

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

JUNE 2013 COUNCIL SUBMISSION



DOWNTOWN

Design Guidelines

COLUMBUS PLANNING DIVISION

COLUMBUS PLANNING DIVISION

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Please note that references within these guidelines regarding the Downtown District (cc 3359) apply to the June 2013 Revised Draft of the code.



Letter from the Director 

Contents

<i>Introduction</i>	1	<i>Design Guidelines</i>	5
Overview	1	Ad Murals	7
Downtown Commission	1	Awnings & Entrance Canopies	8
Downtown District	1	Building Design	9
Usage & Interpretation	1	<i>Context</i>	
Relationship to Plans	2	<i>Height</i>	
Certificate of Appropriateness	2	<i>Setback</i>	
Design Review Process	2	<i>Lighting</i>	
Application Scheduling & Review	3	<i>Materials</i>	
Appeals	3	<i>Openings</i>	
Additional Regulatory & Review Agencies	3	Demolition	11
		Graphics	12
		Ground Floor Uses & Storefronts	14
		Historic Resources	15
		Land Uses	18
		Outdoor Dining	20
		Parking	22
		Plazas & Public Spaces	25
		Public & Private Art	26
		Rooftop Uses	27
		Site Work	28





Introduction

Overview

These guidelines are intended to work in conjunction with the Downtown District code to provide guidance to applicants and property owners regarding the design expectations of the Downtown Commission and the City of Columbus. Creativity and innovation should be hallmarks of new buildings, additions and other improvements in the Downtown. It is the broad intent of these guidelines and the Commission's mission to encourage a diverse mix of land uses and housing types, high quality development, a well-designed streetscape and public amenities, and preservation of older structures. The City and Commission recognize the role of the market place in driving development decisions and look forward to a continued partnership with the private sector in creating a vibrant Downtown.

The Downtown Commission

The Downtown District and Commission were created in 1997 to manage development in the Downtown with a focus on design. The Commission is charged with reviewing development proposals for consistency with the standards of the Downtown District and guidelines. Members of the Commission are appointed by the Mayor with City Council endorsement. The Commission is staffed by the Planning Division of the Development Department and meets monthly as needed to consider applications. Since its inception, the Commission has reviewed and approved hundreds of development projects, from storefront reconstructions to parks and other civic improvements, entertainment venues, new housing development and office buildings. Throughout, the Commission has applied its code and professional guidance to inform the design process and implement community standards relative to the built environment.

The Downtown District

The Downtown District was established by City Council in order to provide increased flexibility and design emphasis in the City's mixed-use, higher-density core. It covers 2.4 square miles (1,525 acres) and includes over 4,000 tax parcels. The district is generally bounded by I-71 on the east; I-70/71 on the south; a combination of the Scioto River, railroad tracks and SR 315 on the west and I-670 on the north (see map). A broad range of land uses are permitted by right within the district pending the design review process provided in the Downtown District.

Usage & Interpretation

These guidelines will be used by the Downtown Commission and city staff as it conducts its business and within its authority as established by city code. The guidelines are also meant to provide property owners, tenants, and the design community with a clear understanding of design expectations for projects in the downtown. While including fairly specific standards in a number of areas, the guidelines are intended to allow for flexibility in their application. This is particularly important in light of the unique nature of development proposals and sites as well as Downtown generally.



Relationship to Plans

In conjunction with codified standards and these Design Guidelines, the Commission may reference and apply adopted planning documents, studies and other guidelines that relate to the geographical boundaries of the Downtown District.

Certificate of Appropriateness

A Certificate of Appropriateness or "Certificate" is issued by the Downtown Commission or staff to an applicant, stating that the proposed improvement or action has undergone design review and has received approval. City Code 3359.07 stipulates that within the Downtown, a Certificate of Appropriateness (COA) is required for the following activities and/or proposals:

- Any exterior construction activity requiring a building permit, including new construction, reconstruction, expansion, alteration and rehabilitation of buildings and structures.
- Site work requiring a permit, such as installation of parking lots, landscaping, plazas and similar improvements.
- Any activity requiring a demolition permit (see also CC 3359.23).
- Any activity requiring a graphics permit (see also CC 3359.25).
- Encroachments into the public right-of-way (Public Service approval required).
- Location and design of public parks and recreation facilities.
- Uses permitted only by Certificate of Appropriateness as outlined in CC 3359.17.
- Any use listed in Chapter 3389 as a use permitted citywide by a special permit (unless prohibited).
- Any activity requiring a Certificate of Zoning Clearance.

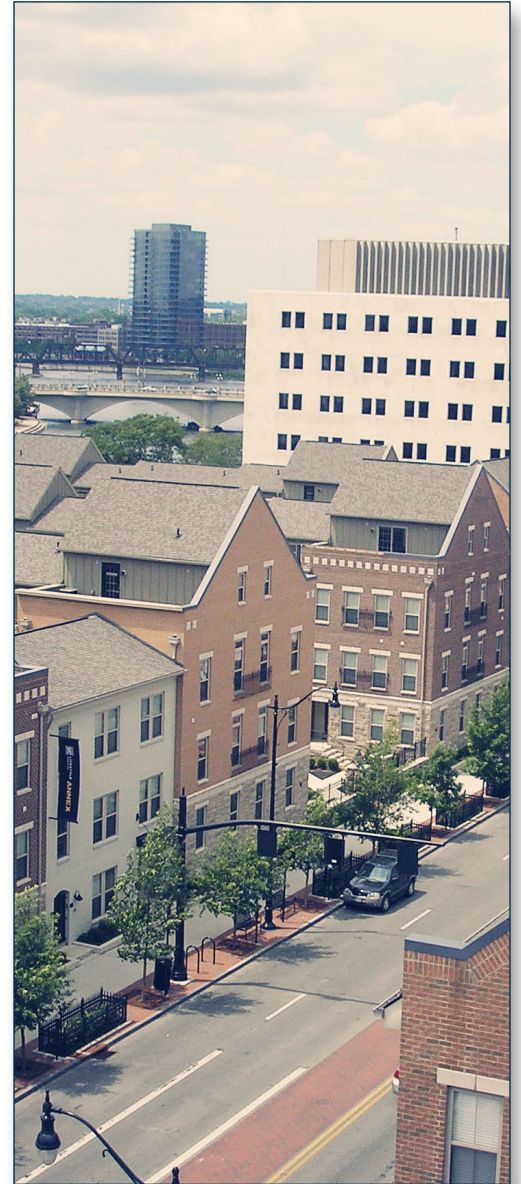
Note: Building activity that is exclusively interior to a building does not require a Certificate of Appropriateness.

Design Review Process

City Code 3359.05 and 3359.13 outlines the design review process used by the Commission and staff in reviewing applications for Certificates of Appropriateness. Design review is based on the following considerations:

- Compliance with the provisions and standards of this code.
- Consistency with adopted design guidelines.
- Consistency with adopted public plans and policies.
- Other code and regulatory requirements as may be applicable.

Design review may include preliminary consideration of conceptual proposals. In the granting of a Certificate of Appropriateness, the Downtown Commission and/or staff may impose reasonable requirements and conditions regarding the location, dimensions, character, and other features of the proposed uses or structures to carry out the intent and purpose of Chapter 3359, Downtown District and to otherwise safeguard the public safety and welfare.



The River South residential project was developed just south of the Lazarus Government Center.

Application Scheduling & Review

Consideration by the Commission of a proposal for a COA requires that the applicant submit a complete application, with supporting material, to the Planning Division. Applications and additional information are available from staff or on the Planning Division website. Staff can answer questions regarding submittal requirements and Commission procedures. Applicants with complicated or new construction projects are highly encouraged to consider conceptual reviews prior to requesting final Commission action. Applicants are also encouraged to meet with staff to discuss proposals prior to submission.

Completed applications must be received by the Planning Division by the established deadline to be placed on the agenda. All applicable items on the application checklist must be submitted with the application before it can be reviewed for completeness. Incomplete applications lead to confusion and delays for staff, the applicant and Commission. Consideration of an application at a Commission meeting includes a staff summary and opportunity for comment by the applicant. Commission meetings also include an opportunity for public input. The Commission review process can be concluded in one month, but may take longer depending on the complexity of the request. Upon formal approval, a COA is generally issued within five working days of the Commission decision. Applications eligible for staff review do not require Commission consideration and will typically be processed within ten working days of receipt of a complete application package.

