

Harrison West Society Meeting ~ February 15, 2017

Meeting called to order at 7:04 PM **Quorum** present **Presiding:** Tim Price, President

Minutes: Motion to approve January minutes by D. Carey, B. Mangia second. **PASSED.**

PRESENTATION: Wagenbrenner Development Battelle Project. Mark Wagenbrenner, Kevin Zeppernik, Patrick Jarvis, Jack Tzagournis. Site from 5th to 3rd no longer needed for core Battelle business. Proceeds of sale to recapitalize and renovate core campus (Continental for hotel onsite), Daimler for office space (40k SF), garage wrapped with residential, Wagenbrenner on multi-family and retail. MI on the single family homes. Restaurant in park seeking local operators, centrally located 3.5 story parking garage with 764 spaces. Large green space contribution keeping park on south end of site as declared important to the neighborhood as well as energize the riverbank and bike path. Schedule: move through process, hope to get closed by year end, want to get underway quickly and work as team simultaneously to build as quickly as possible. Want to be under construction this time next year. Architectural style not set yet, contemplate a lot of brick in multi-family and more streamlined. 4 story proposed for multi-family. Hotel 4-5 stories (vs. 11 stories on Battelle campus). 764 spaces (1 per BR on residential) some crossover with office parking during the day. Hotel parks itself with lot on site. Potential 2nd/3rd story connection between buildings to the parking. Dedicate parkland to the city. 32' wide streets have street parking and each house has a 2 car garage. Parking - not sure if it will be free/permit. Lower floors could be open/public (with cost). MI doing charrettes to determine SF and layouts of the single family homes. Daycare: approached by daycare for first floor of the office building. There's another daycare deal in the works nearby in the community. Will restaurant have own parking? No in the garage. 2 access streets to Perry. Can we keep the big tree? Going to try. Apartments: 525. 80% 1 BR and 20% 2BR. Focus group with MI to discuss design styles? Yes when further along. Traffic study underway. Should get data back shortly. How many variances will be needed? MW: "A gazillion." No clean rezoning. How many people expected to be bringing into HW? Can get stats based upon other projects. 525 x 1.25 plus 2 per single family (43 homes). Around 800. Jon Putnam: why does neighborhood need this? People want to live here. Getting more green space. Greenspace acreage? Not surveyed but guessing around 7.8 acres. \$800K budget for the park. Create park committee (community + developer) with funds dedicated to the planning process. Would you consider limiting hours to the contractors to not work weekends? I already does. Where will construction guys going to park? Garage first thing to be built. Parking behind the hotel is a flat lot? Why not stacked? Expensive and remote. And very expensive to go underground. It's wrapped so from alley you know it's a garage but wrapped from all sides.

Police Report: S. Smith, burglaries – kicking in backdoors. Travelling in pairs, knocking on doors to check if home then kick doors in. Electronics and \$ missing. Package theft issues still a problem. Same suspects as winter months on mail theft (caught 5x since 2nd week of December). 2 tone bike rider male white suspicious, call police.

PRESENTATION: Snyder Barker, Superior Beverage Project. Paul Pardi (Trotters Park). .97 acre piece to the east currently a parking lot for the Superior trailers zoned M. Seeking to rezone to AR2 and 2 variance; setback from the street (20' required by code want to change to 8'). Parking variance for 40 apartments: thirty 1 BR, ten 2BR need 60 spaces by code. Plan calls for 56. 24 spaces part of the 3-story building. 24 covered spaces, the remaining are surface shielded from visibility from the street. Exec feedback: more trees added to break up the parking, open breezeways covered, more townhome feel from the street. Architecture more sensitive to historic elements of the neighborhood. Proposed as apartments. SF and rental rate targets 650-750SF, 2BR 1075 SF. Rents will be what market bears closer to opening. Trotters Park: 1 BR \$1100-1300/month. Managed by Preferred Living. Michigan Ave. full parked with cars from Trotters that weren't there before. Is parking included with the rent? Trotters vast majority included (garages are an exception). No parking for phase 1 of the Superior development. **MOTION 1: J. Sukosd, Approve the zoning Motion 2: J. Sukosd, approve the variances. MOTIONS PASSED** Jacob will send a letter with the recommendation.

