

Harrison West Society Meeting ~ June 17, 2015

Meeting called to order at 7:11 PM **Quorum** present **Presiding:** Tim Price, President

Minutes: Motion to approve May minutes, M. Subel. M. Williams second. **PASSED.**

President's Report: T. Price. Sent an email to COTA – proposing a bus route change (3 line), talking about re-routing it along Goodale. Cuts out the heart of the neighborhood. Signed it as the president of Harrison West. Any interest in writing a letter on behalf of the Society? Unclear if this is a foregone conclusion, but note that they announced the meetings pretty much after they were over. 8 changes proposed, so it's not just us. Goal is to make more frequency, more stops instead of spreading it out. **Motion, D. Carey. A. Ruenzi second: write letter on behalf of Society opposing the 3 bus change. PASSED.** Frequency concerns are the reason why we're doing this. Higher frequency = fewer routes, so that's what they're doing. Encourage everyone to write a comment on their own. Next closest bus routes are on 5th, Neil, and Goodale – basically the borders of the neighborhood. T. Price: Looking into the possibility of buying Directors & Officers' Insurance. Dean is working to come up with quotes to put it back in the budget is possible. M. Williams: would it be possible to include multiple societies? Or just Harrison West Society? T. Price: We tried and there was pushback. D. Carey: I can bring it up with Short North Foundation. D. Carducci: suggest some might not be comfortable serving without this insurance.

Next issue – Harrison West Jazz Stage. M. Subel: We're seeking \$750. We lost one sponsor, and another grant opportunity was lost because we got it the last 2 years. All costs go to the musicians, equipment, permits, joint advertising with the Society. We get cards made for that, signs made for advertising. Q: Total budget? A: A little over \$3000. Musicians, sound engineering. 4 shows = \$2800-2900. The permit, promotional items. We've increased a little bit; we actually couldn't get some because it was so low. We want to be seen as a *good* series, attract good talent. We get good turnout, get people from Clintonville, Grove City. ALSO looking for volunteers. Come see me, or email communications@harrisonwest.org.

[M. Subel absents for further discussion.] **Motion to donate \$750, D. Carducci, B. Mangia second.** D. Carey: Other costs? Insurance? T. Price: usually around \$800. Assuming we get more members, we should end up roughly where we're at by the end of the year. For social activities spent not much last year - \$500 for National Night Out, got donations. Christmas party probably cost about \$13 because of the donations. T. Price: not a strain on our finances to give \$750. **PASSED.**

Treasurer's Report: A. Ruenzi. \$3572.70 balance. Tim and I are transitioning. \$25 filing made to Secretary of State to renew our existence. Able to update contact information so it goes to the current officers.

Parks: B. Mangia. Harrison West Park: Bob meeting with city at end of the month, will ask them to come to the July meeting to get comments from the neighborhoods. Side-by-Side cleanup Wednesday 7:30 and Saturday at 11. Check the website, and we'll post signs in the park. Harrison Park got cleaned up last month. Watch out for poison ivy! Wheeler Park is open, haven't heard any complaints yet. Boat portage is not out to bid yet, still waiting on some engineering numbers. Did find that UIRF funds are paying for the Harrison West Park. Our Gowdy TIF is paying for the boat portage. D. Curry: FLOW contact said they've seen the plans for the portage already. M. Williams: we saw them too. C. Ruder: Gowdy TIF is paying for the boat portage? B. Mangia: Yes, part of the \$1 million. B. Mangia: we have the legislation from the Gowdy TIF if anyone wants to review. We planted 3 new trees in Harrison Park. On a hot Monday morning (Memorial Day), three people showed up and it was a tough job. In 2020 we'll have shade for the Jazz Series.

Membership: D. Curry. We're at 81 members. Katherine Tarantino and I got around to the businesses.

Communications: M. Subel. Recycling tomorrow. Keep up with us on the website and Nextdoor.

Social: T. Price. Stephanie is working with Nicci Adelmeyer on National Night Out and the Art Party.

Short North Foundation: D. Carey. Grants to be issued by Foundation - \$750 to Jazz Stage (up from 500), 2000 to GPMS, 500 to SNA Murals, 500 TREEMendous, 500 Doo-Dah Parade. FGP having photo contest for Goodale Park, check out the Friends of Goodale Park website. Gay softball world series Aug 17-22, will be having a block party on High Street probably on Saturday August 22, near Union Café. Let me know if interested in participating. Also received an offer for table set-up for Goodale Park Music Series. Up to 10 x 10 tent. Need to bring materials. Get there by 11:45 AM. Let me know if interested.

Block Watch: T. Price: no news.

Police Report: Officer Steve Smith. Everything has been relatively quiet. Even crime rates in the University District have been low, which is somewhat unusual. Been pretty successful in identifying people creating the problems. Quiet in Harrison West. Biggest complaint was Wheeler Park – people going in when it was closed. D. Curry: Did Nicci get in touch with you to communicate about block watch? S. Smith: Sometimes can't make it to the meetings, but 2 meetings ago she let me know. Keep me posted on National Night Out.

Rules: C. Ruder. Our bylaws and policies are on the internet. Policies are slightly out of date but OK. Was looking at the dues structure. The motion next month is going to be to put the dues structures in the policies. Gives us a convenient time to make addendum about membership. M. Williams: how hard are policies to change? C. Ruder: majority and notice to the membership. C. Ruder: Can't change dues without a 45-day waiting period. Will bring proposed text next month.