Appeals

Any person directly affected by a Commission decision may file a notice of appeal with City Council. Notice must be submitted to the City Clerk within 30 days of the decision to be considered. The Downtown District also outlines a process for appeals to the Commission regarding City actions in enforcing the provisions of CC 3359.

Additional Regulatory & Review Agencies (Contact information to be added)

The following information is provided as a convenience and is not intended to be comprehensive. It is the responsibility of each applicant to determine applicable regulations for their proposal.

CITY OF COLUMBUS

Department of Development

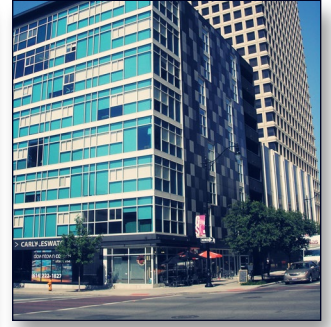
Code Enforcement: The Code Enforcement Office is charged with enforcing the city's zoning and related codes, including the provisions of the Downtown District.

Economic Development: Individuals interested in pursuing potential economic development incentives should contact this office.

Historic Preservation: Within the Downtown are a number of historic properties and districts listed on the Columbus Register of Historic Places (CC 3117). In addition to being subject to the provisions of the Downtown District, these sites fall under the jurisdiction of the Historic Resources Commission. In such cases, Downtown Commission action, including administrative review of an application, will take place after review and action by the Historic Resources Commission or Historic Preservation Office in instances of administrative review.

Housing: Individuals interested in pursuing potential residential development incentives should contact this office.

Public Art: The placement, alteration and relocation of public art, regardless of permanence, in the public right-of-way and on property owned by the City, whether or not it is placed there by the City is regulated by the Columbus Art Commission. Public art proposals in the Downtown are reviewed by the Downtown Commission in an advisory capacity only.



Building and Zoning Services Department

BZSD regulates the overall city zoning and building process. The department's Engineering Section coordinates commercial plan review. Contact BZSD for required zoning clearance reviews and building permits (including graphics).

Department of Public Service

DPS regulates all activity within the public right-of-way, as well as access permits, street construction plans and pedestrian and bikeway facilities. DPS also reviews parking lot facilities on private property to ensure proper circulation and maneuverability and to minimize any impact on the public right-of-way.

Right-of-Way Permits: Required for sidewalk dining and other temporary or permanent encroachments into the public right-of-way.

Access Permits: Required for driveways or other curb-cuts intersecting a public street or alley.

Columbus Board of Health

Contact for information regarding Food Protection services, such as restaurant licensing and inspection.

Department of Public Utilities

Manages the city's water, sanitary, storm-water, and municipal electrical system. Contact DPU to determine necessary reviews and permits.

Recreation and Parks Department

Responsible for permitting special events, management and maintenance of public parks, recreation facilities, greenways, bike trails, natural resources and street trees.

STATE OF OHIO

Ohio Department of Commerce, Division of Liquor Control (ODLC)

The Ohio Department of Commerce, Division of Liquor Control regulates all establishments that sell alcohol, including outdoor dining areas.

Ohio Historic Preservation Office (OHPO)

The Ohio Historic Preservation Office is responsible for the National Register of Historic Places and has an oversight role in Section 106 Review. This office also administers the state historic tax credit program.

Ohio Department of Transportation (ODOT)

The Ohio Department of Transportation manages the Downtown's limited access freeway system and, depending on the specific project, collaborates with the City regarding work on local streets with state and us route designations. ODOT also administers a permit program for billboards and similar graphics within certain distances of regulated routes.

FEDERAL

US Army Corps Engineers and Federal Emergency Management Agency

The Army Corps of Engineers and Federal Emergency Management Agency have an oversight role regarding improvements and activities within the Scioto and Olentangy river corridors.

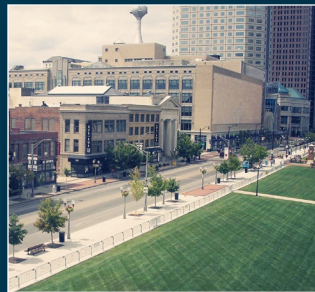
Design Guidelines



These guidelines address topics that are typically the focus of review and deliberation by the Downtown Commission and staff. While the guidelines are designed to be flexible, they do represent City policy and project compliance will facilitate approval. The following principles informed development of the guidelines.

Design Principles

1. Downtown is the region's neighborhood, serving as the center of government, corporate business, professional sports, the arts, museums and entertainment—a variety of regional facilities are supported in the Downtown to meet these needs.
2. Downtown is also evolving into its own neighborhood, with a growing amount of housing with supporting retail, personal services, restaurants, and parks in a walkable environment.
3. Downtown is the place for regional scale public open spaces focusing on the Scioto River and integrating with a variety of cultural and recreational facilities.
4. Downtown's built environment will continue to be enhanced and energized with new buildings, additions to existing structures, rehabilitation/conservation of historic and contributing buildings and improvements in the public realm that together promote good design, long lasting building construction and materials, and attention to detail—especially at the street level.
5. Adaptive reuse of existing buildings is generally preferable to demolition and new construction.
6. Downtown will support a multi-modal transportation system that embraces walking, biking and transit as successful, efficient and safe alternatives to the automobile.
7. Downtown's environment and character will promote visual energy and excitement.
8. Downtown will serve as an example of environmentally sustainable design and construction methods.
9. The Downtown Commission will serve as a public forum regarding issues impacting the built environment.



Topics

1. Ad Murals
2. Awnings & Entrance Canopies
3. Building Design
 - a. Context
 - b. Height
 - b. Setback
 - c. Lighting
 - d. Materials
 - e. Openings
4. Demolition
5. Graphics
6. Ground Floor Uses & Storefronts
7. Historic Resources
8. Land Use
9. Outdoor Dining
10. Parking
11. Plazas & Public Spaces
12. Public & Private Art
13. Rooftop Uses
14. Site Work

Design Guidelines

Ad Murals

Ad murals, also classified as advertising devices or signs, are off-premises graphics composed of paint, vinyl, plastic, or other similar materials and are applied to a wall surface or building either directly or by means of an approved mounting system. Ad murals are supported by the Commission in certain parts of the Downtown to enliven the built environment, create interest and energy, and to add a creative flair to under-used building facades—emphasizing the picture, art, vision or artistic impression of the graphic and reducing the advertising element.

See also graphics section

Location Guidelines

- Ad murals should not be located adjacent to a park or riverfront (Scioto and Olentangy).
- Installation of murals should be limited to blank walls.
- The proposal should be appropriate to the architecture of the principal building. It should not obstruct architectural features, including windows and doors.
- Ad murals should not be placed on primary or prominent secondary building facades.
- Ad murals should not be located on roofs or extend beyond roof lines and/or wall edges.
- Area context and character will be considered as part of the review of ad mural applications.
- The approval of individual ad murals by the Commission does not obligate the Commission to approve future murals at the same location.

Design Guidelines

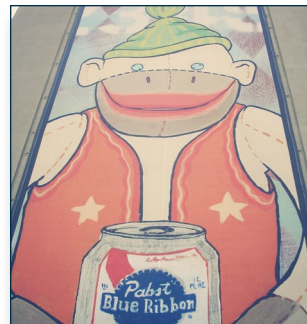
- The visual effect of the ad mural should be to emphasize the picture, art, vision or artistic impression of the graphic and reduce the advertising element to an incidental status. The mural should not emphasize the advertising portion. Wall murals should emphasize creativity and artistry over strict advertising.
- Text should be limited to no more than five percent of the total area of the mural surface. This percentage is determined by drawing a right-angle box around proposed text and calculating the total area, rather than the area of individual letters. Logos are not considered text.
- Changeable copy, animation, video screens, and similar elements are not appropriate for ad murals.
- Ad mural applications should include any proposed lighting.
- Ad murals should be installed without damaging or

visually impairing distinctive architectural features of the associated building. Proposed installation systems should be reflected in applications.