PRESENTATION: Bass Studio, Rainbow Cleaners Development. Parking variance for change and expansion of use. Extensive renovations to Michigan Market and Rainbow Cleaners. 2 buildings within parcel. All work in this proposal within the former cleaner's site. Small addition between the buildings for kitchen storage and walk-in coolers. Requires a 3 space parking variance (but little effect on existing parking). Addition of 4 apartment units above the cleaner. Requires 6 spots. Claims City will accept 4. No space for on-site parking but parking supposedly providing 4 spaces "most likely" at a space 350' at condos parking lot. Condos have 2 car garages. Entry points to building all on Michigan. Units to be above eating and drinking establishment on the 1st floor. Need parking variances for kitchen and apartments. Change of use in 1st floor from retail to eating & drinking (needs 7 spot parking variance) – bourbon bar/ barber shop. Claim parking load will be lighter than normal eating & drinking establishment. Total parking variance count (16 spaces). No permission to use Zeno's or Victorian Realty lots. Own 11 spots in condo lot suggested to designate them for the residents and retail. Total teardown and rebuild of Rainbow Cleaners? Still TBD. Four 1 BR in the residential portion. No windows on the

south side. 2 “micro-units” and 1 lofted units. Height compared to Apropos, just a little bit taller. **Motion J. Sukosd: approve the variances as proposed. MOTION DENIED.** Jacob will send a letter with the recommendation.

President’s Report: T. Price. president@harrisonwest.org, met with historic neighborhoods council, SN parking study still underway.

Tonia Peterson: age-friendly Columbus, encourage and support people who want to remain in their own homes as they age. What helps people age? Help with yardwork, errands, groceries, involvement with their neighbors. Interested in starting something in the Short North (Katie Beaumont is co-planner). Around 2,000 people who qualify for services now. Today: looking for people to help plan, volunteers, being members, participate in social events, folks to give feedback.

Treasurer’s Report: \$5,849.03 in the account. Dues exceeded expenses for 2016.

Development: J. Sukosd. No current development proposals in the inbox.

Parks: B. Mangia. Do not throw dog over fence at Wheeler Park. Need help with Jazz Series and weeding beds. Need volunteers! Pick up after your dogs. parks@harrisonwest.org

Membership: D. Curry. 74 members for 2017. HarrisonWest.org and you can sign right up and pay via credit card.

Social: S. Dougherty. Social to be planned for March. Hang out in the Harrison Park community center, bring beverages and snacks. Get to know your neighbors.

Short North Foundation: D. Carey: Restore Mona Lisa mural; Hubbard Mastery School working on a mural; Fountain in Goodale Park still broken (local resident paying to diagnose); pavilion in Italian Village Park moving forward; Haiku site plan for hotel; Short North Gala at Hilton on 2/23; Pride Fest moving to BiCentennial Park; High Ball moving to south side of Goodale Park; SNCA has been meeting with Casto neighborhoods goals aligned with the owner, desire of the owner is to have a commercial development that serves the community retain CVS, move closer to Neil, have parking behind and have some grocery component. HW Jazz Stage moving forward and needs volunteers.

Block Watch: L. Oldershaw: coordinates with SN blockwatch, submitted light survey with 87 lights submitted to be replaced. Facebook page: Short North Blockwatch. Planning National Night Out for August to have neighbors meet police officers. Always looking for volunteers. blockwatch@harrisonwest.org

Open Forum: D. Plunkett – abandoned house on 1st between Perry and Oregon – someone cut down trees and put boards up on windows. Someone bought house but didn’t have funds to remodel does now,

Meeting adjourned: PM. Motion to adjourn D. Carey second L. Oldershaw by ADJOURNED

Attendance: Sandy Allen, Tim Bledsoe, Sean Bletzacker, Tim Blum & Annie Dorio-Blum, David Carey, Craig Copeland, Mike Crosby, Dean Curry, Jim Diak, Andy Dodson, Ruth Dohner, Brandon, Craig & Stephanie Dougherty, Aaron Einfrank, Tom Fogelsanger, Joe George, Andrew Gottesman, Diana Grayson, Rob Harris, Brian Hilligoss, Brian Johnson, Linda Lane, Luke McComas, Harvey and Diane Miller, Mary MacDonald, Bob Mangia, Tom Maxwell, Michael Metz, Suzanne and Harvey Miller, Dan Moorhead, Laura Moushey, Zack Nelson, Leigh Oldershaw, Jonathan Putnam, Paul Pardi, Tonia & Sam Peterson, Diane Plunkett, Tim Price, David Rau, Joe Reidy, Chris Ruder, Virginia Ruef, Adrienne Ruenzi, Josh Schottenstein, Danielle Scully, Robert Sears, Jon Sherman, Joe Speakman, Jacob Sukosd, Ken Wightman, Jen Wilkens, Jim and Jamee Zucal.