

PROJECT SITE



1018 PENNSLYVANIA AVE.
HARRISON WEST SOCIETY MEETING - IMAGE PACKAGE
JANUARY 20, 2016



SITE RESEARCH



HARRISON HOUSE



HARRISON PARK



HISTORIC TEXTURES



HISTORIC TEXTURES



NEIGHBORHOOD CONTEXT



EXISTING CONTEXT

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP



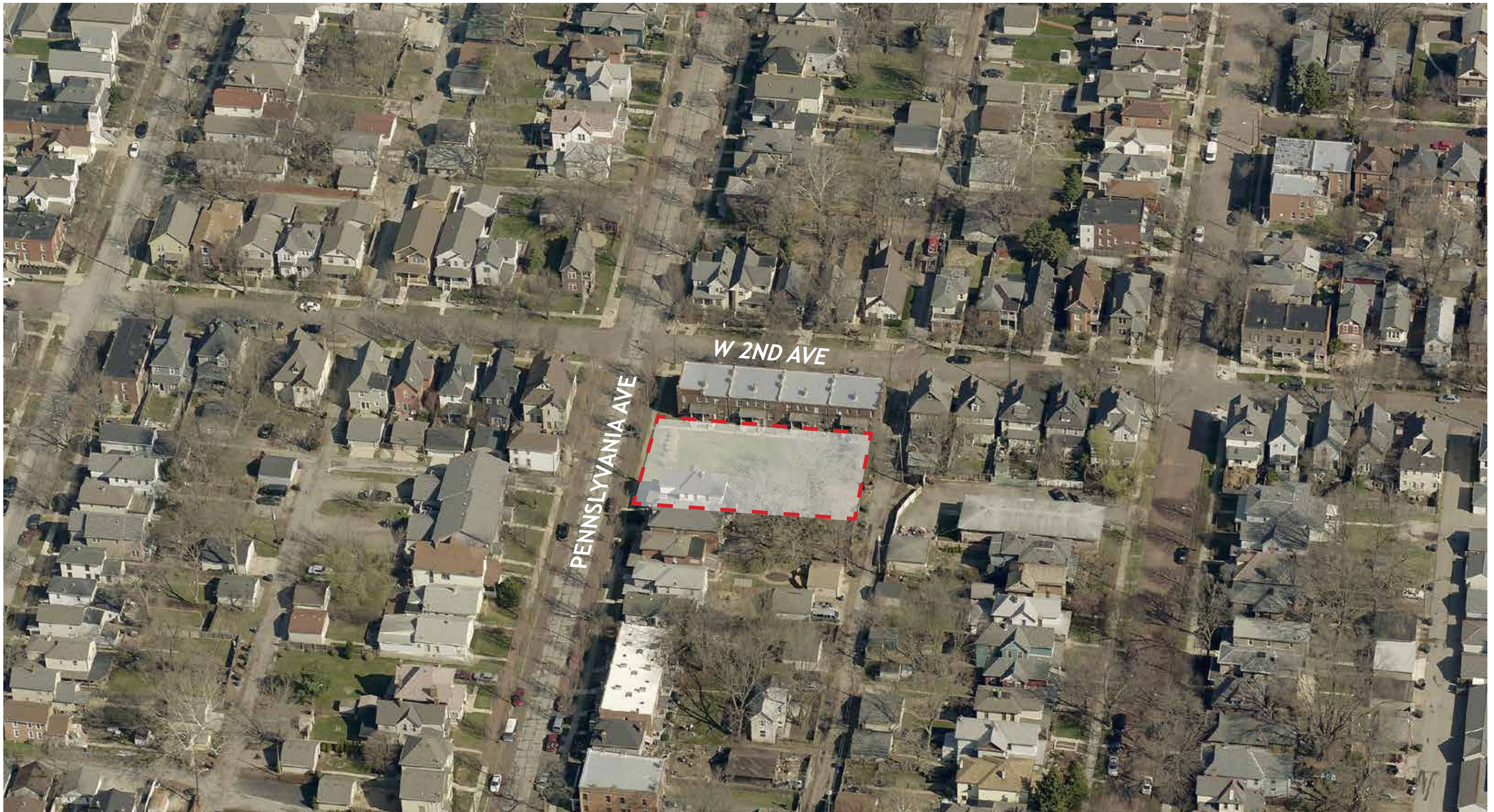
HARRISON WEST BOUNDARY MAP

SITE RESEARCH

JAN 20, 2016
HARRISON WEST SOCIETY MEETING - IMAGE PACKAGE



JONATHAN BARNES
ARCHITECTURE AND DESIGN



NEIGHBORHOOD CONTEXT

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SITE RESEARCH

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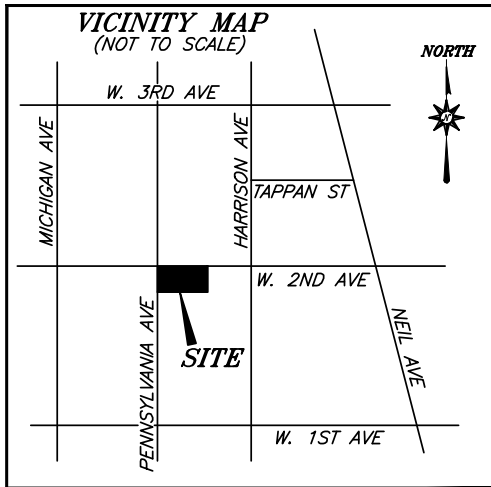


