

Harrison West Society Meeting ~ August 19, 2015

Meeting called to order at 7:05PM by Tim Price **Quorum** present **Presiding:** Tim Price, President

Presentation 1: Matthew Wilson, Joe Pax, Jennifer McKenna, Mark, Jack Reynolds (Mulberry Design & Build)

J. Sukosd proposal for 840 Michigan Avenue (across from Trotter). Scheduled for BZA in September, informational meeting tonight (vote in September). J. Reynolds (atty Smith & Hale): 3 frontages on property, .621 acres, currently office bldg., variance application filed with BZA, seeking 3 variances (9/22/15), zoned M (mfg placed 1928), proposing extended stay hotel, 26 units, 1600SF retail, setback, parking (from 7 to 0 for retail) and loading space (from 1 to 0) variances. All parking required for units. Setback; 24' from right of way (setback is supposed to be 25') Extended stay (max time is 1 year). Market for extended stay hotel, what is the market? Boutique hotel, high end, monthly \$1800-2000. Market analysis: demand in the area for this product at that price range. Expecting OSU/Nationwide professionals for monthly rentals. Internally look just like an apartment with full kitchens. Jeffrey Park, Grandview (rental properties managed by Treetops mgt), other urban infill. After built not rezoned residential. Retail what intended (not specific), smaller scale restaurant, etc. Replicate footprint of existing building. Preserve large birch trees. Retail on corner, view to downtown. 3 stories on a parking deck with a roof terrace and view to DT. 21 spaces under building + 18 surface. 2 handicap spaces near front door. Losing existing curb cut on Buttles. Propose 1 way turn in on Michigan. Surface lot where one exists now. Supplemental trees on MI Ave. Brick pavers and outdoor seating near retail. No dumpsters. Cans to be placed on curb. Brick and cement board facing. Units 1-2BR units with outward facing balconies. KW: owner is 840 Michigan LLC will they operate? Mark + partner will operate with outside property mgt. What kind of signage? Retail signage but not for residential. HM: encourage pedestrian scale design. Screening the parking. BM: HW plan called out as a commercial corridor, but wish it addressed MI Ave. better. Trying to complement MI/Buttles intersection. ZB: entry for guests to bldg., not on 1st floor frontage. CR: Will units have their own utilities? Yes. Will it be able to be made into condos? Yes. Familiarity with HW plan? Thurber Dr. disappears and Buttles extends through. NA: retail space at Buttles and Thurber. No loading zone so concern about retail delivery. Do any other units have retail? No. Height? 54' zoned for 60'. JS: different exterior from Monday viewing. Solar options, rain screens. Experimenting with what can be done with masses for LEED certification. Going for LEED? No. But designing with principles as much as possible. Bike storage. CR: parking spaces metered for electric cars. MW: as plan evolves these don't look like anything in the neighborhood, Victorian era that looks like the hood. This does not. Roofline, etc. NA: likes preservation of trees.

Presentation 2: Garage Titus bought house in 1996 (995 Michigan Ave) intends to increase lot coverage from 36.7% to 51.4% wants a 2 car garage. Lot coverage typically 50% (variance for 51.4%). Essentially equivalent to adding a shed if you already had a garage and house on the lot. Not uncommon for greater lot coverage. Access off alley. No garage currently. Parking pad with 2 spaces there now. **M. MacDonald: Motion to support the variance for 51.4%. Second: Mara Christine PASSED**

Minutes: Bob Mangia MOTION to approve July minutes; Second Adrienne Ruenzi PASSED

President's Report: T. Price met with SN Consortium in process of putting together a "plan to plan" set of recommendations that will go to a contractor for the entire SN neighborhood (including Weinland Park, Circles, IVS, SNCA, HWS). What we want to see in neighborhood regarding development (schools at 4th and 2nd), Buttles connector, etc. Different neighborhoods have different issues. Need a communications committee chair.

Treasurer's Report: A. Ruenzi started w/\$2,591.26 in checking

Parks: B. Mangia parks@harrisonwest.org cleaned HW Park to prep for National Night Out event, SBS bollard being replaced, sidewalk to be poured will be closed until cured. This month cleaning Harrison Park 8/26 is cleanup and cocktails 6-7:30. And the following Saturday 8/29 with help from OSU students (10AM-1PM) need group leaders. Wheeler Park is safe. This Saturday Battelle + FLOW from 5th to 3rd doing a cleanup with pizza afterwards. Meet at the warehouse on 5th. Next month 9/13 Jazz Series starts 1-3PM in Harrison Park. Met with Battelle and Rec and Parks 9/1 is follow up meeting for funding with Rec and Parks to obtain green space. 2nd Ave. boat portage is out to bid (30-60 days). Clean up after your dogs. Matthew: winner for the art 680 votes winner is "Through" metal arch with glass insets. Wants endorsement of choice. **M. Williams Motion society endorse the choice to Columbus Art Commission. A Ruenzi second PASSED**

Membership: D. Curry 84 members (up 2!) **MOTION: anyone who signs up in September covers the remainder of 2015 through 2016. M MacDonald second. PASSED**

Communications: we need a new communications director volunteers needed for Jazz Series set up and tear down

Social: N. Adelmeyer, National Night Out – thanks to attendees. SN Bagel Deli free food, lots of cops, kids got to sit in cars, BM: brought in SNCA nice collaboration

Block Watch: N. Adelmeyer, lots of car break ins, might have a tool to jimmy the lock, lock your car and don't leave stuff in it that you might want. REPORT IT if you get broken into.

Short North Foundation: D. Carey no report

Development: J. Sukosd, planning@harrisonwest.org

Police Report: no report C Ruder: police arrested a homeless guy stealing packages from condos (maybe porches)

Open Forum: MW: encourage folks to read the HW plan. Although we cannot vote on the plan we can show city council that the development is not following it. Especially pages 25-27. JS: we can only speak to the variances. 2 minor (loading and setback) 7 to 0 on retail parking might get attention. Based on zoning that is all we can recommend. He was very vague about what going on in GV. They build apartment buildings. Trotters is also an extended stay hotel with same zoning. In City there are no residential landfill apartments but it extended stay hotel they can build it on commercial and mfg zoned land. Making apartments to fit into the commercial zone. Mixed use in IV proposed. Building something at Jeffrey. Why pushing this through so fast? Because they can. 3 variances and already on the schedule. Make argument for street parking. Lots of street parking. Key: get them to make amends in exchange for variance support. Jacob will go to BZA meeting if HWS doesn't support it. Have to have a good reason. Must be zoning based (parking situation).

Parking: being built for a restaurant but not preparing the zoning for a restaurant (neighborhood scale café or beverage carryout). Small local businesses have harder time getting the zoning. Can we have the developer provide the spaces as an incentive for attracting a business? Atty also represented Trotters they came to us with retail already in it. West side of Thurber no sidewalks. This gets started. Comes down to parking. Can we give up 7 on street spaces and potentially more to make something work.

Meeting adjourned: 8:26 p.m.

Attendance: Jane Acri, Nicci Adelmeyer, Sandy Allen, Zach and Jurga Bayer, Kim Beach, Leigh & David Carey, Mara Christine, Diane Cumming, Dean Curry, Nicolia Delaveris, Joe George, Steve Hornyak, Titus Kitchen, Barbara Lehman, Mary MacDonald, Bob Mahaney, Bob Mangia, Harvey & Suzanne Miller, Kate Mowbry, Tim Price, Chris Ruder, Virginia & Doug Ruef, Jacob Sukosd, Ken Wightman, Jennifer & Adam Wilkens, Ken Wightman, Matthew Williams and Jamee Zucal