trautman's project's improved look. The courtyard responds to comments made in Nov. 2012. A restaurant is planned that will open to the courtyard. The grill work at grade along Rich is aesthetic – there is stone behind it. The garage has forced air. A sidewalk café on High St. is also being planned. 106 units are anticipated, with 55 parking spaces underneath and an agreement with an adjacent parking garage for the bulk of the parking. Sample floor plans were shown. Some suggestions for getting more light into units were made. Changes between the Nov. 2012 and current, revised submission were highlighted. A material sample of a pallet of bricks, window color (white to cream), metal paneling (greyish green

blue) and cultured stone of putty t- greyish putty) was brought in and indicated on handouts. The Beatty project will also match these. Alternatives within a range were shown. The applicant wanted to field test the alternatives. The Commission did not have an issue with the alternatives. The windows on the penthouse level will be the green blue and on the lower floors will be the lighter white / cream. JM – I wouldn't go too white – the buff would complement the stone.

RL – we want to know specifically what you are going to build. SW – what specially are you after? A – architecture and materials. RL – are we approving them also for the other (south building) as well? KK – approve both if same materials are used. RL – approve pallet and bring it back to staff once decision is made. JM – window profile and detail. A – full scale mock up is in office. Ground floor will be commercial store front system. Mullions on the lower level will be expressed on the exterior – similar to Boston's and Ted's Montana Grill in the Arena District. Upper floors are a mulled window with a larger horizontal divide two thirds to the top. It has not been finalized. The lower floor windows will be a green blue, middle floors white or cream.

Results
Motion to approve the building's architecture and the pallet of materials. Specific pallet decision to be brought back to staff. Deviations away from the pallet to be brought back to Commission. South building materials are also approved with the same condition. (8-0)

Case #5 766-14

Address: 272 South Front Street The Julian
Applicant: CASTO
Property Owner: CDS Enterprises of Columbus LLC
Design Professional: Sullivan Bruck Architects

Request CC3359.07(A, B, C)
Certificate of Appropriateness for renovation.

In June 2012 the Commission approved new windows and stabilization efforts. Masonry block was removed and new windows were inserted. The windows, with oversight by the State Historic Preservation was instrumental in getting the building listed on the National Register of Historic Places and allowing the use of Investment Tax Credits. Approval sought for the current phase of the project are:

- *Site work*
- *Access*
- *Demolition of one story appendage, conversion of this area to service space (dumpsters, transformers)*

The applicant anticipates filing for a building permit mostly for interior work fairly soon.

Discussion
SW – would like to see more specificity on the low wall, the landscaping. A. There are issues concerning shading on the north side of the building. On the south side of the building is a 4 ft. separation between the building and the R.O.W. that presents a

landscaping opportunity. SW – there is no problem with the layout of the parking lot. Bring back final drawing for the wall, landscaping (put a tree in the northwest corner. Maybe have a transparent metal section around the corner. Call out what you are going to do on that 4 ft. strip. SW – no problem with a demolition CoA. Give permission on curb cuts and other initial permitting. Lighting would be restricted in terms of selection because it is a historic project. RL – concern with the lack of specificity in the application.

Results
Move to approve demolition, initial permitting on building. Come back for details of wall, landscaping (including paver materials, etc.), lighting, signage and gate over entrance if it is decided to pursue. (7-0-1) Hardesty abstaining

V. Commission By-laws – Staff approval list

- Discussion
- Vote

Kevin Wheeler
Assistant Administrator, Planning Division

Staff approval list was approved. (7-0)

By-laws were discussed with a primary focus on conflict of interest. The City Attorney's Office will be checked

Election of Officers – RL – nominates Steve Wittmann (OB 2nds) KK – nominates Otto Beatty Jr. (JM 2nds) (7-0)

VI. Other Items General discussion

Business meeting to occur this month

Staff Certificates of Appropriateness have been issued since last meeting (Dec. 17 2013)

1. 271 Mt Vernon – AT&T
2. 289 Naghten - Verizon
3. 360 S Third – United Way Banner
4. 109 S. High – Buckeye Laptop
5. Athletic Club Banners
6. Chase plaques
7. Apple – 285 N. Front St. – Orange Barrel
8. Apple – 80 E. Long St. – Orange Barrel
9. Apple – 43 W. Long St. – Orange Barrel
10. Apple - 15 W. Cherry St. – CBS Outdoor
11. Apple -35 W. Spring St. – Clear Channel

Apple designs were submitted. Firms have been notified the subsequent Apples must return to the Commission.

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.