NEIGHBORHOOD CONTEXT

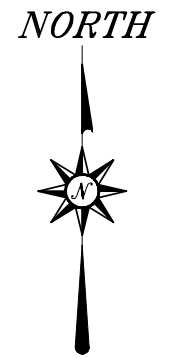
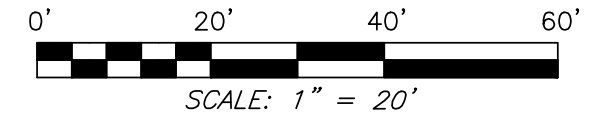
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**LOT #317, LOT #318, LOT #319 & LOT #320,
IN COLLINS, ATKINSON & GUITNER'S SECOND ADDITION
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



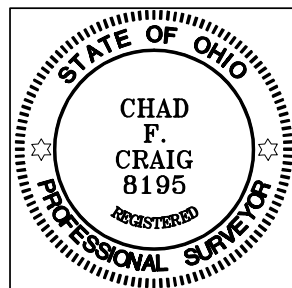
NOTE: UNDERGROUND UTILITIES
NOT LOCATED OR SHOWN ON
THIS DRAWING

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICES
NON-MEMBERS
MUST BE CALLED DIRECTLY

ELEVATION OF FIRST
FLOOR EL=741.64

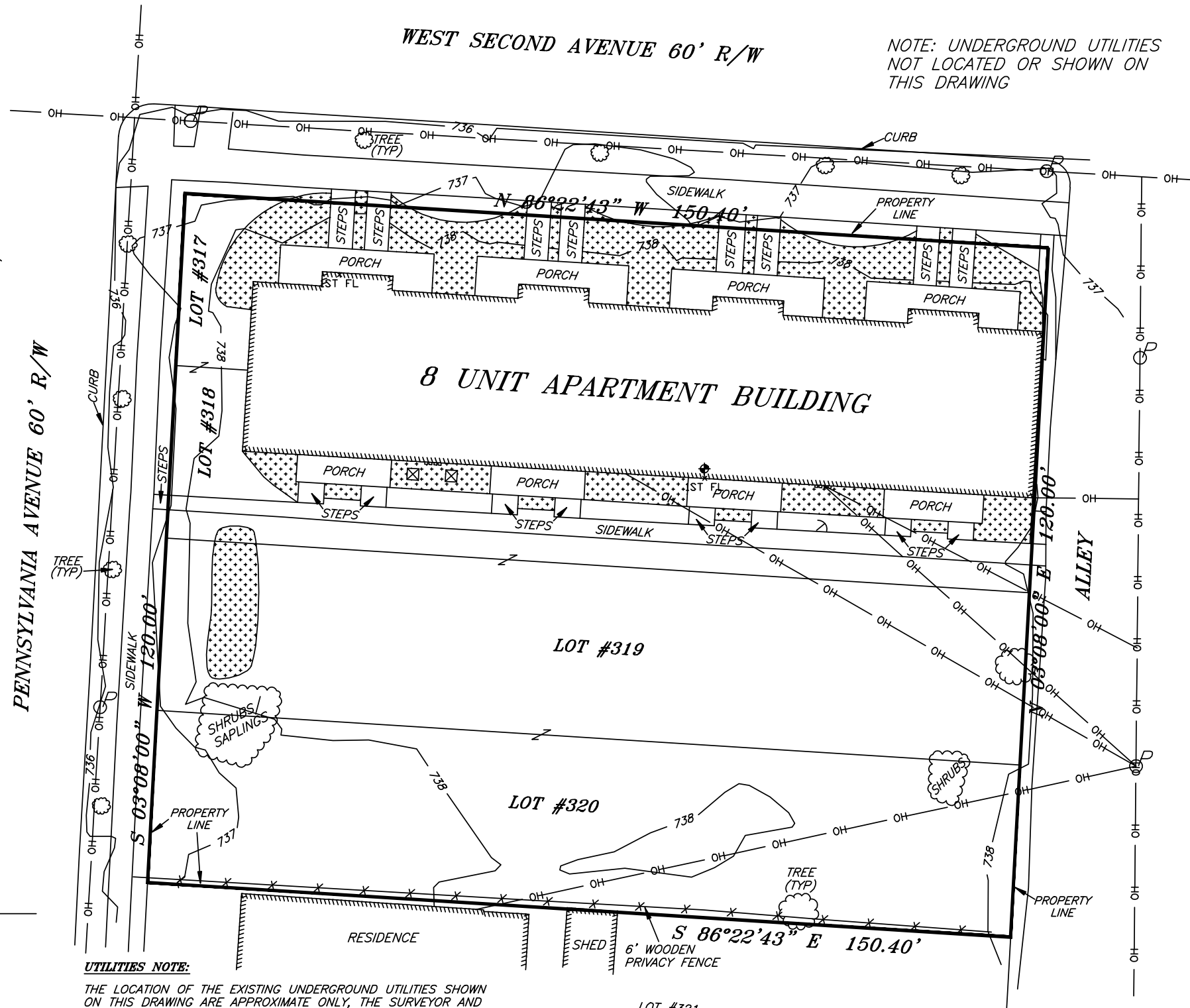
LEGEND

- IRON PIN FOUND
- OH — OVERHEAD UTILITY LINES
- UTILITY POLE
- ⊠ AC UNIT
- ∧ SATELLITE DISH
- ▨ LANDSCAPING



SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

PRELIMINARY



UTILITIES NOTE:

THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN
ON THIS DRAWING ARE APPROXIMATE ONLY. THE SURVEYOR AND
OWNER CANNOT GUARANTEE THEIR ACCURACY OR COMPLETENESS.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE
ALL UTILITIES AS TO LINE AND GRADE BEFORE STARTING ANY WORK.

