

# UNIVERSITY IMPACT DISTRICT REVIEW BOARD

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

date February 15, 2018

place Northwood & High Building  
2231 North High Street, Room 100

time 6:30pm – 9:35pm

present Keoni Fleming, Stephen Papineau, Pasquale Grado, Kay Bea Jones

absent Doreen Uhas-Sauer, Abby Kravitz, Frank Petruziello

### A. **6:30**

#### Business of the Board

##### 1. Welcome and Induct Kay Bea Jones

- Mr. Ferdelman introduced and inducted Kay Bea Jones to her three year term on the UIDRB.
- Ms. Jones thanked the Board and Staff for her consideration and stated that she will faithfully serve the community

##### 2. Elect Chair and Secretary

- Mr. Ferdelman reviewed the By-Laws as related to the Chair and Secretary duties.

##### Chairperson

motion by Mr. Fleming/ Mr. Grado

motion To recommend Stephen Papineau as Chair of the UIDRB

vote 4-0 to Approve

##### Secretary

motion by Mr. Grado/ Mr. Papineau

motion To recommend Keoni Fleming as Secretary of the UIDRB

vote 4-0 to Approve

##### 3. Approval of Meeting Summary from January 2018

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

motion by Mr. Grado/ Mr. Fleming

motion To approve the Meeting Summary as submitted.

vote 4-0 to Approve

<p><b>B.</b></p> <p><b>1.</b></p> <p>app no.: applicant: reviewed: <b>6:45 - 7:03</b></p> <p><b>motion by motion vote</b></p>	<p><b>Applications for Certificate of Approval</b></p> <p><b>1928 North High Street</b> <b>Huntington Bank</b></p> <p><b>UID-18-01-003</b></p> <p>Daniel Wondolowski (Huntington Bank), Tracey Diehl (Expedite the Diehl)</p> <p><b>Signage, ATM &amp; canopies</b></p> <ul style="list-style-type: none"><li>• Ms. Diehl reviewed the ATM surround details.</li><li>• Mr. Wondolowski reviewed the sign and canopy construction.</li><li>• Ms. Jones enquired about the entry vestibule lighting.</li><li>• Mr. Wondolowski commented that the vestibule will be lit 24/7.</li><li>• Mr. Grado commented that street lights, building lights should be sufficient for safety.</li><li>• The Board and Applicant discussed the ATM glow wall ... 'glow frame'.</li><li>• Ms. Diehl commented that the glow wall is a Huntington brand standard.</li><li>• Mr. Ferdelman shared the building sconce detail and location with the Board.</li><li>• Mr. Grado expressed concern that the halo lit canopy did not provide enough light at the entry and suggested down lights in the canopy.</li><li>• Ms. Diehl replied that the entry vestibule will provide enough lighting.</li><li>• Mr. Wondolowski commented that there will be wall sconces on either side of entry.</li><li>• Mr. Grado stated that the sconces should be shown on the drawing to properly review.</li></ul> <p><b>Mr. Grado/ Mr. Fleming</b></p> <p><b>To approve the sign, canopies and ATM as submitted.</b></p> <p><b>4-0 to Approve</b></p>	
<p><b>2.</b></p> <p>app no.: applicant: reviewed: <b>7:03 – 7:20</b></p> <p><b>motion by motion vote</b></p>	<p><b>15 East Lane Avenue</b> <b>Wilson Place</b></p> <p><b>UID-18-02-012</b></p> <p>Karrick Sherrill, Michael McLaughlin (Shremshock Architects)</p> <p><b>rooftop patio</b></p> <ul style="list-style-type: none"><li>• Mr. Sherrill commented that the development team pushed the idea after they 'found' the space.</li><li>• Mr. Grado commented that the patio was proposed after the COA was issued.</li><li>• Mr. Sherrill replied that the work is removed from High Street and is blocked to the North and East by this development.</li><li>• Mr. Jones expressed concern regarding the transmission of sound from the patio.</li><li>• Mr. Sherrill commented that the negative effects will be borne by the tenants.</li><li>• Ms. Jones remarked that Football Saturdays will certainly put this assumption to a test.</li><li>• Mr. Fleming stated that the patio effects will mostly be felt by the tenants and should not stop this from being approved, but items like this must be reviewed and not forgotten when a concept goes from design to realization.</li></ul> <p><b>Mr. Grado/ Mr. Fleming</b></p> <p><b>To approve the rooftop patio as presented.</b></p> <p><b>4-0 to Approve</b></p>	
<p><b>3.</b></p> <p>app no.: applicant: reviewed: <b>7:20 – 7:48</b></p>	<p><b>15 East Lane Avenue</b> <b>Wilson Place</b></p> <p><b>UID-18-02-013</b></p> <p>Karrick Sherrill (Shremshock Architects)</p> <p><b>signage</b></p> <ul style="list-style-type: none"><li>• <b>Mr. Sherrill reviewed the sign designs and locations.</b></li><li>• <b>Mr. Grado commented that the main sign has issues with symmetry and the mounting details are problematic.</b></li><li>• <b>Ms. Jones stated that the crest is overwrought and should be simplified or removed.</b></li></ul>	

