

University Impact District Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
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MEETING SUMMARY

date	June 15, 2017
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:25pm
members present	Ted Goodman, Pasquale Grado, Keoni Fleming, Stephen Papineau, Frank Petruziello
members absent	Abby Kravitz, Doreen Uhas-Sauer

A.

1.
6:30 - 6:52

Business of the Board Green Infrastructure

- Mr. Hunter Kelly from the City of Columbus Department of Public Utilities made a presentation regarding 'green' infrastructure that would be installed on three streets in the University District. McMillan, Hunter, Euclid and Clark. The project is an extension of the consent decree remediation from the US EPA.
- Mr. Papineau enquired about the use of snow plows on these surfaces.
- Mr. Kelly replied that because of the pervious nature of the design will require less plowing and the likelihood of the individual cobbles lifting up will be diminished.
- Mr. Petruziello expressed concern regarding the maintenance by the City of Columbus of the paver surface and water management.
- Mr. Kelly reviewed the base design. Cobbles over 12" of crushed stone (9's) over 36" to 48" larger (57's) gravel (for water retention).

2.

Introduce UDZO/UIDRB

- Mr. Ferdelman reviewed that the UDZO Code 3325 went into effect on May 31, 2017.

3.

Approval of Meeting Summary from May 2017

6:52 - 6:53

motion by

Mr. Grado / Mr. Papineau

motion

To approve as submitted

vote

6 - 0 to Approve

B.

1.

applicant:
to be reviewed:

6:53 - 7:05

Applications for Certificate of Approval

314 King Avenue

Residence

**Mike Murphy, Eric Rodriguez (JSB Home Solutions),
rear porch enclosure**

- Mr. Rodriguez reviewed the modifications in the proposal.
- Mr. Ferdelman reviewed the comments from the previous month; window system inset from posts, the roof should be simplified.
- Mr. Petruziello commented that the middle column is a little odd.
- Mr. Goodman requested that the system should not interrupt the posts.
- Mr. Rodriguez expressed concern that the change would limit the size of the interior space.
- Mr. Fleming stated that the project is respectful of the Board's comments and is sympathetic of the building's architecture; Mr. Grado concurred.

motion by

Mr. Grado / Mr. Fleming

motion

To approve the porch enclosure as submitted.

vote

5 - 0 to Approve

2.
applicant: Jennifer Little (Columbus Awning Company)
to be reviewed: **7:05 - 7:15**
awning with graphics
Pasta Villa

- Ms. Little reviewed the proposed awnings.
- Mr. Petruziello commented that the awnings should have a steeper pitch.
- Mr. Grado stated that the awnings should match that of the liquor store; Mr. Fleming concurred.

motion by **Mr. Petruziello / Mr. Papineau**

motion **To approve the awnings with graphics on the condition:**

1. That the awnings match the slope and design of the awnings at 2465 North High Street (Campus State Liquor Store)
2. That the graphics be shifted up on the awning to adjust for not having the valance.

vote **5 - 0 to Approve**

3.
applicant: Roger Kessler (Kessler Sign Co.), Ryan Szymanski (Edwards Communities)
to be reviewed: **7:15 - 7:20**
signage
Great Clips

- Mr. Kessler reviewed the sign design and graphics.
- Mr. Petruziello suggested centering the sign on the opening and lowering it on the façade as to not be blocked by the canopy.

motion by **Mr. Petruziello / Mr. Fleming**

motion **To approve the wall sign on the condition:**

1. That the sign be centered on the opening and lowered on the façade.

vote **5 - 0 to Approve**

4.
applicant: Ryan Szymanski (Edwards Communities)
to be reviewed: **7:20 - 7:26**
signage
The Highline at Nine

- Mr. Szymanski reviewed the sign program.
- Mr. Petruziello suggested that the sign face be aligned with the canopy or proud of the canopy.
- The Board and applicant discussed retail spaces in the alleys at 9th and 16th.

motion by **Mr. Papineau / Mr. Grado**

motion **To approve 'The Highline at Nine' canopy sign as submitted.**

vote **5 - 0 to Approve**

5.
applicant:
to be reviewed:
7:26

31 East 9th Avenue
Brent Myers (Casto)
signage

Leo's

- **Tabled prior to meeting**

6.
applicant:
to be reviewed:
7:26 – 7:50

2620 North High Street
Violetta Morrison(Morrison Signs)
signage

NE Chinese Restaurant

- **Ms. Morrison reviewed the sign and graphics.**
- **Mr. Petruziello commented that the rectangular sign is not a sympathetic shape for the façade.**
- **Ms. Morrison replied that the clients considered a circular wall sign.**
- **The Board and Applicant discussed the shape, sign and graphics.**
- **Mr. Grado stated that the figure ground relationship of the circular sign works better.**

motion by

Mr. Fleming / Mr. Grado

motion

To approve the signs as submitted on the condition:

1. **That the graphics and logo be similar on both signs, the stacked version of the sign was preferred.**
2. **That the wall sign shall be square in shape and centered over the entry.**

vote

5 - 0 to Approve

7.
applicant:
to be reviewed:
7:50 – 8:00

2106 North High Street
Glen Davidson (White Castle)
exterior building modifications, signage

White Castle

- **Mr. Davidson reviewed the modifications of proposal based on Board comments.**
- **Mr. Petruziello requested that the corner be made of bent corner metal panel.**
- **The Board and Applicant discussed the inconsistencies of the current building façade.**

motion by
motion

Mr. Grado / Mr. Papineau

To approve the modifications to the facade and signage as submitted.

vote

5 - 0 to Approve

C.

8:00 – 8:15

Staff Issued Certificates of Approval

		items approved
1.	28 East 11th Avenue	roof
2.	32 East 17th Avenue	roof
3.	119 East 13th Avenue	roof
4.	252 East 12th Avenue	roof
5.	1268 North High Street	roof
6.	247-249 East 11th Avenue	parking
7.	1223 North High Street	storefront
8.	1555-1563 North 4th Street	rooftop patios
9.	1594-1596 North 4th Street	roof and siding
10.	1764 North High Street (Uncommon)	reface signs
11.	1980 North High Street	façade repairs
12.	2333 North High Street (Trillium)	reface signs
13.	222 East 11th Avenue	windows

- Mr. Ferdelman reviewed the COA for façade improvements issued to 1980 North High Street.
- Mr. Grado commented that the work is substandard.
- Mr. Petruziello commented that the reinstalling a marque would be good for the building.
- Mr. Ferdelman stated that the current state is not the finished product; it will be painted.
- Mr. Grado commented that the surface is not even.
- Mr. Goodman expressed surprise that the tenants find the treatment appropriate.
- The Board expressed concern that the façade improvements at 1980 North High Street were not reviewed by the Board as stated in the Meeting Summary from May 2017

motion by

Mr. Papineau / Mr. Petruziello

motion

To approve the Staff Issued COA's as submitted.

vote

5 - 0 to Approve

- The Board reconvened the meeting to revise the motion on Staff Issued COA's.

motion by

Mr. Papineau / Mr. Petruziello

motion

To strike the previous motion.

vote

To approve the Staff Issued COA's for items 1-10 and 12-13.

5 - 0 to Approve

D.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	244 King Avenue (University Apartments)	5/18/2017: monument sign	6/7/2017
2.	1510 North High Street (Popeye's)	4/20/2017: signage, awnings	5/8/2017
3.	1980 North High Street (Building Modifications)	7/21/2016: partial demo, parking, trash enclosure	6/7/2017
4.	2114 North High Street (Amazon)	4/20/2017: signage	5/6/2017

E.

1. **Next Meeting**
Thursday July 20, 2017 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)