PRELIMINARY

EXISTING SITE SURVEY

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

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KEY SITE PLAN



02



03



01



04

EXISTING ALLEY CONDITIONS

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
 VETTER PROPERTY GROUP

SITE RESEARCH

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 ARCHITECTURE AND DESIGN

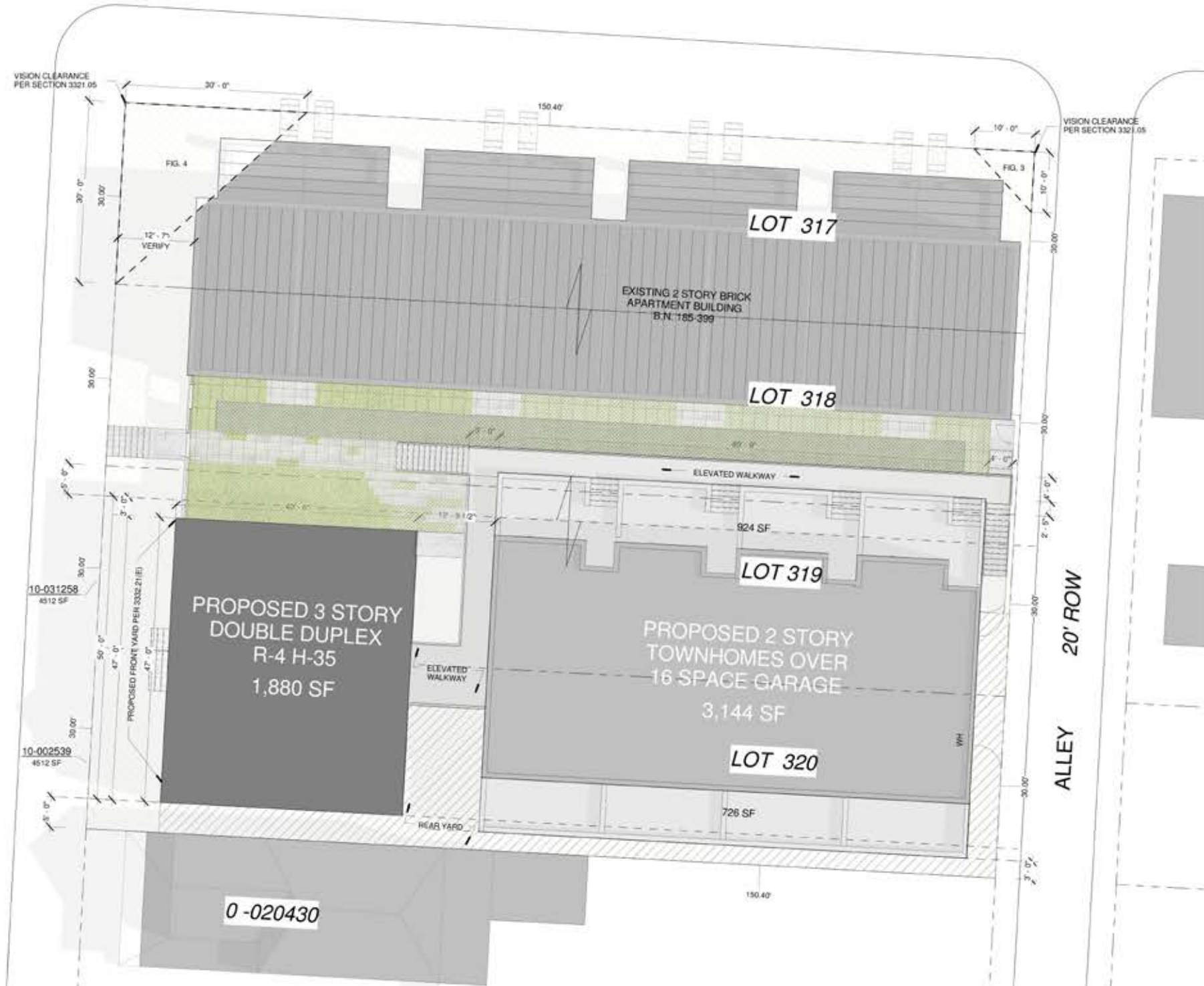
CONCEPT DRAWINGS & IMAGES

W 2ND AVENUE

60' ROW

PENNSYLVANIA AVENUE

60' ROW



SITE PLAN SUMMARY:

COMBINED CORNER LOT:

LOT 317 4,512 SF
LOT 320 4,512 SF
LOT 319 4,512 SF
LOT 320 4,512 SF } 18,048 SF (0.41 ACRES)

EXISTING DWELLING UNITS:

8

NEW DWELLING UNITS:

8

EXISTING OFF-STREET PARKING:

0

NEW OFF-STREET PARKING:

16 (1.5/DU)

MAXIMUM PERMITTED DENSITY:

ONE PER 3,000 SF ON CORNER LOT } 06

Section 3332.14 - R-2F area district requirements. Code permits 6 dwelling units or as stated otherwise, code requires that a two-story, two-family dwelling shall be situated on a lot of no less than 3,000sf per DU.

