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Director

DOWNTOWN COMMISSION RESULTS

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Tuesday, January 27, 2015

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

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Downtown Commission
Daniel J. Thomas (Staff)
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I. Attendance

Present: : Steve Wittmann, Otto Beatty Jr., Michael Brown, Tedd Hardsy, Kyle Katz, Robert Loversidge, Mike Lusk, Jana Maniace; Danni Palmore

City Staff: Daniel Thomas, Vince Papsedero, Elizabeth Brown, Dan Blechschmidt, Christopher Lohr

II. Approval of the December 16, 2014 Downtown Commission Meeting Results

Move to approve (9-0)

III. Conceptual Review for 12 story hotel and demolition

Case #1 15-1-1C

Address: 77 East Nationwide Blvd.

Applicant: Indus Hotels

Property Owner: HER, Inc.

Attorney: Jeffrey Braun

Design Professional : OHM Advisors, Architects

Gerry Bird, AIA, MBA

Request:

Conceptual review for a 12 story, 170 room Hilton Garden Hotel. Construction at that location will necessitate the demolition of the 2 story HER Real Estate Building CC3359.05(C), 3359.23

Discussion

Curb cut, extending into R.O.W. This affects the whole line of buildings that are there. Coping with the change in grade. Access – this is an urban hotel, a drive through isn't necessary. Couldn't cars access the hotel from the rear? Discussion from Cleve Ricksecker about millions spent on the median and shoulders recently and doesn't agree that there should be a cut. Materials chosen, particularly the upper floors (EIFS). Consider rotating orientation. Issue with closing in on the windows of the Lofts. Concern with demolishing the existing HER Building, which happens to be a Recchie Award winner (1983). Consideration should be given to keeping the façade and building up from there. The cross walk in relation to turns from the curb cut is an issue.

Results:

Conceptual review only

V. Request for Certificate of Appropriateness for Advertising Mural

Case #2 15-1-2M

Discipline / Abuse – Where’s The Line ad mural

Address: 34 N. High Street South Elevation

Applicant: Orange Barrel Media

Property Owner: Thirty Four Corp

Design Professional: Orange Barrel Media

Request:

Design review and approval for the installation of a vinyl mesh advertising mural to be located on the south elevation at 34 N. High Street. Proposed mural is for “Discipline / Abuse, Where’s the Line?”. There have been numerous as murals at this location, the latest being for a Share the Road ad mural. CC3359.07(D).

Dimensions of mural: 20’W x 33’H, two dimensional, non lit

Term of installation: Seeking approval from February 16 through December 31, 2015

Area of mural: 660 sf

Approximate % of area that is text: 5.9%

Discussion

Issues concerning content – when do public service murals cross the line in terms of “use by right” communication? When does communication be insensitive. We started with ad murals that were supposed to art and interesting. Limit the term of the ad mural to no more than 90 days.

SW – reading guidelines – *The visual effect of the ad mural should be to emphasize the picture, art, vision or artistic impression of the graphic and reduce the advertising element to an incidental status. The mural should not emphasize the advertising portion. Wall murals should emphasize creativity and artistry over strict advertising.* How does this measure up? Wall murals should emphasize creativity. JM – this is an important message.

Results:

Move to approve (7-2) Wittmann, Katz

Case #3 15-1-3M

Riunite Lambrusco ad mural

80-82 N. High Street

Applicant: Orange Barrel Media

Property Owner: Haines Mansion LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 80-82 N. High Street. Proposed mural – “Unite Riunite Lambrusco – This is R Moment to set the world on fire” The Downtown Commission has previously approved numerous murals, the last being for currently for “GNC – Beyond Raw ”. CC3359.07(D)3).