- Ad murals are temporary in nature and approvals should be limited to a maximum period of one year.

Related Approvals

- **City Graphics Permit:** Within the Downtown District, graphics which require a permit as determined by CC 3375, also require a Certificate of Appropriateness and are subject to the provisions of CC 3359.05(C), Design Review. Such graphics are also subject to the provisions of CC 3375 and CC 3381.
- **ODOT approval:** Depending on location, ad murals may also require a permit from the Ohio Department of Transportation (ORC 5516).



Awnings

& Non-Structural Entrance Canopies

Awnings and entrance canopies are a traditional feature of Downtown buildings. They help articulate building bays, to indicate entries and provide shelter from sun and inclement weather. Awnings can also add color and interest to a building. Awnings can also be considered a sign if they include text and images. There are a host of suitable options and applicants are encouraged to consult with professionals (architects, awning and/or signage companies) for appropriate solutions.

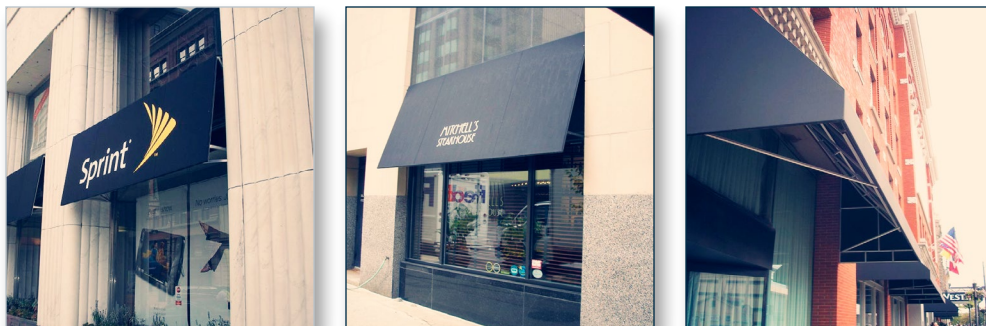
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Regulations

Awnings, canopies and supporting structures located within the public right-of-way will require review and issuance of a Right-of-Way permit/lease by the Department of Public Service prior to installation.

Design Guidelines

- Awnings and framing systems should be compatible with building design.
- In the case of historic buildings, applicants are encouraged to consult with the City's Historic Preservation Office relative to design, placement material, and color. Written evidence of the consultation should be included in the application packet.
- Darker colors such as black, navy, forest green, deep reds and browns are strongly encouraged. Light colors have a tendency of showing dirt and grime. Consideration should also be given to the existing material colors of the building.
- The amount of advertising, including text and associated logos, should be limited to no more than 50% of awning facades. Logos are encouraged, but the number of colors should be limited to improve legibility. Text color should be light and contrast with the material.
- Awnings and canopies should be installed without damaging or visually impairing distinctive architectural features of the associated building. Supporting structures should be an integral part of the overall awning design and should be painted or finished in low-contrast colors or materials.
- Canopies at building entrances should reflect architectural character and treatment of that entrance.



Awnings are often black in color, made of canvas and simply advertise the related business.

Building Design

Building height, scale and design quality relate to the City's development goals for the broader Downtown, while also addressing the context and compatibility of a proposed building with its more immediate surroundings. Downtown is home to the region's most intense development and larger scale buildings are appropriate, particularly in the core. The Commission encourages maximizing the investment potential of a given site, but stresses compatibility with surroundings and creative solutions to any site specific issues. Unique design expression is encouraged.

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CONTEXT

- While unique design expression is encouraged, new construction should be influenced by the pattern of nearby contributing buildings. Contributing in this instance refers to buildings, which by virtue of design quality, historic significance or prominent placement serve as a key element of the streetscape. Buildings may be contributing individually or as part of grouping of structures. An example is a façade treatment that "breaks up" a building horizontally if surrounding buildings are narrow.
 - In general, buildings should "fill" the horizontal space of their lot rather than leave gaps in the streetscape.
 - Larger, deeper sites can accommodate larger elements, whereas narrower sites tend to accentuate building height.
 - Site location has a bearing on appropriate building size, height and design. Corner sites, sites fronting prominent open spaces and those on key streets such as Broad and High, are particularly well suited for "statement" buildings.
 - New construction placed in proximity to uses such as residential and parks and open space should be designed to minimize negative impacts due to such things as sound and light.
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HEIGHT

- In order to reinforce the urban scale of Downtown, it is the goal of these guidelines that buildings be a minimum height of three stories.
- It is the further goal of these guidelines that buildings fronting on or adjacent to the following streets be a minimum height of five stories:
 - High Street
 - Broad Street
 - Front Street/Park Street (south of Spruce)
 - Third Street
 - Nationwide Boulevard (east of Neil)
 - Marconi Boulevard
 - Civic Center Drive (east side)
- There is no maximum building height however the tallest buildings in the Downtown should be focused on the High Street and Broad Street corridors, and on Capitol Square.
- Height requirements for buildings listed on the Columbus Register individually or as part of a district will be established through the historic preservation design review process.



SETBACK

Setbacks play an important role in establishing an urban streetscape. Used in these guidelines, setback refers to the placement of a building's primary street level façade in relationship to the right-of-way. Zero setback is the predominant pattern in the Downtown with variations in some of the district's more residential areas, such as the Southeast.

- Buildings should be designed so that the primary façade addresses a public street with emphasis on functional "front door" pedestrian access.
- The setback for new buildings and structures in the Downtown should generally be zero (0) feet, unless otherwise restricted by the building code, right-of-way constraints or other regulatory requirements.

Considerations for larger setbacks may include the incorporation of a plaza or courtyard, placement of adjacent buildings, or unique site geometry.

- The placement of vehicle off-street parking and/or maneuvering areas between a building's front façade and the primary street is not appropriate.
- Buildings located on a corner lot should be designed to address both streets, establishing a strong presence at the intersection.
- Setbacks for buildings listed on the Columbus Register individually or as part of a district will be established through the historic preservation design review process.

LIGHTING

- Historic light fixtures should be preserved and maintained.
- Lighting should be designed to complement and enhance architectural features.
- Creative lighting solutions are encouraged.
- Lighting fixtures should be of commercial quality, materials and construction.
- Use of cut-off fixtures and similar techniques to minimize "up-lighting" is encouraged.

MATERIALS

- Building materials used in the Downtown should be of high quality and durability.
- Traditional masonry materials are appropriate as they have proven durability and structural integrity.
- Front facing facades and facades facing public streets, parks and other civic spaces should demonstrate a higher level of design.
- Stucco and stucco-like products, synthetic stucco, vinyl, wood, and concrete block are generally not appropriate finish materials in the Downtown and should be avoided.

OPENINGS

- The proportion of openings (windows, doors) to solid façade areas in new buildings should be designed in consideration of predominant nearby patterns.
- A high degree of transparency is encouraged for ground floor spaces.

SUSTAINABILITY

- Use of natural light, energy efficient mechanical and lighting systems, and water conservation technologies is encouraged, as is the consideration of alternative energy sources, such as solar and geothermal.
- Green infrastructure and stormwater management techniques, such as rain gardens and green roofs are encouraged.
- New development should support the multi-modal status of Downtown, with particular consideration to pedestrian, bicycle and transit access. This should include provisions for bicycle parking and storage.

Demolition

Downtown's building stock has changed substantially over time. This natural evolution has resulted in the loss of historically and/or architecturally significant buildings. While demolition sometimes makes way for projects of greater significance, it has often led to empty lots used for surface parking. The long term effect has been the loss of continuity in the architectural fabric of many Downtown streets. It is the general intent of these guidelines to encourage the preservation of Downtown's building stock.

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Regulations

Except in cases of emergency as determined by the Building and Zoning Services Department or court order, any demolition in Downtown requires a Certificate of Appropriateness (COA). Approval by the Historic Resources Commission is also required if the structure is listed on the Columbus Register of Historic Properties individually or as part of a district/group. (Note: A Section 106 review is required for demolitions associated with federally funded (in whole or part) projects.) All structural demolitions require a permit from the Building and Zoning Services Department.