ONE PER 1,500 SF ON CORNER LOT } 12

Section 3332.15 - R-4 area district requirements. Code permits 12 dwelling units or as stated otherwise, a dwelling containing 3 or 4 DU shall be situated on a lot with an area which equals or exceeds 1,500sf per DU if a corner lot.

PROPOSED DENSITY:

16

PROPOSED SITE PLAN

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

1"=10'-0"



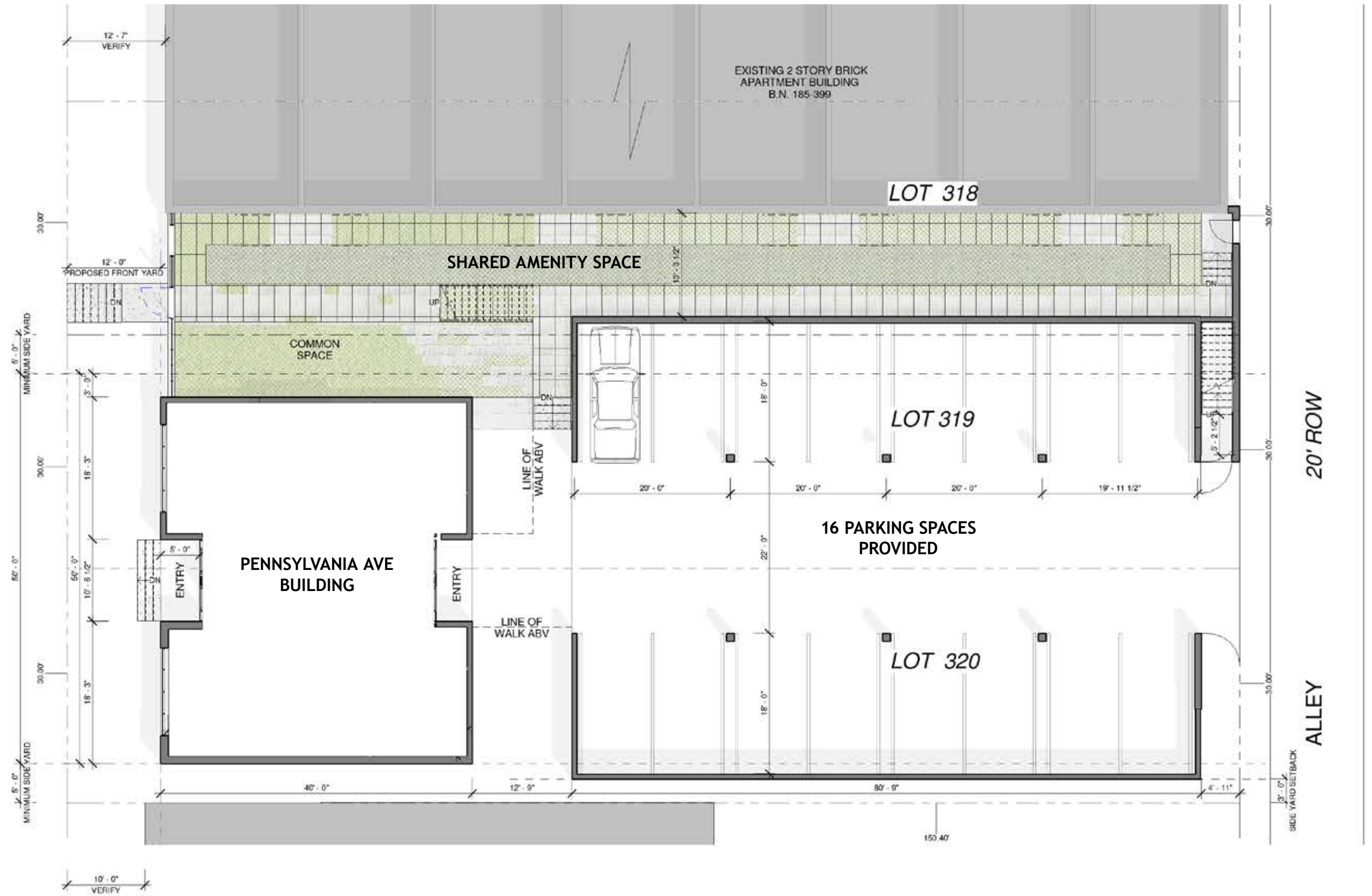
JAN 20, 2016

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JONATHAN BARNES ARCHITECTURE AND DESIGN

PENNSYLVANIA AVENUE

60' ROW



PROPOSED LEVEL 01 FLOOR PLAN

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

1/16"=1'-0"

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PENNSYLVANIA AVE. ELEVATION

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

JAN 20, 2016
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① ASHBERRY VELOUR BRICK



