

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor

Columbus, Ohio 43215

P (614) 645-6096 F (614) 645-6675

MEETING SUMMARY

date April 19, 2018

place Northwood & High Building
2231 North High Street, Room 100
time 6:30pm – 8:05pm

present Keoni Fleming, Abby Kravitz, Pasquale Grado, Kay Bea Jones, Doreen Uhas-Sauer, Frank Petruziello
absent Stephen Papineau

A. 6:30 – 6:34
1. Business of the Board
Approval of Meeting Summary from February 2018

- Mr. Ferdelman reviewed several items from the February Agenda.

motion by Ms. Uhas-Sauer/ Mr. Grado
motion To approve the Meeting Summary as submitted.
vote 6-0 to Approve

B.
1. Applications for Certificate of Approval
1400 North High Street Uncommon

app no.: UID-18-04-014
applicant: Stan Young (Trinity Sign Co.)
reviewed: building signage
6:34 – 6:48

- Mr. Young reviewed the sign design and locations
- Ms. Jones requested that the UNCOMMON sign be centered on architectural bay, not over the door.
- Mr. Petruziello questioned why the graphic changes from one building face to the other.
- Mr. Young replied that the owner opted for these graphics.
- Mr. Petruziello stated that the signs are too different.
- Mr. Grado suggested a linear sign on the north elevation, similar to the sign on the west elevation.
- The Board and applicant discussed the corner of 7th and High for additional signage.

motion by Mr. Petruziello/ Ms. Jones
motion To approve the signs and graphics on the condition:
1. That UNCOMMON wall sign on the west elevation shall be centered on the projected bay and be located at the same vertical position as submitted and reviewed.
2. That on the north elevation a linear UNCOMMON wall sign be installed at the same vertical position as the west sign but may be eccentric to the wall it is attached.
vote 6-0 to Approve.

2.
app no.:
applicant:
reviewed:
6:48 – 7:00

1892-1928 North High Street
UID-18-04-015
The Wellington
Stephen Caplinger, Bethany Rutter (Edwards Companies)
leasing office signage | building signage

- Mr. Szymanski and Mr. Rutter reviewed the sign designs and locations.
- Mr. Szymanski reviewed the changes to the stone work on the south elevation.
- Mr. Petruziello suggested that the sign letters should be thicker and flush to the stone.
- Mr. Fleming concurred about the thickness.
- Mr. Grado and Mr. Petruziello raised a concern about the pin offset and possible vandalism.
- Ms. Rutter commented that channel letters would be next to impossible to build at the size of the letters.
- Ms. Jones complemented the scale and location of the signs.

motion by
motion

vote

Ms. Jones / Ms. Uhas-Sauer
To approve the signs and graphics as submitted on the condition:
1. That the sign letters be composed of thicker gauge metal, a minimum depth of 3/8".
2. That the sign letters be flush mounted.
6-0 to Approve

3.
app no.:
applicant:
reviewed:
7:00 – 7:25

1444 North High Street
UID-18-02-007
Mixed Use
Bob Mickley (Buckeye Real Estate), Jason Stults (dkb Architects)
Conceptual Review - new mixed use

- Mr. Stults reviewed the program and design.
- The Board and Applicants discussed the proposed and existing building layout.
- Ms. Jones enquired about the western most units on the existing building and the loss of windows and the entry door.
- Mr. Petruziello requested plans and sections showing the integration of new and old building.
- Mr. Stults reviewed the relative floor heights of existing and proposed.
- Mr. Petruziello disagreed with the assessment of floor/parapet heights; a building section will resolve the disputes.
- Mr. Mickley stated that they wanted to get a clearer idea of the design prior to going deeper into drawings.
- Ms. Jones replied that there is no design without section; the section may completely upset your current understanding of the proposed design; don't try to put bad on to worse.
- Mr. Fleming commented that by butting the new building right up against the old, you are making things worse for the existing tenants; the old building will be left in shadow; the end units are probably the only good units in the complex due to the west facing windows.
- Mr. Grado confirmed that the Board did discuss the quality of the courtyard space at the last meeting; the courtyard/the entry to the units behind need to be expressed on the new building.
- Mr. Petruziello commented that the building should be seen as an addition/extrusion of the existing building; not happy about unit in the middle; two separate buildings.
- Ms. Jones concurred that the passage should be a shared experience for old and new; not a barrier that the old tenants need to pass through as second class citizens.
- Mr. Petruziello commented that once they are two buildings, they could be different (Fred and Ginger).
- Mr. Stults expressed concern in reducing the retail floor plates.
- Mr. Petruziello suggested that the floor plates will be approx. 1200 to 1300sf, a good size; the comments are similar to what was said last month.
- Mr. Fleming recalled that the Board was concern that the proposal maxed out the envelope

of the new without consideration of the existing units behind.

- Mr. Ferdelman reviewed the comments from the March meeting; the comments focused on addressing the building behind; to not completely block light and air; the new could be two buildings; the façade could use a little funk.
- Mr. Stults replied that they produced a proposal that was aspirational of how the block may go in the future.
- Mr. Fleming reiterated that the Board is looking for a building that compliments the layout of the existing structure.
- Mr. Petruziello commented that the façade needs more character whether it is done in a traditional or modern aesthetic.
- Mr. Grado enquired whether the retail or residential commanded more rent per square foot.
- Mr. Petruziello confirmed that the retail generates more revenue per square foot.

motion

Tabled

Things to Consider:

1. Provide building sections and other elevations.
2. Express the entry to the make units better, possibly make opening wider.
3. New buildings should be a part of the building behind.
4. Lose the bridge residential unit.
5. Light and air should not be compromised.