Requirement for Demolition Approval

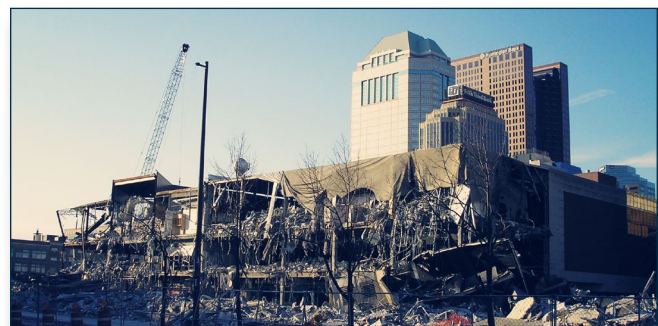
- A replacement use/building has been reviewed and approved by the Downtown Commission, and Historic Resources Commission, if applicable. Such review can occur concurrently with the COA application for a demolition. However, a COA should be issued for the proposed replacement use/building prior to issuance of the demolition permit.
- In instances where buildings proposed for demolition are of historic significance the Commission may condition issuance of a Certificate of Appropriateness for demolition upon the filing of a building permit application for a replacement use or structure. Historic significance is demonstrated by listing on the Columbus or National registers of historic properties/places or eligibility for such listing.

Considerations

- Is the building in a deteriorated state such that it cannot economically be rehabilitated?
- Is the building historically and/or architecturally significant? Is the building listed on the Columbus or National registers of historic properties/places? If not, is it eligible for such listing?
- Is the building an accessory building? If so is it without distinguishing architectural character?
- Would the demolition allow for new development which, in the Commission's opinion, is of greater significance to the character of the surrounding area?
- In cases where the Commission has issued a COA for demolition of a historically or architecturally contributing building, the Commission may require the applicant to document the building prior to its demolition. Such documentation standards should be established in consultation with the Historic Preservation Officer. Copies of the documentation should be delivered to the HPO, Columbus Landmarks and Columbus Metropolitan Library.

Guidelines

- It is the general intent of these guidelines to encourage the preservation of Downtown's building stock.
- In cases where demolition does occur, reclamation of building materials for reuse is encouraged.
- Non-accessory parking lots are not an appropriate replacement use for razed building.



Demolition of the City Center

Graphics

Commercial signage in the Downtown should be pedestrian-oriented and communicate simple, succinct messages in an aesthetically balanced manner. The purpose of signage is to communicate the presence of a business in a clear and effective way. Graphics should complement the associated storefront and building, while not competing with other commercial messages. The pedestrian nature of the Downtown is reflected in the size, design and placement of signs.

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Regulations

Within the Downtown District, any sign or graphic which requires a permit as determined by the city's Graphics Code—General Provisions (cc 3375)—also requires a Certificate of Appropriateness. Upon receiving a COA, applicants may apply for a graphics permit, which is issued by the Building and Zoning Services Department. Signs placed within the public right-of-way also require a permit from the Department of Public Service.

General Guidelines

- Historic and/or iconic signs should be preserved, rehabilitated and maintained.
- Buildings should not be dominated by graphics. Crowded or cluttered graphics arrangements should be avoided.
- New signage should be designed to be a logical and complementary component of the overall design of a storefront.
- Each ground floor tenant space or building (if single tenant occupancy) should be provided one projecting sign and either one wall sign or awning sign(s) per street frontage.
- Pedestrian oriented signage is preferred in core districts (High, Third, Fourth, Broad and Gay Streets, Nationwide Boulevard, and Capitol Square), with projecting signs and wall signs preferred. Ground mounted signage may be appropriate in other areas, under the Commission's discretion.
- The signage message should be designed in a simple fashion and may include the business name, logo, function and/or street number or address and related artistic treatments. Telephone numbers and web addresses are not appropriate.
- Logos identifying the primary business may be integrated as an accent within signs, however logos advertising individual products apart from the primary business are not supported.
- The use of architectural elements on signage related to the associated business is appropriate (e.g. drawing of a coffee cup for a coffeehouse).
- Signage should not obscure significant architectural elements; the installation of a sign should be reversible and avoid permanently alteration or damage historic building materials.
- Signs may be externally or internally illuminated, but should be designed in such a way as to minimize light spillage onto adjacent properties.



Specific Guidelines

- **Corporate Tower/Skyline Signs:** These signs identify the name of a building or major tenant. They are typically located on multi-story towers and placed near the roof line. Tower signs should be proportional to building height and mass as well as compatible with the building architecture. Illumination is supported.
- **Wall Signs:** Wall signs are preferred in the Downtown because it is a pedestrian-oriented district. There are no specific area requirements, but the size should be proportional to the building to which it is attached. Buildings with multiple tenant spaces should establish a cohesive rhythm appropriate to the building for the placement of wall signs.
- **Projecting Signs:** Projecting signs are preferred in the Downtown because it is a pedestrian-oriented district. Projecting signs should be proportional to the building. A minimum of 10 feet of clearance should be maintained between grade and the bottom of the sign. A right-of-way permit may be required by the Department of Public Service.
- **Ground Signs:** Ground signs are supported in portions of the downtown with larger building setbacks. Ground signs should be made of durable high quality building materials that complement the primary structure. Their placement must take into consideration vision triangle requirements as determined by the Building and Zoning Services Department and the Department of Public Service.
- **Pole/Pylon Signs:** New pole or pylon signs for commercial purposes are generally not appropriate.
- **Window Signs:** A window sign is any sign or graphic that is attached to the exterior of the window or door glass. Window signs should be transparent in overall design and cumulatively should be limited to 25 percent of the total glass area.
- **Inappropriate Graphics:** The following graphic types and elements are generally not appropriate: changeable copy signs (both electronic and manual), electronic displays, flashing lights, signage that emits noise, animation, and image projections.
- **Banners and Flags:** These are encouraged unless they are designed to advertise a development or product. These graphics may or may not require a Certificate of Appropriateness.
- **Prohibited Graphics:** CC 3375.13 outlines prohibited graphics. Reference code for further detail. Please also note that billboards are prohibited in Downtown.
- **Nonconforming Graphics:** Non-conforming graphics are defined and regulated by the provisions of CC 3381.08, nonconforming graphics.

See also awnings & canopies, ad murals

General Outdoor Electronic Displays & Video Screens

- The installation of additional outdoor electronic displays and video screens is generally discouraged in the Downtown.
- Consideration of such displays should be limited to the core area of the Downtown, specifically the High Street corridor, and the Arena District.
- Such displays should be situated so as not to obscure significant architectural building elements, including windows.
- Use of such displays for off-premise advertising is not appropriate.
- Such displays should be approved for a time period not to exceed five years.

Way-finding and Orientation Graphics

Publicly sponsored transit information, way-finding, and visitor orientation graphics serve a key function in Downtown. They should be considered as part of a coordinated design package. Electronic displays used in conjunction with public transit and way-finding information are viewed as distinct from those addressed in the outdoor electronic display and video screen section of these guidelines. Coordination with Public Service is critical for any graphics placed within the right-of-way.

Ground Floor

Uses & Storefronts

Downtown commercial streets were developed in the early 19th century and have gone through various transitions in the intervening decades. Today, storefronts are found on a wide variety of buildings, from one-story commercial buildings to multi-story high rises. The design of commercial storefronts should be complimentary to the associated structure, while creating pedestrian interest and interaction. Storefronts should address the public sidewalk, providing a primary entrance and significant window space for engaging customers.

Uses

- Ground floor uses on major commercial streets, including High, Broad, Third, Fourth and Gay streets, Nationwide Boulevard and Capitol Square, should generally consist of retail, restaurants, drinking establishments, personal services, arts and entertainment uses.
- On other major streets, similar uses are encouraged particularly when located near existing or future residential development, or in clusters that create customer destinations.
- Some alleys have good potential for active ground floor uses. Depending on the context of the location, uses such as retail stores, restaurants and offices are encouraged along alleys.