② CEMENTITIOUS PANEL @ DWELLINGS



③ METAL SLAT FENCE @ COMMON SPACE ENTRY



④ WHITE BRICK



⑤ WOOD ALCOVE @ BALCONIES & ENTRIES

WEST ELEVATION

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

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① ASHBERRY VELOUR BRICK



② CEMENTITIOUS PANEL @ DWELLINGS



③ METAL MESH PANELS @ GARAGE



④ WOOD SLAT RAIL @ PORCHES & DECKS



⑤ WOOD ALCOVE @ BALCONIES & ENTRIES



⑥ WHITE/GREEN METAL GUARDRAIL @ ELEVATED WALKWAYS & STAIRS



⑦ WOOD INFILL @ WINDOW



⑧ CABLE TRELLIS @ WALL

NORTH ELEVATION

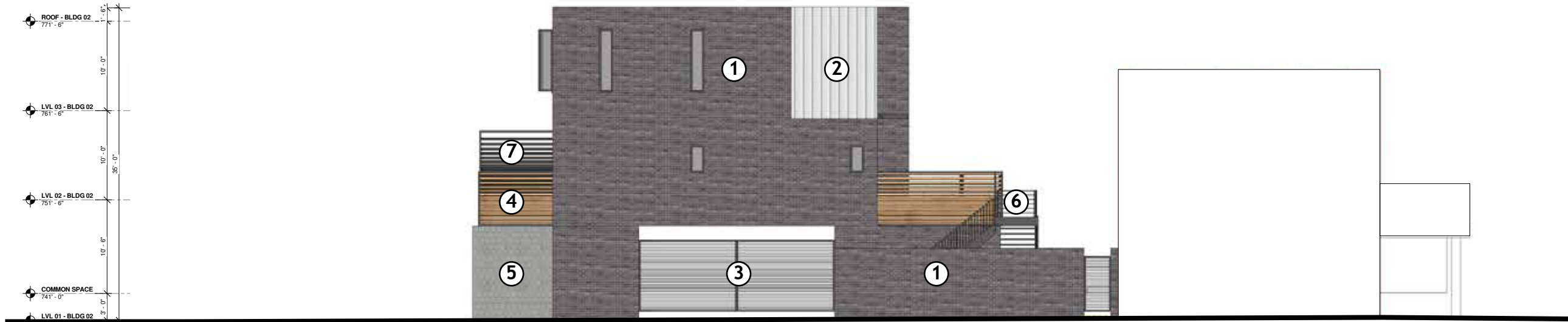
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VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

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ARCHITECTURE AND DESIGN



① ASHBERRY VELOUR BRICK



② CEMENTITIOUS PANEL @ DWELLINGS



③ METAL SLAT @ GARAGE DOOR



④ WOOD SLAT RAIL @ PORCHES & DECKS



⑤ CMU WALL



⑥ WHITE/GREEN METAL GUARDRAIL @ ELEVATED WALKWAYS & STAIRS



⑦ METAL SLAT PRIVACY DIVIDER @ DECK

EAST ELEVATION

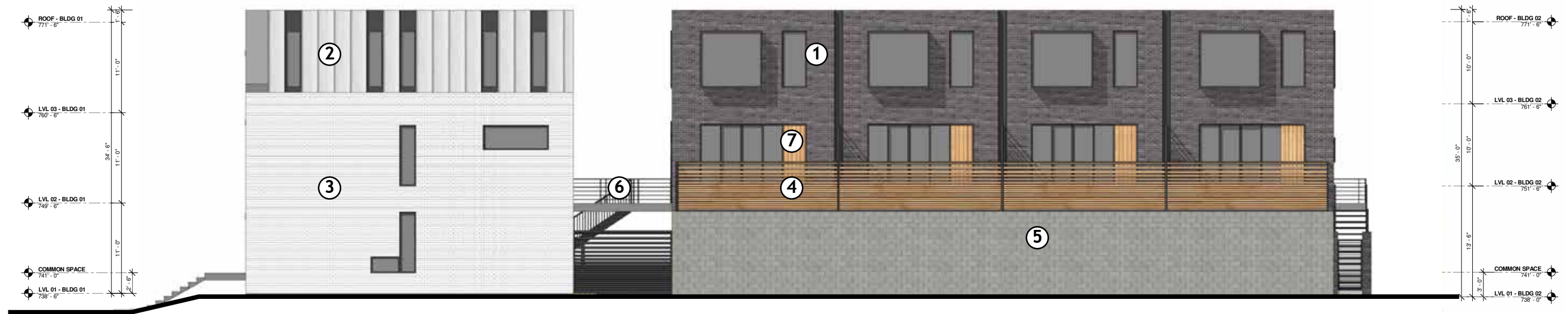
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VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

JAN 20, 2016
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ARCHITECTURE AND DESIGN



① ASHBERRY VELOUR BRICK



② CEMENTITIOUS PANEL @ DWELLINGS



③ WHITE BRICK



④ WOOD SLAT RAIL @ PORCHES & DECKS



⑤ CMU WALL



⑥ WHITE/GREEN METAL GUARDRAIL @ ELEVATED WALKWAYS & STAIRS



⑦ WOOD INFILL @ WINDOW

SOUTH ELEVATION

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VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

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JONATHAN BARNES
ARCHITECTURE AND DESIGN



