

Harrison West Society Meeting ~ January 20, 2016

Meeting called to order at 7:03PM by Tim Price President **Quorum** present **Presiding:** Tim Price

Minutes: November minutes. **D. Carey MOTION to approve; Dean Curry Second:**

Presentation: Rob Harris current construction project on park side. Dave(?) variance needed, site at corner of 2nd and Harrison Park Place: rooftop access for the units, compliance with height for City zoning code. H60, 2 SW buildings can be 60' tall, rest of the site in H35 district, 35' tall. Projections of the stairwells (and only the stairwells) cannot be met to comply with the code. Top of the stairwell is 45.5' above grade. By code calculations about 43' permissible. Very close to what code would allow. Height variance request to 45.5' from 43' to permit the stairwell difference over code for 2 south buildings on Harrison Park Place currently under construction and the new buildings on the park side. **J. Sukosd MOTION: approve the variance as requested. D. Curry second. PASSED** (1 opposed)

Presentation: Jonathan Barnes. Sukosd: met with Exec. Committee in November for initial review then they talked to the City. First time viewing as a neighborhood group. Proposal: 395 W. 2nd Ave. (1018 Pennsylvania) Tom Vetter, Eric Maso. Bought the front property 8 unit building there today. Site is 2 halves. Building along 2nd Ave (8 brick townhome units, a little worn). Existing building (0 parking associated) needs some work. Back half of the lot is vacant space (grass right now). Expensive to upgrade existing building. No curb cut on Pennsylvania. How to add to site to fit with how neighborhood looks. Concept: front along Pennsylvania double duplex buildings. Gabled roof to match building to the south. Brick product. Behind is a second building with 1st floor of building as parking with 16 spaces. Above parking 4 townhome units behind the new building on PA and existing building on 2nd. Jon Barnes: took a lot of care to study plan: pedestrian friendly, scale, architectural character, new buildings all condos, existing 8 units will be converted to condos (intent to have owner-occupied condo units - ownership not binding). Context: respect scale of street and types of buildings along the street. Gable front, single family homes and flat roof apt. buildings. Building has both: gable roof and flat roof to mimic 2 separate buildings. Brick, horizontal siding. What you can see is primarily what is on PA Ave. Covered parking on back hard to see except from alley. Pedestrian friendly development with gardens in center. Timeline on updating the existing row house is after the currently proposed development. J. Sukosd: numerous variances required (10 total): lot coverage (70% code allows 50%), # dwelling units (not currently supported). Reference HW plan in a number of areas, combining multiple lots into single lot development, this area to remain 1-2 family homes consistent with the majority of the street and area, planning division has reviewed and did not support the variances proposed for same reasons mentioned. Vetter: Precedent setting of combining lots. It's a vacant lot, precedent concerns limited because it's an underutilized lot. Sukosd: you could build (2) 2 family homes and that would be in line with plan and code. Doesn't understand the economics of building a garage to build 4 more townhomes on top. Build 2 homes and then provide off-street parking. Making a significant investment to add 4 units that don't fit there. Vetter: Allows parking for the front building. Could also do a surface lot, less attractive and less responsible use of space. Behind buildings like now. Carey – 3 story building that is visible from street and looms over neighborhood homes. Parking for whole development. Sukosd: 4 townhomes overlooking neighborhood homes. Vetter: designing a privacy fence on back of units so they won't look down onto properties. Sukosd: shared amenity space? Greenspace a 13' channel between the walls. Questions: stormwater collection on site. Refuse containers in alley and access: planning for rear alley access for (2) 8' bins fit along alley. Proposed unit mix: 1 BR flats 800 SF, bi-level 2BR unit (on PA); (4) 2BR bi-level units. Asking price? Not sure. Any rooftop space? No. Variances: 2 density, parking (16 vs. 24), lot coverage, vision clearance, 2 use, side yard setback, back building variance, rear yard setback (from 25% to 5%). Sukosd: Executive Committee will review again with Developer and will vote on this next month as a society.

Presentation: M. Subel/D. Carey HW Jazz Stage 4 performances in the park over the summer. Alleviate the burden of organizing. HWS doesn't have resources to take over. Working with SN Music Series about collaboration. Nothing determined, if anyone interested in joining a committee Goodale Park Music Series (6 performances on the Sundays prior to HWJS) Preserve the HW Jazz Series branding while merging resources with SN Civic Assoc.

President's Report: T. Price second SN parking study meeting last week. Neighborhoods are different with different needs (IV, VV, less in HW) working with consultant to refine points of the consultant.

Treasurer's Report: T. Price: working with insurance companies for E & O coverage quotes. Plus complete financial report from last 5 year. State Farm (\$425/year)

Development: J. Sukosd, no further report.

Parks: T. Price: Wheeler Dog Park closed for time being because grass is gone. Bob working with Rec and Parks to examine other materials to use in order to have one side open all year. No one desires to have it closed.

Membership: D. Curry, (35) sending emails to recruit members. Dues cover insurance for artwork, parties, etc.

Social: no report, social@harrisonwest.org

Short North Foundation: D. Carey. Need volunteers for HW Jazz Stage. White Castle development approved by VV Commission.

Block Watch: open meeting on 2/25/16 at 6PM at Harrison's on 3rd Ave. security & safety issues

Police Report: Officer Smith n/a crime minimal over last 30 days 1 burglary, package stealing fallen off

Open Forum:

Meeting adjourned 8:07PM Ben Justice moved, D. Curry second

Sandy Allen, Tim Bledsoe, David Carey, Dean Curry, Cynthia and Brad Dougherty, Joe George, Scott Hartley, Ben Justice, Leo Klise (Bunn Minnick), Tom Maxwell, Suzanne Miller, Dan Moorhead, Tanya Peterson, Tim Price, Diane Plunkett, Chris Ruder, Joanne Shelley, Jacob Sukosd, Mark Subel, Katherine Tarantino, and Ken Wightman