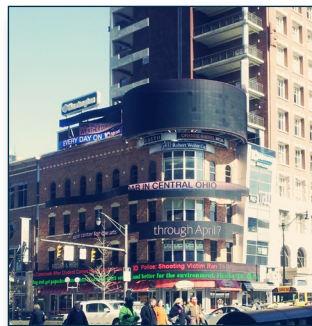
Architecture & Design

- Existing older storefronts should be repaired and maintained, where possible.
- New storefronts, whether created through new construction or renovation/expansion of existing buildings, should be as transparent as possible. As an example, the city's Urban Commercial Overlay (cc 3372.6) has the following provision addressing transparency for commercial buildings:

For each primary building frontage, at least 60 percent of the area between the height of two feet and ten feet

above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet. (cc 3372.605, D).

- Windows should consist of clear glass and interior graphics adhered to windows should not block views into interior spaces. Glass block storefront windows are not appropriate.
- Contemporary design and materials are appropriate, but should be compatible with the scale and proportions of the building as well as its place in the neighboring streetscape.
- Primary entrances should be prominently placed, demarcated through design, materials and lighting, and distinguished from secondary entrances.
- Building services, such as trash receptacles, recycling, ground-mounted utilities (HVAC, air conditioning, etc.) and other such systems should be located to the rear of buildings.
- The use of art is encouraged to enliven blank building walls along street elevations..



Historic Resources

The Downtown benefits from having a number of districts and individual buildings listed on the Columbus or National registers of historic properties/places. Still other buildings, while not listed formally, are eligible for recognition. These districts and buildings help define the character of Downtown and set the city apart from other communities.

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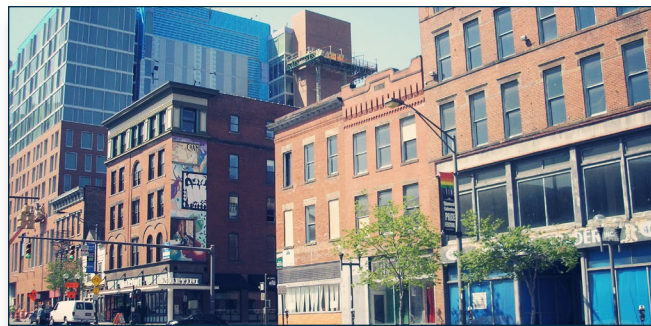
Columbus Register of Historic Properties

In addition to being subject to the provisions of the Downtown District, Columbus Register sites also fall under the jurisdiction of the Historic Resources Commission. The Downtown Commission defers action, including administrative review, on applications addressing these properties until after review and action by the Historic Resources Commission and/or Historic Preservation Office addressing architectural details and related issues under their authority. At that point, the application is eligible for action by the Downtown Commission or staff. Close communication among staff, applicants and commissions is critical for these projects to facilitate a coordinated and efficient review process.

Design Guidelines

The Columbus Register of Historic Properties Architectural Guidelines, maintained by the Historic Preservation Office, apply to all properties listed on the Columbus Register. The Historic Resources Commission uses these guidelines in reviewing applications. Not all historic buildings within the Downtown are listed on the Columbus Register. Others are listed on the National Register of Historic Places or are eligible for listing. The following general guidelines apply throughout the downtown, regardless of whether a specific building is listed.

- Building owners are encouraged to conserve and rehabilitate historic buildings, as well as contributing buildings in the Downtown.
- Additions to historic buildings should be complimentary and not detract from the building's essential character.
- New construction should be distinct, but compatible with adjacent historic districts and buildings so as to minimize negative impacts resulting from architectural design and materials.
- In instances where buildings proposed for demolition are of historic significance the Commission may condition issuance of a Certificate of Appropriateness for demolition upon the filing of a building permit application for a replacement use or structure. Historic significance is demonstrated by listing on the Columbus or National registers of historic properties/places or eligibility for such listing.



COLUMBUS REGISTER OF HISTORIC PLACES

Downtown Historic Districts and Groups

East Town Street Historic District
Jefferson Avenue Historic District
North Market Historic District
Scioto River Bridge Group
South High Commercial Historic Group

Individual Listings

Broad Street United Methodist Church, 501 East Broad Street (*also National Register*)
Central Presbyterian Church, 132 South Third Street
Central High School, 75 Washington Boulevard (*also National Register*)
Columbia Larrimer Building, 161-167 North High Street (*also National Register*)
Engine House No. 16, 240 North Fourth Street (*also National Register*)
Federal Post Office and Courthouse, 121 East State Street (*also National Register*)
First Congregational Church, 444 East Broad Street
H.A. Higgins Building, 129 East Nationwide Boulevard (*also National Register*)
James Thurber House, 77 Jefferson Avenue (*also National Register*)
LeVeque Tower (Aiu Citadel), 50 West Broad Street (*also National Register*)
Ohio Moline Plow Company Building, 343 North Front Street (*see also National Register*)
Ohio Statehouse, Capitol Square (*also National Register*)
Old State Arsenal, 129 West Main Street (*also National Register*)
St. Joseph's Cathedral, 212 East Broad Street
Seneca Hotel, 361 East Broad Street (*also National Register*)
Southern Hotel and Theater, 310 South High Street (*also National Register*)
Trinity Episcopal Church, 125 East Broad Street (*also National Register*)

NATIONAL REGISTER OF HISTORIC PLACES

Downtown Historic Districts and Groups

East Town Street Historic District
Hamilton Park Historic District
Jefferson Avenue Historic District
South High Commercial Grouping

Historic Places

Atlas Building, 8 East Long Street
Athletic Club of Columbus, 136 East Broad Street
Bradford Shoe Company, 232 Neilston Street
Broad Street United Methodist Church, 501 East Broad Street (*also Columbus Register*)
Buckeye State Building & Loan, 36-42 East Gay Street
CMACOA/Welsh Presbyterian Church, 197 Jefferson Avenue
Central High School, 75 Washington Boulevard (*also Columbus Register*)
Central Ohio YMCA, 40 West Long Street
Central Ohio YWCA, 65 South 4th Street
Columbia Larrimer Building, 161-167 North High Street (*also Columbus Register*)
Columbus Club, 181 East Broad Street
Columbus Cultural Arts Center, 139 West Main Street
Columbus Museum of Art, 480 East Broad
Columbus Transfer Company Warehouse, 55 Nationwide Boulevard
Engine House No. 16, 240 North Fourth Street (*also Columbus Register*)
Federal Post Office and Courthouse, 121 East State Street (*also Columbus Register*)
H.A. Higgins Building, 129 East Nationwide Boulevard (*also Columbus Register*)
Hayden Building, 20 East Broad Street
Holy Cross Church, Rectory and School, 212 South Fifth Street

Jaeger Machine Company, 550 West Spring Street
James Thurber House, 77 Jefferson Avenue (*also Columbus Register*)
Kissel Company, 120 West Gay Street
LeVeque Tower (Aiu Citadel), 50 West Broad Street (*also Columbus Register*)
Masonic Temple, 34 North Fourth Street
New Hayden Building, 16 East Broad Street
Ohio Farm Bureau Offices, 620 and 630 East Broad Street
Ohio Moline Plow Company Building, 343 North Front Street (*see also Columbus Register*)
Ohio National Bank, 17 South High Street
Ohio School for the Deaf, 408 East Town Street
Ohio Statehouse, Capitol Square (*also Columbus Register*)
Ohio State Office Building, 65 South Front Street
Ohio Theater, 39 East State Street
Old Post Office, 121 East State Street
Old State Arsenal, 129 West Main Street (*also Columbus Register*)
Rankin Building, 22 West Gay Street
Schlee-Kemmler Building, 328 South High Street
Second Presbyterian Church, 132 South Third
Seneca Hotel, 361 East Broad Street (*also Columbus Register*)
Smith, Benjamin House, 181 East Broad Street
Southern Hotel and Theater, 310 South High Street (*also Columbus Register*)
Stoddard Block, 260 North Fourth Street
Trinity Episcopal Church, 125 East Broad Street (*also Columbus Register*)
Welsbach Building, 116-118 East Chestnut Street
Welsh Presbyterian Church, 315 East Long Street
Westminster Church 77 South Sixth Street
Wyandotte Building, 21 West Broad Street

Land Use

In recognition of its unique nature, the Downtown District allows a wide range of land uses by right. This alternative to conventional zoning is intended to accommodate multiple uses in close proximity with an emphasis on design review. Unless noted, all uses permitted in any residential, institutional, commercial, manufacturing or parking district are permitted per code. Certain uses are prohibited and others require specific Certificate of Appropriateness approval.