Development: J. Sukosd. About 3 weeks ago, Battelle reached out to the neighborhood to discuss a new issue. Their main campus is between King and 5th (not HW), but parking, green space, childcare is between 3rd and 5th. Their intent is to improve their main campus. Modernize structures, renovate amenities, make it a better place to compete for the best workers. They hope to raise money to do this. To raise funds they are selling off properties everywhere. They are looking at selling their properties south of 5th and north of Perry, including the other green space on 5th east of Perry. They consider this excess. Reconfiguring main campus for parking. They recognize that the property has significant value for a developer.

They've come to us before acting, which is good. They're doing a request for qualifications with developers to narrow down group of targets for RFP. They've talked to the City about this, as have we. I had a call with Development Director at the City. Then earlier this week, several of us met with Rec & Parks.

Battelle wants to sell the whole deal. 16-21 acres in total. Lot of land for this neighborhood. They want to get the best dollar amount to roll back into campus. Our proposal: let us take the first stab at offering to purchase. If you see the Harrison West Plan, this is squarely in that. Nice green space.

They won't commit to that yet because they don't know what it's worth, which is fair. So we went to Rec & Parks – we have \$1 million from Gowdy, plus TIF. City reached out to Battelle. Battelle doesn't have to respond if they don't want to, but the wheels are turning and we're hopeful.

The property itself is zoned C-2 (Commercial): mostly offices. But within that there are all kinds of projects you can do, e.g. "extended stay" apartment model, etc. There's a piece on 5th that's zoned Manufacturing, and you can build pretty much whatever you want there.

One thing the City has told Battelle is they're not interested in supporting hotels on this side of the river. Olentangy River corridor is very popular for that. People have approached Battelle and the City; the City is not interested. Also note that the property is all H-35, which is a standard residential height. Typical house in the neighborhood. So that height limit would keep it down, and would also therefore limit the density – assuming there are no variances. All that is a bit premature at this stage.

Battelle is seeking to do a RFP, not just getting a check. So they'll have some influence on what gets built, especially on 5th Avenue. We're at very early stages. That property is probably worth a million an acre? Hard to say.

Other items have come up: that land is in our neighborhood TIF. Hasn't generated all that much, but redeveloping it will funnel money into our TIF. It will take infrastructure to develop that land. Whoever develops it will want some TIF money to develop it.

Questions? M. Subel: who will own the land? Jacob: Battelle. Think the City would like to see mixed-use, some commercial development especially on 5th. There's some tightness in "class A" office space. The City envisions a mixed use. M. Subel: what about the trail? Jacob: Currently it's an easement on Battelle's property. Letter I saw today from the City also focused on the trail. The City doesn't want to lose that. Wants to preserve the parkland/green spaces. If the City could, they would widen it. If the property is re-zoned, there may be parkland dedication for a piece of it.

Ultimately our push should be to purchase the parcel at 3rd and Perry, and work with the City to further preserve part along the river's edge. Don't think the trail will go anyway. Also, note that the flood plain has not yet been revised after removal of the dams – can't imagine it comes all the way up there, but to a certain degree the river's edge will be protected. N. Zingale: imagine Battelle would use the trail as a selling point. Jacob: Agreed, and we said so to Battelle.

Also we suggested they carve out some green space – amenities for employee and raises the value of the remaining land. M. Subel: So the next stance is to recommend that the City preserve it. Jacob: City would be using our Gowdy Field funds for that. It's part of the neighborhood plan, so don't really need a vote. If we get to the point where we can actually do it, we'll take an official vote. Jacob: I'd like to think it's something we can do before a developer gets involved, but I wouldn't hold out too much hope for that. D. Curry: If it will happen, it'll happen, but note that there are utilities adjacent to the bike path. Chain link fences, etc. Jacob: Battelle actually owns the river bank, and some of that is theirs, some is City. The utilities may complicate development of the site. Jacob: City is very interested in acquiring the property. Referenced 4-5 city plans and initiatives that all apply, so they're going to work on putting together funding. Jacob: Hope to have some frequent opportunities to talk with development director. When that property was rezoned in the 1990s, they agreed to a number of things – landscaping, curb cuts, setbacks. If this property is sold or

transferred, does any of this apply anymore? Will discuss with the City. May give us some bargaining chips – we trade off some restrictions that were put in.

A. Ruenzi: next steps? Jacob: RFQs going out, they won't be sharing with us. Will continue discussing with the City, but we're waiting to see what Battelle's next steps are. D. Curry: won't necessarily be local, this could be a national level development. J. Sukosd: 2 things they could do – (1) ton of apartments, (2) corporate office space near the downtown, could see a big commercial development. City would be thrilled. Hopefully mixed use – urban setbacks. Probably some form of retail on 5th Ave.

M. Williams: there are 2 things the city is working on that we can use. (1) They are not going to meet their consent decree for gathering storm water. Taking out that parking lot = more area for water absorption into the river. (2) Pretty sure also that the city adopted standards for development near the river. 100 feet, 200 feet – there is a limit to building within proximity to the river. We can use that too.

B. Mangia: don't think we're going to lose the bike path. That's not a likely outcome. The concern is preserving the green space. Gowdy Field had baseball fields, it became a dump when they built 315 so we lost our ball fields; they promised us land on our side of the river. Hopefully now they'll act on it.

Open Forum: July 25 art project party. M. Williams: will send info to post on website. T. Price: Pride this weekend, then Comfest next weekend, busy few weeks coming up. M. Subel: there is a "races" section of the website so you can navigate around the races that run through the neighborhood.

Meeting adjourned: 8:20 PM.

Attendance: Dan Carducci, Suzanne Miller, Harvey Miller, Nick Zingale, Chris Ruder, Sandy Allen, Jacob Sukosd, Mark Subel, Steve Hornyak, Dean Curry, Adrienne Ruenzi, Tim Price, Matthew Williams, Bob Mangia