C.

1.

app no.:
applicant:
reviewed:
7:25 – 7:45

Applications for Zoning, Code Enforcement and/or Conceptual Review

99 East 11th Avenue

Multi-Family Residential

UID-18-02-006

Bob Mickley (Buckeye Real Estate), Jason Stults (dkb Architects)

Conceptual Review – demo & new multi-family

- Mr. Stults reviewed the modifications in the site plan and buildings.
- Mr. Petruziello suggested pushing and pulling the walls in which the doors are located; in an effort to enhance the pedestrian experience and downplay the garages; expressed the need for something other than white siding in the recesses.
- Ms. Jones recommended looking into novel materials for the entry element.
- Mr. Grado suggested moving the handicap spaces to edge and reconfigure the in between space for more landscaping/greenspace.
- Mr. Mickley stated that the parking count may be able to come down without affecting the need for a variance.
- Ms. Kravitz suggested additional landscaping along 10th Avenue

motion

Tabled

Things to Consider:

1. Accentuate the man doors through a push and pull of an entry vestibules element; element could be composed of novel materials.
2. Additional landscaping between the buildings.
3. Trees and landscaping along 10th Avenue.

2.

app no.:
 applicant:
 reviewed:
 7:45 – 7:54

1503-1505 North 4th Street

Multi-Family Residential

UID-18-01-006

Julie Bullock (Julie Bullock Architects)

Zoning Recommendation – new multi-family

- Ms. Bullock reviewed the program and building design, she informed the Board of the recommendations from WP and the UAC.
- The Board and Applicant discussed whether a garage(s) was appropriate.
- Mr. Grado replied that a garage was not necessary.
- Ms. Jones commented that a garage would help define and improve the rear yard experience.
- Ms. Uhas-Sauer mentioned the UAC comments regarding a mural on the northern most building.
- Ms. Bullock replied that the mural will be fully documented for the community.
- Mr. Petruziello suggested that the building should address the alley as a corner rather than having the symmetrical pattern as shown; the first floor windows should be taller than the second story windows; the second story windows should not be shrunken.
- Mr. Fleming suggested using brick on the north unit.

motion by
 motion
 vote

Ms. Uhas-Sauer/ Mr. Grado

To support the requested rezoning and variances to advance the proposal for further design review.

6-0 to Approve

D.

7:54 – 8:05

Staff Issued Certificates of Approval

items approved

- | | | |
|-----|---|----------------------------|
| 1. | UID_18-01-009
1554-1568 Worthington Street | windows |
| 2. | UID_18-03-009
158-160 East 11th Avenue | roof |
| 3. | UID_18-03-010
270 East 12th Avenue | roof |
| 4. | UID_18-03-011
142-150 West 8th Avenue | roof |
| 5. | UID_18-03-12
1892-1928 North High Street
(The Wellington - Modifications) | minor window modifications |
| 6. | UID_18-03-013
470-472 King Avenue | windows |
| 7. | UID_18-03-014
75 West 8th Avenue | windows |
| 8. | UID_18-03-015
1975 Indianola Avenue | walkway |
| 9. | UID_18-03-016
1728 North High Street | tent |
| 10. | UID_18-04-001
1720 North 4th Street | windows |
| 11. | UID_18-04-002
4-18 East Patterson Avenue | sign |
| 12. | UID_18-04-003
1806 North 4th Street | sign |
| 13. | UID_18-04-004
230-232 Chittenden Avenue | sign |
| 14. | UID_18-04-005
126-128 Chittenden Avenue | sign |

15.	UID_18-04-006 136-138 Chittenden Avenue	sign	
16.	UID_18-04-007 140-142 Chittenden Avenue	sign	
17.	UID_18-04-008 146-148 Chittenden Avenue	sign	
18.	UID_18-04-009 261-265 East Northwood Avenue	sign	
19.	UID_18-04-010 2166 Indianola Avenue	sign	
20.	UID_18-04-011 2160-2162 Indianola Avenue	sign	
21.	UID_18-04-012 1571 North 4th Street	windows	
22.	UID_18-04-013 1956 North High Street (QDOBA)	sign	
23.	UID-04-016 2265 North High Street	windows	
motion by	Mr. Uhas-Sauer / Mr. Petruziello		
motion	To approve as submitted.		
vote	6-0 to Approve.		
E.	Board Approved Applications Issued Certificates of Approval		
		approved : items approved	COA issued
1.	UID_18-03-002 1892-1928 North High Street (The Wellington)	03/15/2018: lighting	03/16/2018
2.	UID-18-01-002 1924 North High Street (Chick-Fil-A_Signs)	01/18/2018: signage	04/02/2018
3.	UID_18-01-002 1924 North High Street (Chick-Fil-A_Storefront)	01/18/2018: storefront, patio	04/12/2018
F.			
1.	Next Meeting Thursday May 17, 2018 6:30pm TBD		