Note: The Downtown District allows a wide range of land uses by right. Certain uses are prohibited. These guidelines focus on those uses permitted only by Certificate of Appropriateness.

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Drive-Thru (Pick-Up) Window

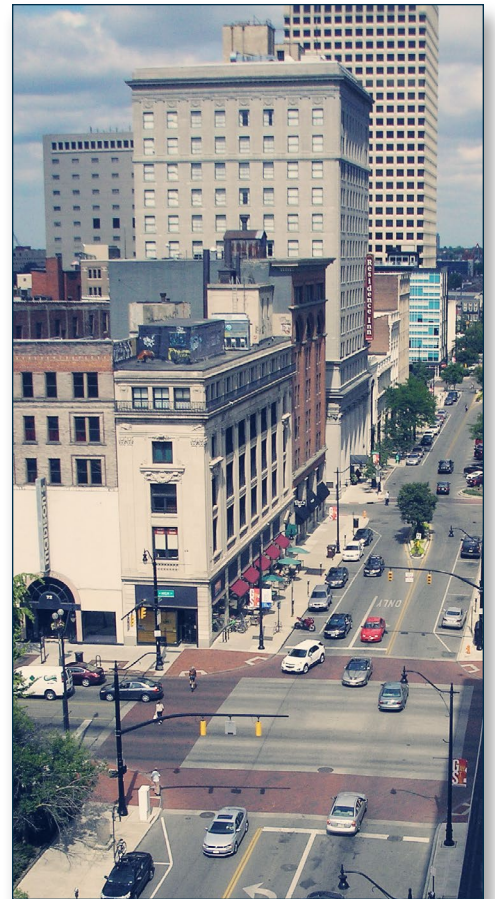
- Drive-thru (pick-up) windows are discouraged in the Downtown.
- If approved, drive-thru windows, including any required stacking, should be placed at the rear of the principle building.

Automobile Sales & Service

- If approved as a new use, sites should be designed such that buildings are placed at or near the primary street right-of-way with vehicular circulation and service areas located at the rear and screened from adjacent uses and rights-of-ways.

Manufacturing

- While large scale and/or heavy manufacturing uses are not appropriate in the Downtown, smaller and less intensive light manufacturing processes may be appropriate if adverse impacts are minimized.
- In particular, smaller scale, artisan food and beverage production is appropriate outside of the High and Broad corridors (unless associated with a primary use, such as a restaurant).
- Manufacturing activity should be oriented so that loading, storage and other external activities and building features that generate noise, smoke, light etc., are facing public alleys but not residential or institutional uses.
- Screening, such as landscaping and fencing, should be used to buffer adjacent uses from industrial activity, including loading areas and vehicular circulation areas.
- Care should be taken to minimize offsite impacts due to noise, light, and odor.



Outdoor Performance Space (Amphitheaters)

- Outdoor performance spaces are most appropriate in public parks and along the Scioto River.
- When located on private property associated with a permitted use, operational restrictions regarding such things as hours of operation, noise levels and lighting should be considered.
- Outdoor performance spaces should be sited and designed to minimize negative offsite impacts from noise, light, and circulation on adjacent properties.

Skywalk

- Skywalks are generally not supported, because street level pedestrian activity is critical to the Downtown's quality of life and energy.
- In cases where a skywalk is supported, its design and colors should be such that it is muted, sides at least 50% transparent, and its overall presence subdued so as to not draw attention to itself.

Helipad

- Helipads are unique uses with limited application, typically occurring in an accessory capacity.
- See also CC 3389 special permits.

Animal Kennel or Shelter

- The location of animal kennels or shelters in close proximity of residential uses should be avoided. If supported, such uses should be sited and designed to minimize negative offsite impacts such as noise and odor on adjacent properties.

Portable Buildings

- Approval of portable buildings should include limits regarding location, use and time period.
- A Certificate of Appropriateness is not required for a portable building associated with a construction project.

Special Permit Uses

Some of the uses listed in the Downtown District as requiring Certificate of Appropriateness approval are also listed within the Special Permit Uses section of the zoning code (CC 3389). In those cases, a Certificate of Appropriateness serves in lieu of the special permit. In addition to provisions of the Downtown District (CC 3359) and these guidelines, the Downtown Commission will consider applicable standards of CC 3389.

Outdoor Dining

Commercial patios and outdoor dining support ground level retail and help contribute to enlivening Downtown streets. The space requirements for outdoor dining and drinking while accommodating public infrastructure and meeting ADA requirements can create challenging environments. Outdoor dining should be designed in a way that contributes to the community while minimizing potentially negative impacts.

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General Guidelines

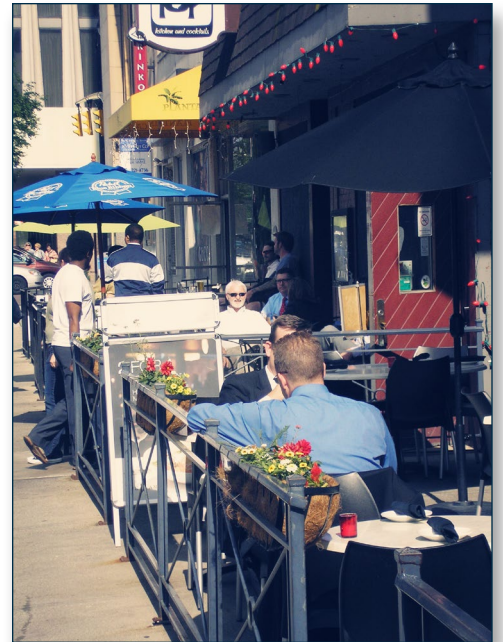
- Outdoor spaces should complement indoor dining, drinking and entertainment uses rather than be the primary focus, thereby serving as a seasonal extension.
- Outdoor spaces should not create visual or physical obstacles or hazards to adjacent buildings, streetscape elements, pedestrian travel or thoroughfares. Elevated decks are not appropriate.
- Railing and fences must meet the requirements of the Department of Public Service and Ohio Division of Liquor Control.
- Patio design and border delineation materials should be compatible with the primary structure in terms of architectural character, materials and color. Use of landscaping timbers, railroad ties, carpets, pressure treated wood or similar material to demarcate patios and outdoor dining areas is not appropriate. Masonry walls or other permanent structures proposed to delineate outdoor spaces in public rights-of-way are not appropriate.
- Plants used in association with outdoor spaces, such as in planter boxes, should be well-maintained and healthy, being replaced as needed.
- Outdoor spaces should be designed in a manner to minimize negative offsite impacts of light and noise.
- Banners and other graphics should not to be attached to railings, fences or other materials used to delineate the space.

Within the Public Right-of-Way

- Outdoor dining within the public right-of-way requires a permit from the Department of Public Service, which has jurisdiction in this area. The Commission also reviews such proposals for consistency with these guidelines.

Private Property

- Railings and fences used in conjunction with outdoor dining on private property should generally not exceed a height of 48 inches measured from grade.

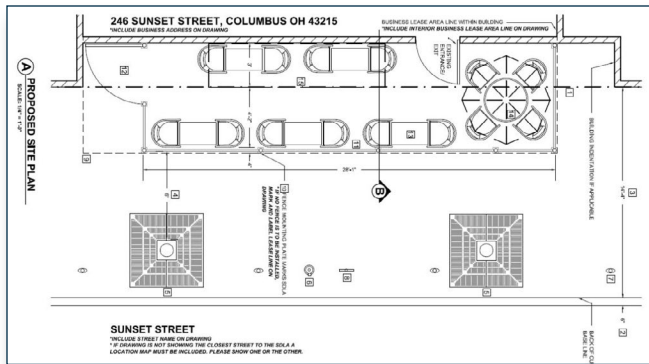


As shown in the two pictures above, sidewalk dining treatment can take various forms in terms of fencing, tables and chairs. The state requires fixed fencing for restaurants serving alcohol and drinking establishments.

