

Harrison West Society Meeting November 20, 2013

Meeting called to order at 7:04 **Quorum** present **Presiding:** Kristen Easterday, President

Presentation: City of Columbus, Department of Public Health, Scott Whittaker regarding rats in Harrison West.

Signs to look for: burrows, 2-4" diameter holes near ground, gaps in cement. What to do? Remove food sources: bird seed, dog waste, improper compost piles; proper storage of recycling and trash: tie up bags and place in city-issued containers. Call 311 to replace if damaged. Take care applying pesticides so as not to harm domestic animals or kids. After Thanksgiving the City will conduct a rat assessment in Harrison West. They will inspect properties and leave door hangers or talk to residents with issues and issue notices for problem areas and follow up with the society in February or March. Homeowners may need to hire an exterminator or the city will bait if necessary.

Presentation: Trotters Association site development. Jacob has met with the developers and architects of 750 Michigan Avenue as Development Committee Chair. They presented to the Executive Committee and are now giving the neighborhood the opportunity to see the project and provide feedback. HWS will vote on the proposal at the January membership meeting. Jack Reynolds, Attorney with Smith & Hale (representing Sullivant Bruck Architects): the site is currently zoned (M) manufacturing they are asking to rezone to (AR2) residential to construct apartments. They have requested a total of 10 variances regarding parking and setbacks. They want the free standing parking lot across the street zoned to the AR2 district of the complex; parking variance requesting a reduction of spaces from 220 required to 202; reduce the setback along Michigan Ave from 25' to 3'; reduce the vision clearance at the corners of the site from the curb cuts on the property onto the street. Sullivant Bruck for Snyder Barker Development discussing the complex itself. Creating 144 units 75% of which are 1 bedroom. Adding sidewalks on Thurber. Heard the society's concern regarding curb cuts and reduced the number from 7 to 4 for more green space along the street. There will be a pool and community building at the end. Townhouses were added as screening for the pool. Contemporary architectural style uses brick, cementitious siding (hardiplank), varying colors, wood slabbing on balconies. Most units developed to "condo specs". The town homes are 1,400SF 2 BR, 2 car attached garage. 60% of units can have attached garage. Society questions and concerns. Q: M. Hollern: parking pressures in the neighborhood from OSU and Short North are already an issue and asking for a variance seems to compound the problem. A: City requires 1.5 spaces per unit regardless of # of bedrooms. Heavy weight of 1BR apts (75%) they believe will enable all parking to be handled on site. Q: Asked for inclusion of commercial space to keep neighborhood walkable and that strip with some business. A: the site is not big enough for commercial use, such spaces are usually subsidized and their addition of residential enhances the opportunities for existing commercial enterprises. Q: K. Day: why so modern instead of historically accurate in a historic neighborhood? A: It is on the fringe of the neighborhood, not in the heart they believe there are opportunities for a variety of structures and a market for contemporary housing on the edge of HW. M. Williams: the neighborhood should decide if the character is appropriate or not. HW Plan calls for owner occupancy of the neighborhood to be at a ratio of 3:1. Adding more rental is increasing the imbalance of that equation, it also calls for no more curb cuts. Developments that do not interact with the HW plans should be non-starters. A: The property is zoned commercial and has been on the market for more than a year to be developed as such but no one was attracted to the site for that use. MW: That does not mean we as a neighborhood should have to settle for less. B. Mangia: this is one gateway to our neighborhood but it appears to just be a modern version of the existing Thurber Village. J. Bergandine: He lived across from one of their other developments there are often more than 1 vehicles per 1BR apartment and it will exacerbate the parking problem. Q: Are they open to researching commercial? A: The lot is too small and they are not a commercial developer nor does anyone on their staff have a commercial focus (no). J. Sukosd: the lot is 3.4 acres. That is a large lot for commercial, our existing commercial corridor can pretty much fit on a lot ½ that size. T. Price: the zoning tract does not affect the APCO site across the street? No. Q: C. Ridenour: Have they or would they study the current parking usage in the neighborhood. A: They have through "observation when on the site". K. Day: Katalina's would be interested in commercial space as they have outgrown their current location. Parkland dedication? Yes, there is a fee. G. James: Central trash and recycling? Yes, compactor in lot across the street. D. Carducci: is there a parking upcharge for residents? Yes for garage space, parking lot free. The society will vote at the January meeting. Our vote will count as a recommendation to City Council. They can abide by our recommendation or not.

Minutes: October minutes, D. Curry motioned, second B. Mangia PASSED

Treasurer's Report: T. Price: balance: \$1,762.88.

Development: J. Sukosd: Pretty much covered during the presentations

Membership: D. Curry: If you want to vote on the proposed project at the January meeting you need to join ASAP as there is a 45 day waiting period before you can vote.

Communications: M. Subel: make sure you follow HarrisonWest.org for all the neighborhood news you can use
Social: S. Dougherty: MOTION: to forego the December Society meeting in exchange for the annual Holiday Party.**T. Price second. PASSED. S. Dougherty: MOTION:** to allocate \$30 in funds for the Neighbor of the Year award **J. Sukosd second. PASSED.** All neighborhood businesses are invited to the party and to donate food, beverages or raffle prizes. The event is a traditional potluck so bring a dish or dessert to share. Cheers to Market Blooms for a raffle donation of a Thanksgiving Day arrangement.

Short North Foundation: J. Bergandine: Friends of Goodale Park Gala is December 4 from 6-9PM.

Police: S. Smith: PNC Bank on Neil Ave. was robbed at the end of June. Robber has not been caught. Photo passed around or check CrimeStoppers.com. It's holiday season so beware of your UPS packages being stolen off your porch. M. Hollern: a TV was stolen from the HW Community Center in October. They came through a propped or unlocked door. Please make sure to secure facility after use. M. Williams: thinks he recognized the garage robber casing the alley again. Call the police to report suspicious activity.

Meeting Adjourned at 8:40

Attendance: Sandy Allen, Jeff Bergandine, Tim Bledsoe, Dan Carducci, Dean Curry, Chet & Kathleen Day, Stephanie Dougherty, Erin Ferlet, Andy Gottesman, Rob Harris, Mark Hollern, Gretchen James, Amanda King, Bob Mangia, Mary Martineau, Ken McRoy, Dom Michalec, Diane Plunkett, Tim Price, Chet Ridenour, Chris Ruder, Anthony Scarpelos, Jacob Sukosd, Mark Subel, Kathryn Tarantino, Matthew Williams.