① ASHBERRY VELOUR BRICK



② CEMENTITIOUS PANEL @ DWELLINGS



③ WHITE BRICK



④ METAL SLAT FENCE @ COMMON SPACE ENTRY



⑤ WOOD ALCOVE @ BALCONIES & ENTRIES



⑦ WOOD INFILL @ WINDOW



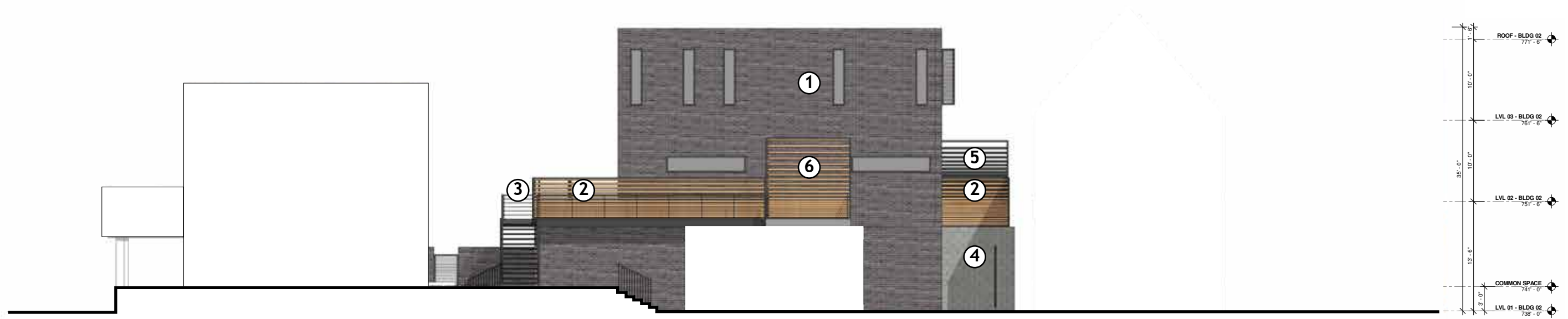
⑦ RASIED PLANTER AS SCREEN AND SEAT

EAST ELEVATION (BUILDING 01)

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

JAN 20, 2016
HARRISON WEST SOCIETY MEETING - IMAGE PACKAGE



① ASHBERRY VELOUR BRICK



② WOOD SLAT RAIL @ PORCHES & DECKS



③ WHITE/GREEN METAL GUARDRAIL @ ELEVATED WALKWAYS & STAIRS



④ CMU WALL



⑤ METAL SLAT PRIVACY DIVIDER @ DECK



⑥ WOOD SLAT AND CABLE TRELLIS

WEST ELEVATION (BUILDING 02)

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

15107

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JONATHAN BARNES ARCHITECTURE AND DESIGN



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED

STREET VIEW FROM ALLEY

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VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

JAN 20, 2016
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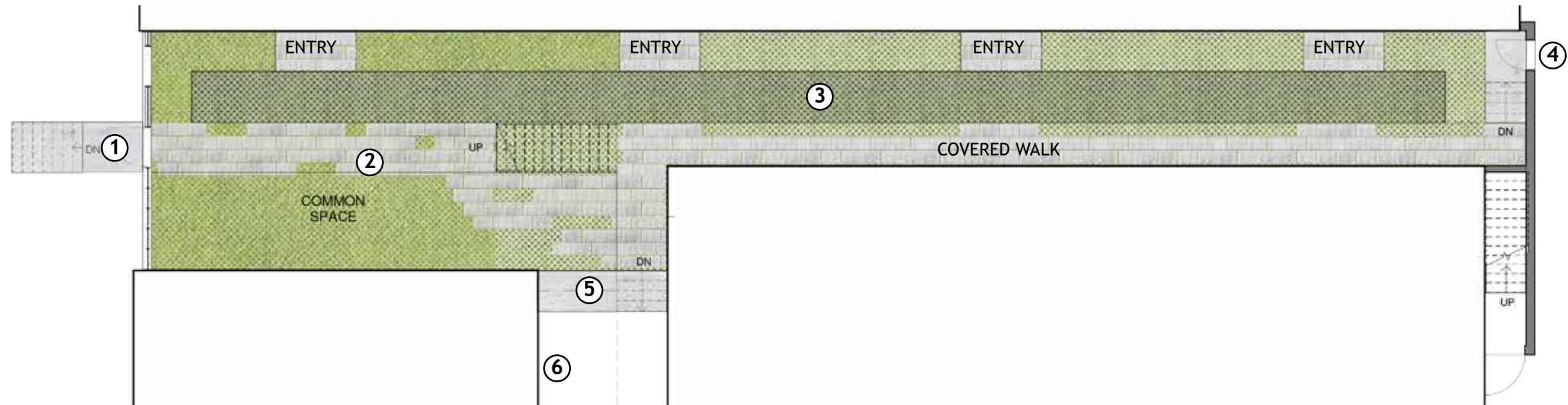
JONATHAN BARNES
ARCHITECTURE AND DESIGN