Related Approvals

Right-of-Way (Sidewalk) Permits: The use of the public right-of-way for outdoor dining falls under the authority of the Director of Public Service (DPS), requiring a permit and lease agreement from the Division of Planning and Operations (DPO), as well as review by the Division of Mobility Options (DMO). Commenting agencies include Public Safety's Fire Division. The Columbus Neighborhood Design Center is available to assist small business owners with the submittal requirements and process for obtaining DPS permits for sidewalk dining.

Alcohol and Outdoor Dining: The Ohio Department of Commerce, Division of Liquor Control (ODLC) regulates all outdoor establishments and dining areas that serve alcohol. Their requirements govern in all situations.



Example of a sidewalk dining site plan prepared by the Neighborhood Design Center for a Downtown business seeking a ROW permit from DPS



Outdoor dining is provided adjacent to this building as part of the Flatiron Restaurant on Nationwide Boulevard. This is a creative use of available space on the parcel, outside of the right-of-way

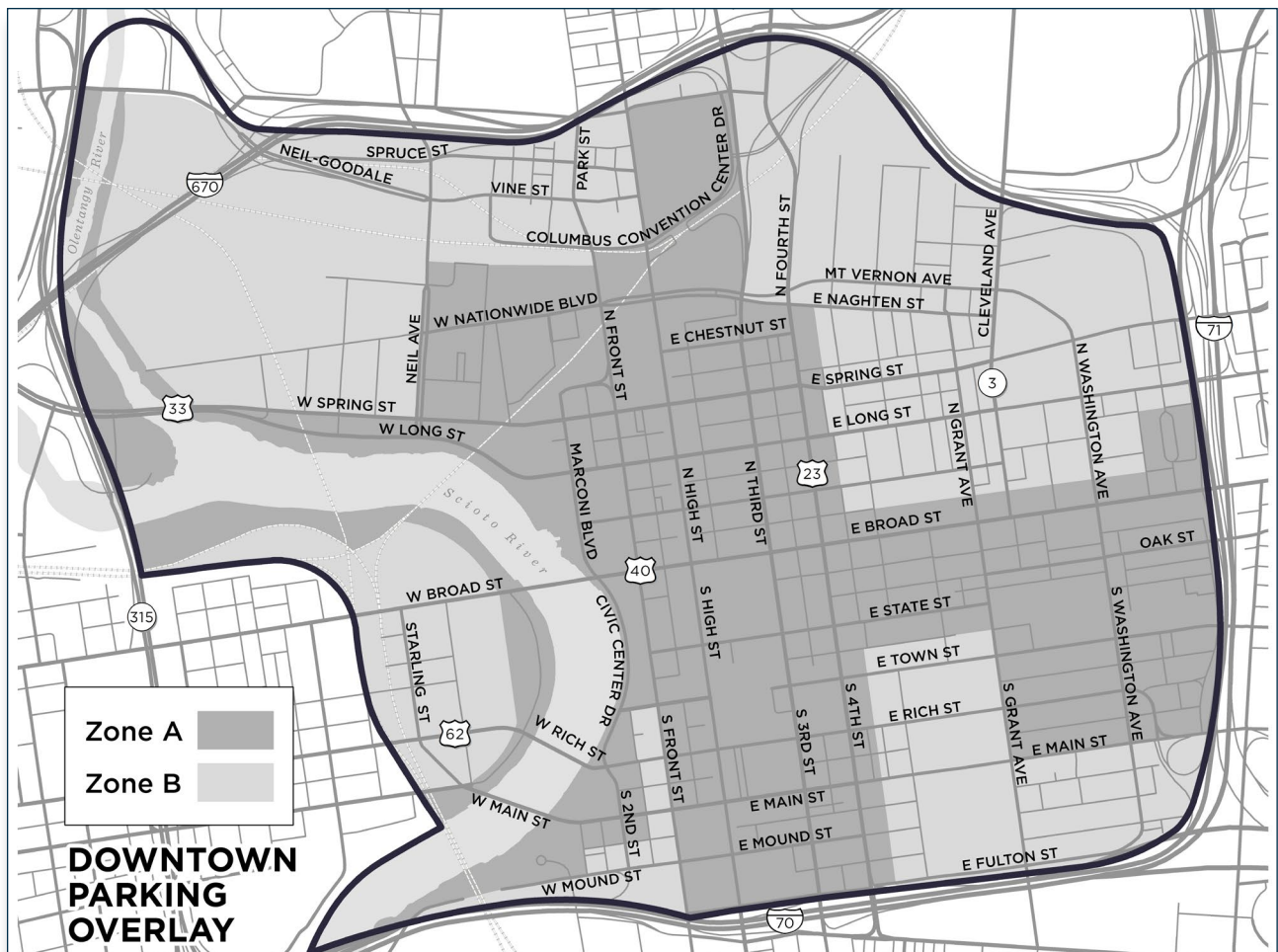
Parking & Loading

Parking is a critical amenity in the Downtown, but its impact on the built environment must be managed. In the last half of the 20th Century, the provision of surface parking had a detrimental impact on the character of Downtown. Those same surface lots which eliminated so much of the Downtown's architectural fabric provide an opportunity to accommodate new investment and development. Concurrently, the way in which parking is developed and placed within the built environment is critical to ensuring that the Downtown and the people who frequent the Downtown are benefiting in terms of quality of life and community character. Mixing land uses, screening parking (surface and garages), and limiting the amount of new surface parking will together ensure a responsible approach to the provision of parking in Downtown.

Regulations

In order to facilitate flexible and creative solutions, the provision of off-street parking is not required within the Downtown District. However, it is assumed by the Commission that parking needs will be addressed by applicants. cc 3359 includes two parking zones, which vary primarily in that non-accessory parking lots are prohibited

in zone A, while they are permitted in zone B. In all cases parking facilities are subject to design review and require a Certificate of Appropriateness. The design elements of the city's Off-Street Parking and Loading zoning chapter (cc 3312) also apply.

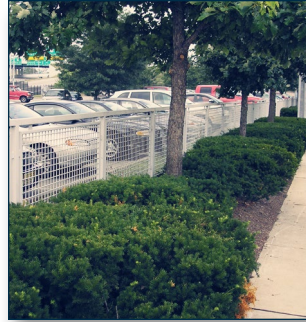


General Guidelines

- Parking, stacking and vehicle circulation are not appropriate between a principle building and the right-of-way.
- Structured parking is preferred in the Downtown, particularly in core areas (High and Broad corridors, Capitol Square, and Arena, Discovery and Southeast districts).
- Surface parking should be located to the rear of the principle building with alley or secondary street access.
- Property owners are encouraged to develop shared parking areas between businesses, entertainment venues and residential uses. Mixed use buildings generate lower overall parking demand because of the complementary nature of day and evening demand.
- Parking lots and structures are expected to meet the city's requirement for off-street bicycle parking as provided for in the zoning code.
- While it is recognized that the Department of Public Service maintains authority over access to the right-of-way, additional private curb cuts are not generally supported in the Downtown. Reduction and/or elimination of existing private curb cuts in the Downtown is encouraged as sites are redeveloped.
- Parking should not exceed the actual or projected demand of the associated uses, unless "excess" parking capacity is to be provided for the general public.

Parking Structures

- Parking structures should not dominate the streetscape. Parking garages should not disrupt the scale, massing and rhythm of the streetscape. Parking structure size and massing should be guided by the same principles that apply to other buildings with the additional consideration that they are secondary uses. The visual impact and apparent mass of parking structures should be minimized. Structures should be visually integrated with adjacent contributing buildings through the use of compatible design, materials and color.
- The integration of residential and ground floor retail and office uses with parking structures is encouraged.
- Incorporation of subsurface parking and technologies to increase parking capacity is encouraged.
- Structure design should include measures to minimize negative offsite impacts such as noise, high traffic levels and spill-over lighting.
- The exterior design of a structure should minimize the monotony of its underlying structure system through wall mass and window openings and through variation in color, material and/or texture. Parking garages should not include blank walls adjacent to the public right-of-



Various examples of parking lot screening that meet the adopted guidelines.

way or buildings with residential units. Building materials should be of high quality and durability.