- Mr. Grado commented that the signs should be mounted to the building horizontal band; the metal framework is too distracting and overblown.
- Ms. Jones further elaborated on the reason why the crest harms the composition of main sign.
- Mr. Sherrill reviewed the leasing agent plaque at the North entry.
- The Board expressed support for the plaque.
- The Board and Applicant discussed the size of the sign above the North entry, there was discrepancies between the elevations and sign detail drawings.
- Ms. Jones reacted to the banners; the case for redundancy of a message is not working in this proposal.
- The Board and Applicant discussed sign options for Hometeam properties.

**To consider:**

- Remove the crest logo and center Wilson Place over the horizontal band.
- Remove the mounting armatures for the main sign.
- Remove the corner leasing agent sign entirely.
- Place leasing agent plaque sign on South wall at edge of building.
- That the Wilson Place sign above the North entrance be 12" tall; the leasing agent plaques shall be 18" square.
- Reduce the number of banners to two; one at each end of the new building.

motion by  
motion  
vote

**Mr. Grado/ Ms. Jones**

**To approve the parking garage signs as submitted.**

**4-0 to Approve**

**4.**  
app no.:  
applicant:  
reviewed:  
7:48 – 8:13

**2458 North High Street**

**Metro PCS**

**UID-18-02-014**

Ibrahim Ayad (Owner)  
**sign**

- Mr. Ayad reviewed the sign design.
- Mr. Grado stated that the sign drawings should indicate the size of the lettering.
- Mr. Fleming stated the vertical orientation of the sign is problematic.
- Mr. Grado commented that the sign is only viewed from one direction.
- Ms. Jones questioned why a window sign was not considered.
- Mr. Ayad stated that MetroPCS has sign requirements and will not allow a window sign.
- The Board discussed several options for sign placement; Mr. Grado suggested a pylon sign.
- Mr. Jones suggested placing a graphic on the awning, not a wall sign above awning due to precedent.

Motion by  
motion

**Mr. Fleming / Ms. Jones**

**To approve the projecting sign on the condition:**

1. That the sign be rotated 90 degrees, such that the logo/lettering runs horizontal.
2. That the bottom of the sign align with the bottom of the awning apron (the little portion that is vertical and has your address on it).
3. That the sign should not extend beyond the edge of the awning apron, if the depth of the awning is less than 48", then the sign should be shrunk proportionately.
4. That the sign and the logo/lettering be fully dimensioned on the drawings.
5. That a revised drawing be submitted to staff (me) for review and approval.

Vote

**4-0 to Approve**

C.

1.  
app no.:  
applicant:  
reviewed:  
8:13 – 8:35

**Applications for Zoning, Code Enforcement and/or Conceptual Review**  
**21 East Arcadia Avenue** **Two Family Residence**  
**UID-18-02-001**  
Dean Monnin (owner), Paul Miller (Triad Architects)  
**Conceptual – exterior alterations, addition**

motion

- Mr. Grado questioned the courtyard space, will it be used for parking?
- Mr. Monnin stated that the alley is several feet above the courtyard, it will be a private area.
- Mr. Grado suggested moving the parking to the East portion of the lot; the move would allow for a more graceful green space to the West.
- Mr. Fleming suggested providing a gap between the fence boards to create another texture different than the building walls.
- Ms. Jones complimented that adaptive reuse nature of the building as well as the details.

**Tabled**

**To consider:**

1. Orient the parking to the East of lot; allow for a large uninterrupted landscaped area.
2. Lose mullions on the windows.
3. Provide a slight gap in the fence boards.