Dimensions of mural: 59’W x 47’H Two dimensional, non lit

Term of installation: From February 2 through December 31, 2015

Area of mural: 2,773 sf

Approximate % of area that is text: 4%

Discussion

Limit the term of the ad mural to no more than 90 days

Results:

Move to approve (9-0)

VI. Request for Certificate of Appropriateness

Case 4 15-1-4

Address: Main Library 96 S. Grant Avenue

Applicant: Brian Pawlowski, AIA – Schooley Caldwell

Property Owner: The Columbus Metropolitan Library

Owner’s Representative: Kathleen M. Fox, FASLA – Pizzuti Solutions

Design Professional: Robert D. Loversidge, Jr., FAIA – Schooley Caldwell Associates
David Zenk, AIA – GUND Partnership
Karen McCoy, MKSK

Request CC3359.07 (A)

Certificate of Appropriateness for site improvements to the Main Library including opening up the rear of the library to Topiary Park and construction of a plaza / reading area.

This was presented on a conceptual basis to the Downtown Commission on October 21, 2014 and for Certificate of Appropriateness approval of exterior building improvements on December 16.

Results:

Move to approve (8-0-1) Loversidge recusing

Case #5 15-1-5

195 E. Long Street

Applicant: Brexton Construction, LLC

Property Owner: Gay Street Condominium, LLC

Attorney: Daniel G. Rohletter

Design Professional: MS Consultants, Inc.

Request:

Certificate of Appropriateness for a five story storage building. CC3359.07A)

The Downtown Commission heard this case in December as both a conceptual review and for use approval, which was granted. See Results below. The current application is for final review approval of the building.

Discussion

Some questions regarding colors of materials – some of which could be darkened.

Results:

Move to approve (9-0)

Case #6 15-1-6

Address: 210 South High Street Pure Pressed (HighPoint)

Applicant: Adrienne Consales LEED AP, GRA+D, LLC
Bruce Sommerfelt, SignCom

Property Owner: Carter USA

Design Professionals : Adrienne Consales / Bruce Sommerfelt

Request:

Certificate of Appropriateness for storefront – signage, lighting and awning. CC3359.05(C)

Results:

Move to approve (9-0)

VII. Informational Presentation – Revision of Downtown Streetscape Standards

Case 7 15-1-7

Public Right -of-Way Downtown Columbus

Presenter: Tedd Hardesty, EDGE Group
Bud Braughton, Public Services

Introductory presentation to the Downtown Commission about the current revision of Downtown Streetscape Standards in the Public Right-of-Way in Downtown Columbus.

The last time Downtown Streetscape Standards were done was 2000. Aspects of those standards have proven to be successful, such as curbing and light standards. Since 2000 numerous other innovations such as storm water runoff (below) have evolved. New standards are needed.

Discussion

Tedd Hardesty presented PowerPoint showing the intent, schedule and project limits and influences. The project will return later for Commission consent.

Results:

Informational presentation

VIII. Business / Discussion

Discussion about the need to have business meeting to discuss content in ad murals and other subjects such as back ground buildings.

Public Forum

Staff Certificates of Appropriateness have been issued since last meeting (Dec. 16, 2014)

1. 255 Main St. – Parking lighting, configuration – brought on by new Mound St.
2. 360 S. Third St. – United Way banner
3. Grant Hospital – move lighting in drive, move valet booth
4. Hilton bridge – NHL Scrim
5. 246 S Fourth St. – new awning, replace window
6. 21 W. Broad St. – new small projecting signs
7. 57 E. Chestnut St. – Reface existing signs
8. 96 S. Grant Ave. – Temporary construction banners (2)
9. 44 Chestnut St. – Parking booth (more interior than exterior)
10. 118 E Main St. – Heat pump in rear
11. 639 E. Long – Lot split, St. Paul’s AME from commercial operation
12. 143 E. Main St. – Walrus – Sidewalk cafe referral
13. 78-80 E. Long St. – Apple iPhone 6 am mural
14. 43 W. Long St. Apple iPhone 6 am mural
15. 285 N. Front St. (facing Nationwide Blvd.) Apple iPhone 6 am mural

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