- Where parking structures and pedestrian areas adjoin, the exterior edge of the parking structure should exhibit a high level of architectural detail.

Surface Parking Lots

- Where allowed per code, parking lots should be located behind buildings and have primary access from alleys or side streets.
- When adjacent to a public street, parking lots should be screened in the following manner (see also illustrations):

Option 1

A masonry wall between three and four feet in height constructed of material that is compatible with adjacent building(s), such as stone, brick or veneer.

Option 2

A combination of masonry piers and decorative metal fencing between three and four feet in height, set within a minimum three-foot planting bed.

Masonry piers constructed of stone, brick or veneer materials, compatible with adjacent buildings. Piers should be a minimum of 18 inches square and capped in some manner.

Decorative metal fencing should be black in color.

Plant species used in the Downtown should be adapted to urban conditions. Invasive species should be avoided

Option 3

Applicants may propose an alternative to options 1 and 2 that achieves the result of delineating and, to the degree appropriate, screening the subject parking lot. Materials and design incorporated in alternative proposals should incorporate high quality design and materials. The use of railroad ties, chain-link, plastic and wood fencing in association with parking lots is not supported.

- All parking lot screening should be designed to accommodate clear vision triangles in association with corner locations and vehicle access points, per city standards
- Interior landscaping is encouraged where possible as a means of "greening" the downtown.
- Parking lot landscaping provided should be maintained in good order. All plant material should be watered, fertilized, pruned, kept free from weeds and litter, and replaced if diseased, injured, or dead, consistent with horticultural best practices.



- The use of pole lighting for parking lots is encouraged for security purposes, but should be minimized. Light fixtures should be cutoff in design/ fully shielded with recessed lamps oriented to minimize off-site glare or spillage. Globe style fixtures should be shielded to minimize upward lighting and not exceed 14 feet in height. Lighting poles and fixtures should be a muted color.
- Parking lots should be designed to provide pedestrian access to adjoining buildings and public right-of-way.
- Use of green technologies to manage stormwater runoff in parking lots is encouraged. Examples include rain gardens, drainage swales, and pervious pavement. Consultation with the Department of Public Utilities is recommended as part of the building permit and stormwater permit processes.

Loading

- The Downtown District does not have minimum requirements for loading, however such facilities will be reviewed by the Department of Public Service for maneuverability needs as part of the building permit process.
- New or expanded loading docks or ramps for the delivery of freight should be as unobtrusive as possible and generally oriented to the rear of the site and accessed from alleys. When located near residential buildings they should be screened or located internally within a structure to minimize impacts.
- Dumpster locations should be located at the rear of the building with alley access. Ideally, dumpsters will be set on rollers and housed within the building itself or a shed enclosure. Note that city refuse collection is not available for roll-out dumpsters. In the event that this is not practical, dumpsters should be fully screened by use of an access gate and walls/fencing constructed of materials compatible with the primary building.



Plazas & Public Spaces

A key element of Downtown is the presence of plazas, courtyards and other spaces which bridge the space between the right-of-way and building entries. They allow for the type of informal interaction that enlivens the streetscape.

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General Guidelines

- Plazas, courtyards and similar public spaces are encouraged in the Downtown.
- Plazas, courtyards and similar public spaces should be illuminated at night. Lighting systems should be integrated into the overall site design.
- Plazas, courtyards and similar public spaces should be generally free from HVAC equipment, telecommunications and other mechanical systems.
- Materials used for these spaces should be compatible with the primary building and designed for durability.
- Integration of landscaping and public art is encouraged.

Public & Private Art

Public art is a critical component of the built environment and adds much to the City's quality of life. Primary authority for public art rests with the Columbus Art Commission.

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Regulations

The Columbus Art Commission (CC 3115) has statutory authority over the design and placement of all works of art acquired by the city, placed on property owned or leased by the city or within the public right-of-way. The Downtown Commission provides a non-binding recommendation regarding the placement of public art in the Downtown. Art meeting the definitions of public art set forth in CC 3115 does not require a Certificate of Appropriateness.

Buildings or projects, which incorporate public art but which would otherwise require a Certificate of Appropriateness from the Downtown Commission, are also subject to the provisions of CC 3359. An example of this situation might be a bas relief on a building façade within the public right-of-way. While the bas relief may qualify as public art and therefore be under the jurisdiction of the Columbus Art Commission, the building itself falls within the jurisdiction of the Downtown Commission. Art, not subject to CC 3115, placed in an exterior location is also covered by the provisions of CC 3359.

General Guidelines

- Art must be approved by and meet the evaluation criteria of the Columbus Art Commission, as provided in City Code. These criteria address the following topics: artistic quality/excellence, appropriateness to the site, originality, permanence, safety, feasibility, maintenance and donor requirements.
- Integration of art in larger development projects is encouraged, such as placement of art in public spaces, parkland, plazas and sidewalk cafes.
- The design of art in public spaces should be influenced by physical context in terms of composition, scale, mass and materials.
- Works of art should be designed and installed so as to not damage or visually obscure contributing buildings or building elements.
- Works of art should be designed with consideration to maintenance and durability.
- Art should be designed to minimize the impact on adjacent properties from light and sound that emanates from such art.



Rooftop Structures & Uses

Rooftop structures and spaces can serve as amenities to residential and commercial buildings by providing space for leisure activities. (e.g. patios, dining areas, etc.). The design and execution of these spaces is critical to ensuring that they don't negatively impact adjacent buildings or uses.

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Design Guidelines

- Rooftop structures and spaces should be complementary to the principal building- in terms of design and materials with minimal visual impact on the streetscape.
- Rooftop structures and spaces should be installed without damaging or visually impairing distinctive architectural features and should be proportional to the building and its architectural features.
- Rooftop structures, canopies and awnings should be designed in a manner to minimize negative offsite impacts of light and noise.
- Commercial advertising and graphics are not appropriate for rooftop spaces.
- The use of green rooftops is encouraged to mitigate storm water runoff and reduce the heat island effect.

Note that, as with all development, building code provisions apply to rooftop structures and uses. This will impact placement and design of such spaces.



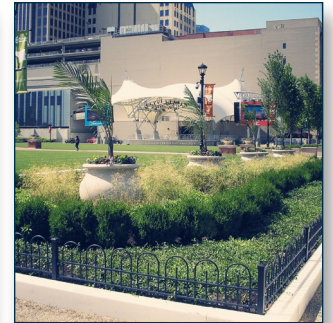
An award winning green development, the Lazarus Government Center was one of the first buildings in Central Ohio to include a green roof.

Site Work, Utilities & Landscaping

The following recommendations are intended to augment other parts of these guidelines and existing regulations addressing rights-of-way, mechanical, building and construction standards. Applicants are required to become familiar with other permitting and review requirements associated with these improvements. It should be emphasized that maintenance of site improvements such as walkways is critical to the appearance of the Downtown, as well as ensuring a safe environment.

Guidelines

- Landscaping, parking, utility or service areas, walkways and similar improvements should be compatible with each other and to the subject building or structure as well as to nearby contributing properties, open spaces and the overall environment.
- Mechanical systems (HVAC, etc.) should be placed on the roof or behind buildings and screened as necessary by walls, fencing and/or plantings. Trash and recycling containers, dumpsters and service areas should be centralized and screened from view in a manner that allows ease of access.
- Landscaping is encouraged and should be designed to complement the overall development.
- Historic landscaping elements, such as limestone steps and stoops should be preserved and integrated into new development whenever possible.
- Plant species used in the Downtown should be adapted to urban conditions. Invasive species should be avoided.
- Landscaping should be maintained in good order. All plant material should be watered, fertilized, pruned, kept free from weeds and litter, and replaced if diseased, injured, or dead, consistent with horticultural best practices.
- Healthy mature trees should be preserved when possible.
- Landscaping materials should be of high quality and durability. The use of landscaping timbers, prefabricated pavers and railroad ties should be avoided.
- Lighting used in conjunction with landscaping should be integrated into the overall plan.
- Small cell communication antenna/devices should be sited in such a manner that minimizes their visual impact and does not damage or cover distinctive architectural features. This can be accomplished through means such as rooftop placement and screening and co-locating with other utilities or structures.



Notes