2.  
app no.:  
applicant:  
reviewed:  
8:35 – 9:00

**99 East 11<sup>th</sup> Avenue** **Multi-Family Residential**  
**UID-18-02-006**  
Dave Perry (David Perry Co.), Wayne Garland (Buckeye Real Estate), Bradley Blumensheid( dkb Architects)  
**Conceptual – demo & new multi-family**

motion

- Ms. Laura Bidwa (UD Neighbor) commented that the Weinland Park Civic Association was split on the proposed development, but most expressed concern regarding the overall FAR.
- Ms. Jones asked for clarification on the FAR concern.
- Ms. Bidwa stated that the FAR as proposed is twice allowable.
- Mr. Blumensheid reviewed the program and design.
- Mr. Fleming commented that almost the entire block is intact.
- Ms. Jones commented that the cornice height of these buildings is incongruent with the adjacent buildings and with the buildings across the street; this changes the scale of the street.
- Mr. Blumensheid replied that Gateway influences the scale of this street.
- Mr. Fleming commented that there is a balance between density and existing fabric; the existing fabric is not that bad, and the proposal paves the majority of the lot.
- Mr. Grado suggested flipping the proposal; keep the existing structures and build 3 story townhouses at the rear.
- Mr. Garland commented that flipping the scheme may work; it's is more in-line with the practice of our office.
- Ms. Jones recommended additional landscape opportunities; it would improve the quality of the area.
- Mr. Fleming stated that he would support a parking reduction based on the UDP (2015), not the code.

**Tabled**

**To consider:**

1. Address the scale of the buildings along the 11<sup>th</sup> Street frontage.
2. Keep the 11th Avenue buildings and build density at the rear of lot.

3.  
app no.:  
applicant:  
reviewed:  
9:00 – 9:15

**1444 North High Street**  
**UID-18-02-007**

**Mixed Use**

Dave Perry (David Perry Co.), Wayne Garland (Buckeye Real Estate) , Bradley Blumensheid( dkb Architects)  
**Conceptual – new mixed use**

- Mr. Garland stated that the UAC Zoning committee was fully supportive of the requested variances.
- Ms. Jones commented that the proposed building has some issues regarding context; the relationship of the adjacent buildings could be addressed in the proposed building; the 3<sup>rd</sup> floor could be pushed back to allow the continuity of the two story adjacent structures.
- Mr. Blumensheid commented that street can handle a little undulation in the heights of buildings
- Ms. Jones replied that the building could be higher than the adjacent buildings, but the building needs some funkiness to justify breaking the rules.
- Mr. Fleming responded that decks are not supported by the Board.
- Ms. Jones referred to 'Out-of-Town; allow for a figural edge.
- Mr. Fleming replied that the building could be idiosyncratic; the recess for the storefronts is problematic.

motion

**Tabled**

**To consider:**

1. Setback the 3<sup>rd</sup> floor to address the context of adjacent buildings.
2. Moved the storefronts out to High Street.

D.

**Staff Issued Certificates of Approval**

items approved

- |     |  |         |
|-----|--|---------|
| 1.  | UID_18-01-008<br>247-249 East 11th Avenue    | parking |
| 2.  | UID_18-01-009<br>1522 Worthington Street     | windows |
| 3.  | UID_18-02-002<br>1752 Summit Street          | porch   |
| 4.  | UID_18-02-003<br>99-101 East Woodruff Avenue | porch   |
| 5.  | UID_18-02-004<br>262 East 14th Avenue        | porch   |
| 6.  | UID_18-02-005<br>2275 North High Street      | windows |
| 7.  | UID_18-02-006<br>2279 North High Street      | windows |
| 8.  | UID_18-02-007<br>2285 North High Street      | windows |
| 9.  | UID_18-02-008<br>2289 North High Street      | windows |
| 10. | UID_18-02-009<br>2259 North High Street      | windows |

motion by  
motion  
vote

Mr. Grado/ Ms. Jones  
To approve as submitted.  
4-0 to Approve

**E.**

**Board Approved Applications Issued Certificates of Approval**

approved : items approved

COA issued

- |    |   |                     |            |
|----|---|---------------------|------------|
| 1. | UID_18-01-004<br>2130 North High Street<br>(Chipotle)   | 01/18/2018: signage | 01/29/2018 |
| 2. | UID_18-01-005<br>1525 North High Street<br>(Luxe Belle) | 01/18/2018: signage | 01/26/2018 |

**F.**

- |    |   |
|----|---|
| 1. | <b>Next Meeting</b><br>Thursday March 15, 2018   6:30pm   2231 North High Street (Room 100) |
|----|---|