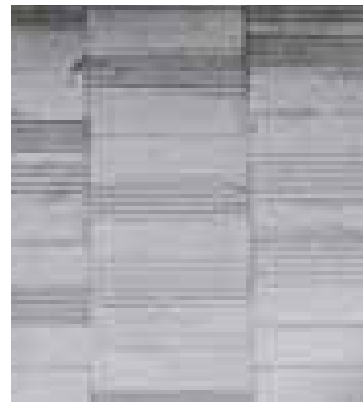
EXISTING



PROPOSED



① ENTRY



② STONE PAVERS



③ PERVIOUS PAVERS



④ ACCES GATE



⑤ STAIR AS SEAT



⑥ RAISED PLANTER AS SCREEN AND SEAT

DESIGN AND MATERIALS

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

SHARED AMENITY SPACE

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 LOT 319 4,512 SF
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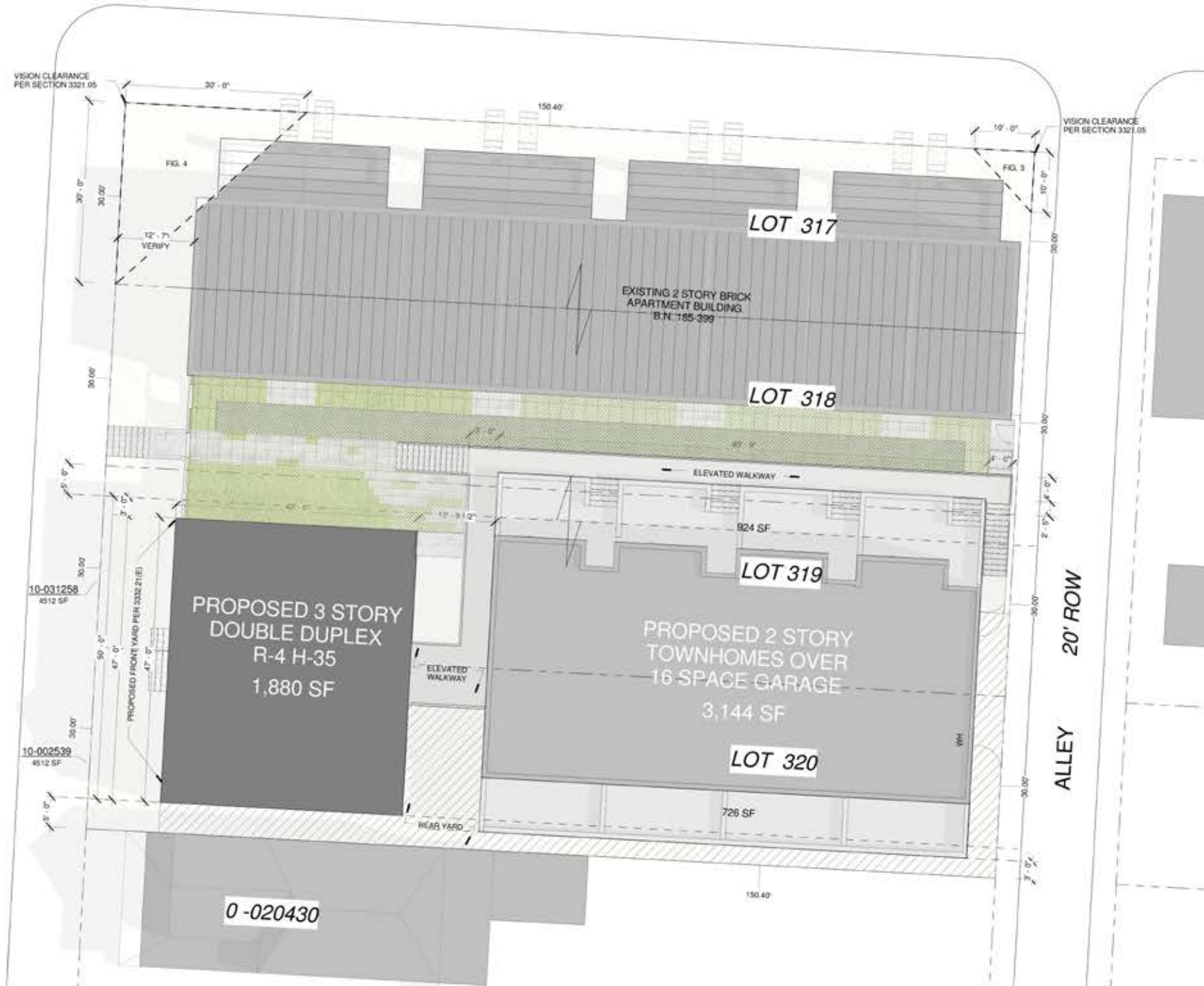
16

