



National Register of Historic Places
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April 18, 2018

Harrison West Society Meeting Agenda

Meeting: Wednesday, April 18, 2018, 7 p.m.

Harrison Park Condos Community Center

- Introductions
- Approval of the March Meeting Minutes
- [As soon as available] Police Report- Officer Steve Smith
- President Report- Tim Price
 - Board Nominations
- Treasurer Report- Zack Nelson
- Development Report- David Carey
 - VOTE – 468 W. 3rd proposal (pending final variance list)
 - VOTE – Wagenbrenner
 - Mulberry Updated Presentation
- Parks and Green Space Report- Bob Mangia
- Membership Report- Dean Curry
 - Cassie Young
- Communications Report- Brenn Waldman-Hinderliter
- Short North Foundation Report- David Carey
- Block Watch Report- Leigh Oldershaw
- Open Forum
- Adjournment

Next Meeting (tentative): Wednesday, May 16 at 7 p.m. at the Harrison West Condominium Community Center, 575 W 1st Ave.

PRESIDENT
Tim Price
president@harrisonwest.org

VICE PRESIDENT
Josh Hinderliter
vicepresident@harrisonwest.org

SECRETARY
Mary MacDonald
secretary@harrisonwest.org

TREASURER
Zach Nelson
treasurer@harrisonwest.org

Harrison West Society Meeting ~ March 21, 2018

Meeting called to order at 7:03 PM at Harrison Park Community Center **Quorum** present **Presiding:** Tim Price, President

Minutes: Motion to approve February minutes by D. Carey Second by B. Mangia minutes PASSED.

President's Report: T. Price. president@harrisonwest.org

Report Litter Survey Project: Matt Wolf: went to a Keep Columbus Beautiful seminar to try to develop and score a litter index for the neighborhoods in Columbus. Small group of people to score the streets on a 1-4 index.

COTA: Funded by 2 sales tax measures (.05%) recently launched partnerships with Groveport, Rickenbacker, New Albany. Upgraded fare box to take smart cards and mobile payment (ETA Summer), launched WiFi; transit app will update realtime bus info; Smart Columbus, MORPC to launch regional corridor analysis; 2 lines on perimeter on HW (Neil Avenue and 5th Avenue); discontinued E. 5th Ave. route and restructured line 3 that weaved through HW with access to Goodale. CMAX going well with 20% increase in ridership.

Treasurer's Report: A. Kaiser, \$6,428.91, 2017 financials completed (\$964 income in 2017). \$2,000 in dues collected for 2018 so far. **Nomination of Zack Nelson for Treasurer M. Macdonald nominates, B. Mangia seconds, PASSED**

Board nominations: accepted in April with elections in May, Michalea Delavaris and Dylan Borchers are committee

Presentation: Mulberry Development on NE corner of Michigan at Buttles, proposal involved extended stay hotel, agreed to the variance, most interested in a retail component on the site in exchange for parking flexibility. Rebecca Watt, zoned M for manufacturing, removing the retail space, want to convert into 3 additional extended stay units, add 3 more units to (32 units total). Variance requests: (1) reduction from 45 to 42 parking spaces, (2) parking setback line from 25' to 3.5', (3) parking space reduced from 9' to 8' for small car space (4) reduce lot area per SF from 1200SF to 843SF per dwelling unit (5) building lines to reduce setback lines along Buttles & W. Thurber Ave from 25' to 9' (6) Expansion of nonconforming uses to increase # of extended stay hotel rooms from 26 to 32 since extended stay hotel is non-conforming use of M District. Alternative to zone AR district. Extended stay hotel was a loophole to permit apartment buildings on M/commercial zone. Other concerns: net change in the variances, we were willing to compromise for mixed use/retail presence.

Motion by B. Mangia to not vote on the proposal second A. Thomas. Has been through staff review and has the "support" of the City Planning Department. Waiting to see the actual staff comments. Variance list presented at Executive Committee and the last membership meeting and we are able to rule on it or we can decline to vote. Can we ask the City planning department about whether they believe retail is viable or appropriate use. Longterm goal: mixed use and reconnect Buttles along the corridor. **MOTION PASSED: 17 to delay. 6 to vote tonight. C. Ruder Motion: if the matter comes before the BZA before the next meeting (4/18/18) we stand in opposition. B. Mangia second. PASSED (25 unanimous).**

Officer Smith: pretty quiet last 30 days, 1 attempted car theft, breaking into Wheeler Park (trespassing)

