

## Harrison West Society Meeting ~ October 19, 2016

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

**Minutes:** Motion to approve August Bob Mangia minutes, Brian Johnson second. **PASSED.**

**PRESENTATION: Thurber Square:** 21 units that require 32 parking spaces propose to add 22. Claim parking lot is underutilized. Parking variance only one needed to construct the building. Issue about 4 trees being removed, agreed to replant the trees. J. Sukosd: issues through city: parking variance, colored trees show coverage required and they need to be replaced as removed (red x's). Vote on whether to grant a parking variance as proposed for the site. All existing (116) and new units (21) will be 1 BR (parking = 10 spaces short on the existing units). New proposal no longer looks like existing buildings. Why parking study done on Saturday and Sunday – is that reflective of the maximum use? When are most people parked? Sunday mid-summer at 9PM. How many residents currently park car there? **MOTION: J. Sukosd: to approve the variance as requested. Second: Michalea Delaveris. PASSED**

**PRESENTATION: Superior Beverage redevelopment:** initial proposal conceptual, not being voted on tonight. Paul Pardi developed Trotters and others. Plan for Ingleside to the river where Superior Beverage is now. 7 acres, 4.9 of which are buildable. Proposing 248 unit project with 373 parking spaces for 1.5 parking spaces (compliant) self-contained on the site. A little over 60% one bedroom and remaining 2 BR. Clubhouse, pool, fitness center. Currently does not require any rezoning or variances. HWS prefers to have it rezoned to residential (currently M for Manufacturing). Perimeter setback variance (put in place 1985) to have large setback around property. 25' setback if rezoned to AR2. With so much frontage along river there's no variance along north side of property. There is on NE portion of the site for parking and others for tree islands and pavement. Like continuation of Perry Street to align for neighborhood feel. Realign Olentangy bike trail with the river and the property and can completely connect along the river. Incorporate lots of trees, heavy landscaping. Reducing the current impervious surface by 24%. Constraints: huge old storm line that runs through the property and an easement on either side by the City. Previous owner executed access easement with property to the south. J. Sukosd: extension of Perry Street (it's never extended into the site) will actually be part of their drive but will give visual connection. Property not gated. Would like to provide screen for parking from the street (low brick wall or other feature). Residential use that is completely self-parked. Extension of trail marked 8' wide, is that standard? Don't know (City wants 10'). Discussions with owner of the lot to the south also interested in extending the bike trail as well. Will come in right about the RR bridge. Trail as designated currently runs on the street. On Quality place they can drive straight through. Majority of the residents will be coming through the Buttles and Ingleside entrance. Concern of additional traffic on Perry St. Don't see how Perry can handle the traffic from northbound traffic. Parking: is it free or assigned? Right now not finalized. Want to incentivize the tenants to park onsite. J. Sukosd: replacing 60 semis/day with residential traffic. Are there 2 access points to the property? 2 off Ingleside and 2 on Quality. B. Mangia – think there is a pinch point with the bike trail at far north end of the site. Will consult with Brad Westall. B. Johnson has site been looked at for individual homes? Neighborhood planning calls for medium density. Current owners didn't necessarily want to leave, required a certain price. Cutting into density hurts economics. Utility upgrades will be required, will current streets be impacted? Don't think so. November meeting will be a request to approve the rezoning from M to AR2 and approve variances for the setbacks. Will rezoning trigger parkland dedication? Yes, probably, will work with the City on that.

**Police Report:** Officer Smith: 7 burglaries, about ½ around Neil Ave. 4 thefts, 3 bikes and household goods. 2 attempted house break-ins. Holidays are coming locks up your stuff. Write down your bike serial # or if recovered it gets auctioned.

**President's Report:** T. Price. SN Parking Study – HW exempt from permit parking restrictions with exception of current permit areas. Neighborhood restoration committee reviewing what other areas do to determine how to move forward. Neighbor of the year award at holiday party does not require a vote. If you have a nominee [president@harrisonwest.org](mailto:president@harrisonwest.org)

**Treasurer's Report:** processing payment for insurance.

**Development:** J. Sukosd. Letter for Thurber will be sent. Superior folks will be back next month. Do we have any input on when the construction can be done? Jacob doesn't know – noise ordinance covers certain times (8AM-10PM and 60 decibels). Columbus adds 10-12K residents/year and lots of them want to live in this area. Battelle in negotiation with Wagenbrenner. Current plan includes greenspace along 3rd, hotel, grocery, parking garage, 2 apartment buildings, single family homes and a restaurant on the river. More greenspace than there currently but in a different configuration. We have expressed wanting greenspace exactly as it is now. Concern for daycare. Battelle is selling the land audience for that is Wagenbrenner or ultimate developer. Battelle is clear they are selling the property and walking away. Worth more to develop than in its current state. Know what might be proposed if it gets to that stage. Why hotel? There is demand for it. Battelle brings in a lot of folks for interviews/work. Pretty good spot for one. Putting it at far end where the warehouse is now. Upscale boutique hotel. Increase in size of OSU medical center brings folks. Wagenbrenner asking

to sit down with us and look over plans highly indicates the likelihood it will be them. Access off Perry at 4<sup>th</sup> Avenue and one other extending current street grid. Traffic light already exists at 5<sup>th</sup>. Nothing we have seen shows changes to current traffic. Will they take their pedestrian bridge down? Not sure but think they have to. NO definite timeline for selection of

**Parks:** B. Mangia. 2 more cleanups 10/26 at Side by Side from 6-7:30PM at Side by Side 10/29 9-11. UIRF for Harrison West Park passed City Council. Harrison West Jazz Series a success. Need volunteers! [parks@harrisonwest.org](mailto:parks@harrisonwest.org)

M. Williams: can we ask developers for help cleaning up the river bank. Clean up after your DOGS! Dog park is rotating between the two sections.

**Membership:** D. Curry. 106 members. You can buy for 2 months and get all of 2017 for free. HarrisonWest.org and you can sign right up and pay via credit card.

**Social:** No report. **MOTION: J Sukosd: cancel the December meeting for our holiday party. Second D. Carey. PASSED**

**Short North Foundation:** D. Carey: Seventh Son expanding production brewery. Haiku building proposal 10 story development built at sidewalk with a nightclub at the top. Discussion of hotels, restaurant, still up in air.

**Block Watch:** L. Oldershaw: crime not high right now. Looking for volunteers. Ring doorbell has cameras for the porch or garage – motion activated. M. Williams – society accumulating garden equipment will put \$200 towards locker can HWS match up to \$200? **M. Williams. Motion: society to contribute up to \$200 for a storage locker for a storage unit. B.**

**Mangia second. PASSED**

**Open Forum:** Any update on Giant Eagle sidewalk: no.

**Meeting adjourned: 8:37 PM. Motion B. Mangia. Second B. Johnson ADJOURNED**

**Attendance: Sandy Allen, David Carey, Mike Crosby, Dean Curry, Patrick Klein, Jurga and Zach Bayer, Dylan Borchers, Diana Grayson, Steve Hornyak, Brian Johnson, Patrick Klein, Barbara Lehman, Mary MacDonald, Bob Mangia, Tom Maxwell, Steve McClintock, Suzanne and Harvey Miller, Dan Moorhead, Leigh Oldershaw, Paul Pardi, Tim Price, Chris Ruder, Danielle Scully, Jacob Sukosd, Ken Wightman, Matthew Williams, Jamee and Jim Zucal.**