PENNSYLVANIA AVENUE

60' ROW

W 2ND AVENUE

60' ROW





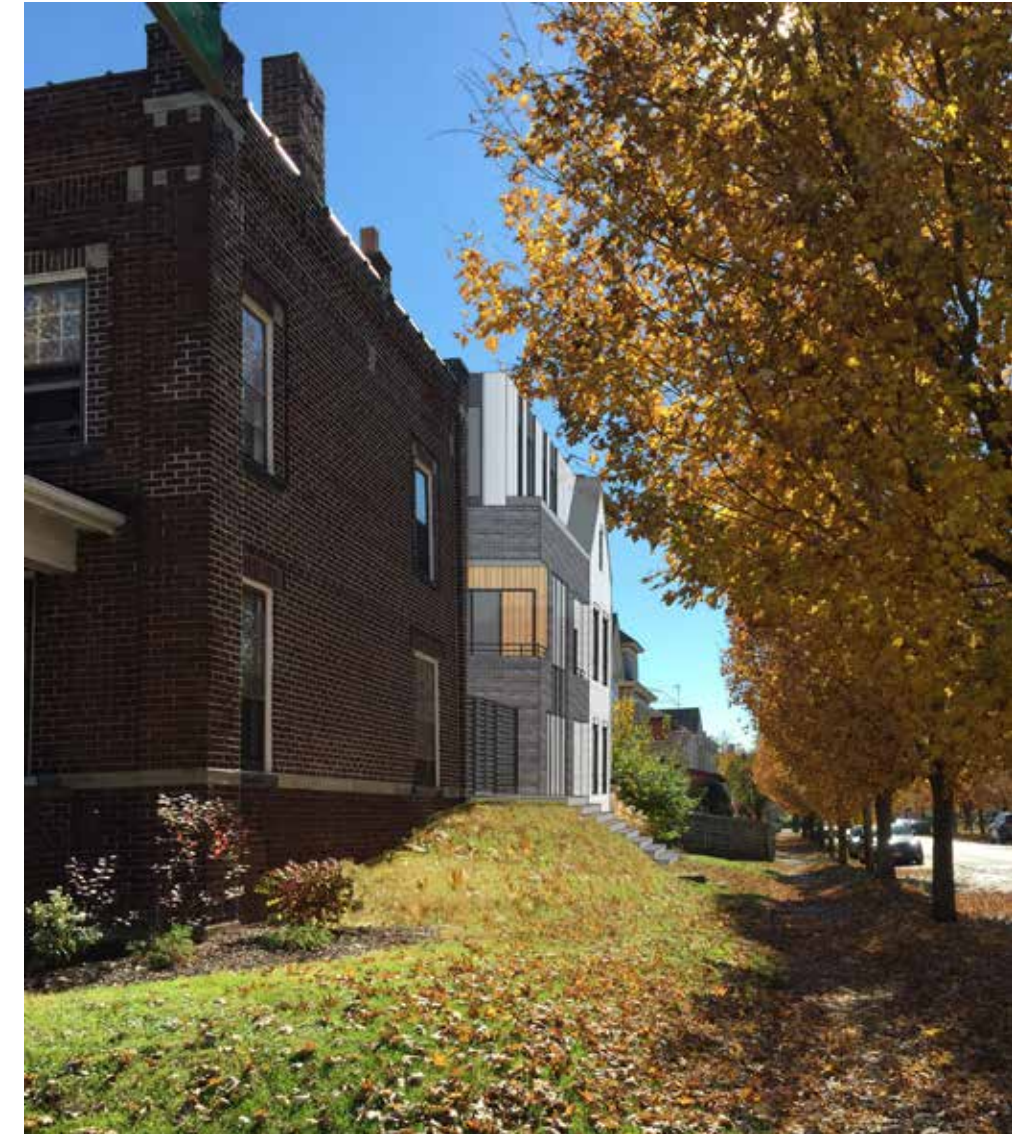
STREET VIEW FROM PENNSLYVANIA AVE & W 2ND AVE



STREET VIEW FROM PENNSLYVANIA AVE



STREET VIEW FROM ALLEY & SECOND



STREET VIEW ALONG PENNSLYVANIA AVE SIDEWALK

DESIGN PERSPECTIVES

1018 PENNSLYVANIA AVENUE, COLUMBUS OH, 43201
VETTER PROPERTY GROUP

CONCEPT DRAWINGS & IMAGES

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PENNSYLVANIA AVE. ELEVATION

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KEY SITE PLAN



02



03



01



04

EXISTING ALLEY CONDITIONS

1018 PENNSYLVANIA AVENUE, COLUMBUS OH, 43201
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15107

SITE RESEARCH

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ARCHITECTURE AND DESIGN

THE DEVELOPMENT *CONTRIBUTES* TO THESE NEIGHBORHOOD ASSETS AND STRENGTHS



BACKGROUND INFORMATION

Neighborhood Snapshot

Current Assets and Strengths

- ◀ Healthy mix of residential and commercial uses
- ◀ Pedestrian-friendly buildings
- ◀ Neighborhood-scale development
- ◀ Affordable urban living with a "small town feel"
- ◀ Social and civic-minded residents
- ◀ Grid orientation (streets, alleys, and sidewalks)
- ◀ Greenspace and parkland
- ◀ Scenic bike path along the Olentangy River
- ◀ Attractive to young professionals
- ◀ Street trees, flowers, and small gardens
- ◀ Convenient location, accessible
- ◀ Diverse incomes, ages, and lifestyles
- ◀ Close to the Ohio State University
- ◀ Property values are increasing
- ◀ Unique and historic architectural character
- ◀ Relatively safe (low rate of crime)
- ◀ Diverse group of churches
- ◀ Residents are active and involved
- ◀ Historic homes and buildings

THE DEVELOPMENT *ADDRESSES* THESE NEIGHBORHOOD ISSUES AND CONCERNS THROUGH PROGRAM AND EXTERIOR MATERIAL SELECTIONS



Issues and Concerns

- ◀ Renter-occupied units outnumber owner-occupied units by a factor of 3:1
- ◀ No direct connection to North Bank Park
- ◀ Inconsistent infill development (not context sensitive) erodes character
- ◀ Student residents support the local economy, but are transient
- ◀ Section 8 housing is poorly maintained
- ◀ Rising home prices may lead to a less diverse population
- ◀ The riverfront is a missed opportunity
- ◀ Increase in neighborhood traffic due to I-670
- ◀ No public schools or learning centers
- ◀ Homeless people are congregating along the trail and near I-670
- ◀ Noise from helicopters is intrusive
- ◀ Development along Olentangy River Road lacks consistency/character



PG 10 HARRISON WEST PLAN