Presentation: Battelle/Wagenbrenner from W. 3rd to W. 5th, the bike path and Perry Street. Joe with Battelle and partners. Apartments, parking garage, MI Homes (Josh Harkin) single family homes, Continental hotel. 1.8 acres of parkland will be transferred to the City of Columbus upon closing, balance of 3.1 acres of greenspace to be transferred once project is done. New Community Authority will take care of the space (\$350,000 set aside for park improvements). 295 apartment (51 2BR 244 1BR) affordable housing set aside. Parking garage 346 spaces. Grocer 39,000 SF (national company) boutique neighborhood grocery. Small space 4200-5000SF community center space (unlikely as true restaurant, but that type of amenity). Surface lot with 135 spaces for grocer, senior center and visitors. 4 stories of apartments above the grocery spaces provided in the garage. Senior building 200-206 units of senior housing (120 parking spaces). 100 units independent living. Balance = assisted living and memory care. Hotel moved down closer to park. East of Perry on 5th Ave. are 16 units of single family homes. Additional on the south side of the property: 26 single family homes and 31 townhomes (2 car garages and apron parking with 2 spaces). Can they guarantee access to the bike trail during construction? Can't guarantee if it needs to be closed for a short period of time will work with the City. Looking to close end of June/early July. Well down the road on permits. Demo daycare and warehouse immediately after closing, first build the parking garage (start 4th quarter). City has easement for bike trail. Josh Barkin w/ MI homes (42 single family lots – 16 on 5th and 26 on Perry) first foray into city building. Finalizing a new product, studied community and architecture. Conceptual street renderings and elevations. 3 floorplans, 3 elevations (each in brick or non-brick/hardiplank). Full 7' porch. Garages will match the roofline of the house. Tax abatements on all homes and

townhomes. To what extent is construction timeline driven by customer? Customer chooses lot, floorplan, elevation and interior. Build time 6-8 months from first meeting to completion. Jason with Continental, early stages proposing premium brand upscale hotel with 160+ rooms and 5-6 stories. Nice patio area adjacent to the park. Anticipate Battelle/OSU visitor usage. Requires 130 parking spaces, requesting 120 (anticipate airport shuttles, Uber, etc). High end fitness facility. 2000 SF event space. Bike rental. Light dining facility + bar. Bocce court on the street. Sound buffering will be provided within the hotel to mitigate freeway noise. Variances: on height, dealing with different zones, hotel permitted, need senior housing variances, C2 for senior/retail/grocer/single family; on parking (code 1.5/unit – parking 1 space per BR); landscaping reduce # trees from 14 to 9 (along 5th Ave); bike parking will be in designated portions of site closer to park and grocery; loading spaces; setbacks; issues with temporary parking for Battelle. Grocer wants to open Spring 2020. Will staging be contained within the footprint of the site? That's the plan. Perry can become permit parking if the neighbors want to petition the City for it.

Development: D. Carey. development@harrisonwest.org Met with City planning to discuss new approach to neighborhood plans (we use the HW plan). City concerned in with inability to update plans, to be more flexible they want to institute Columbus Citywide planning policies (C2P2), optional thing neighborhoods can choose to opt into or not. Seems generally acceptable, not sure whether it makes enforcement easier or harder.

Parks: B. Mangia. Wheeler Park might open 4/13/18. Most highly used dog park in center city so the grass gets destroyed. They split it and flip sides in summer but they closed it in Winter to try to recover. Need people to join the parks committee to weed the beds in various parks (Harrison, Side by Side, HW Park) Email parks@harrisonwest.org and clean up after your dogs!

Membership: D. Curry no report

Communications: B. Hinderlighter, communications@harrisonwest.org

Short North Foundation: D. Carey, nothing

Block Watch: L. Oldershaw. If you have any issues or questions please contact me at blockwatch@harrisonwest.org or on the Short North Block Watch Facebook page. Use your doorbell cameras for good.

Social: We need a social chair. Please contact us if you are interested.

Open Forum:

Motion to adjourn 8:56 PM B. Mangia, second by L. Oldershaw ADJOURNED

Attendance: Sandy Allen, Tim Bledsoe, Sean Bletzacker, Dillon Borchers, David Carey, Sara Carlston, John & Nancy Coyne, Michalea Delavaris, Ruth Dohner, Andy Gottesman, Rob Harris, Caitlin Holland, Adrienne Kaiser, Annie Keener, Kirstin Kiefer, Linda Lane, Barbara & Dan Lehman, Mary MacDonald, Bob Mangia, Harvey & Suzanne Miller, Dan Moorhead, Zach Nelson, Leigh Oldershaw, Tania Peterson, Diane Plunkett, Tim Price, Chris Ruder, Jason Stender, Arthur Thomas, Matthew Wolf, Cassie Young,