



National Register of Historic Places
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Harrison West Society Meeting ~ April 18, 2018

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

Minutes: Motion to approve March minutes by D. Carey. Second by L. Lane minutes PASSED.

At Home by High: T. Peterson, organization to support people who are a little older in the neighborhood, looking for volunteers, has member and volunteer forms

Board nominations: no nominations, voting next month

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

Treasurer's Report: Z. Nelson more than \$6,100 in the back

Presentation: Sean McNeil 468 W. 3rd garage proposal, building a garage to match the house. Variance for height and roof pitch, 23'9" typical of Victorian style house, no living space or anything just steep roof pitch. **Motion by D. Carey to approve the variances as submitted. Second by B. Mangia, PASSED unanimously**

Presentation: Wagenbrenner/Battelle development, zoning variances. 1.8 acres of park will be transferred to City upon closing, additional green space along river transferred upon completion. New community authority will maintain the green spaces. 7 person board (4 appointed by City, 3 by developer, will oversee maintenance and operation of the green space). Property owners pay for the maintenance. **Variances requested (9):** (1) permit retail, part of senior, and 368 dwelling units consisting of 295 multi-family dwelling units located on ground floor, 31 townhouses, 26 detached single family condos; (2) M district to permit senior housing dwelling units and senior care facility; (3) Private parking district to permit 16 detached single family dwellings and 2-car garages, all buildings will exceed 15' in height: homes 40' and garages 18'; (4) permit building height to exceed 35' in H-35 district by permitting all buildings west of Perry in C-4 and M districts a height of up to 80' and all buildings in C-2 district a height of up to 70' except the 31 townhouses and 26 detached single family homes (up to 40'); (5) reduce # trees on parking lot for grocer from 14 to 9; (6) bike parking will be provided adequately within the development but not within each parcel; (7) eliminate loading spaces as defined by code; (9) building setback from 60' to 10' on 5th, from 25' to 8' on Perry, from 25' to 0' (from the right of way) for the apartments; Parking setback on 5th reduced to 5'; eliminate temporary parking requirements during construction. Perry Street traffic, plan to put in a turn lane on northbound Perry to make left turns on to 5th Ave. Single family homes on Perry have 2 car garages and apron with 2 parking spaces behind. Support addition of a signal at 3rd and Perry, up to the City who claim traffic study doesn't support it. Any mixed income development? Commitment with apartments that 10% of the units for people at 80%AMI, another 10% reserved for people who hit 100% AMI (not subsidized). Included in development agreement with the City. Any plan to resurface roads around the development? No. Park and irrigation: entire park? Yes. Where does \$ come from? Out of maintenance assessment from tenants and owners will fund it. Concern about pesticides being sprayed on park grass. How does that impact dogs, kids, river? Park committee. These project specs submitted for zoning, will come back for the next 14-18 months with the evolution of the project. Close by end of July and start work immediately. Demolish warehouse and daycare. Start putting infrastructure in. Wagenbrenner, Fortress, Daimler, MI Homes, Lemon & Lemon (senior component). Streets within will be maintained by community authority and will be public streets, but not maintained by the City. All non HWS residents requested to leave the room. **Motion by D. Carey to approve the variances as submitted. Second by Z. Nelson. 17 in favor; 7 opposed PASSED.**

Presentation: Mulberry project at corner of Buttles between Michigan and Thurber. Granted significant parking variance with inclusion of retail space. Developer returned requesting to turn all units into apartments, originally zoned under extended stay hotel loophole. Previously approved design was for 26 units, surface lot

PRESIDENT	VICE PRESIDENT	SECRETARY	TREASURER
Tim Price	Josh Hinderliter	Mary MacDonald	Zach Nelson
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parking under. 5 stories, ground floor parking 2-4th floor apartments, 5th floor common area, now want to put 2 apartments there. Retail requires 1 space per 225SF for boutique, 1 space per 75SF for café. Concept eliminated retail to great dismay of the HWS. Variances requested: (1) minimum # parking spaces required reduced from 60 to 40; (2) reduce parking setback from 25' to 3.5' for one parking space & pavement located behind screen wall; (3) parking space reduce width of (1) space from 9' to 8' for small car space; (4) AR-1 and AR-4 Area District Requirements, reduce lot area per unit from 1,200 SF to 931 SF per dwelling unit, to conform the 29 extended stay units; (5) building lies to reduce building setback along Buttles Ave and W. Thurber Ave. from 25' to 9' along both street frontages; (6) Expansion/relocation of nonconforming uses, to increase the # of extended stay hotel units from 26 to 29, since the extended stay hotel is a non-conforming use of the M District, while no physical change occurring to size of the building. How many bedrooms? 47 (11 – 1BR and 18 2BR units). How confident to put in retail? Can't be used for anything other than commercial. Decision about whether to charge for parking not made. May charge for covered spaces. Restaurant with no hood.

Officer Smith: no report

Development: D. Carey. development@harrisonwest.org working on a social media policy to establish how we distribute information online. We reserve the right to post projects on Facebook, the website, Nextdoor.com, etc. and put online.

Parks: B. Mangia. Met with Rec. & Parks. Asked for mulch for Harrison Park, submitted proposal for basketball court which came from a local youth. City reviewing the proposal. Street trees along Harrison Park place, reach out to Wag Co. Will have a recommendation for the park committee. Talked about trees at 4th and Perry will send arborist to see if they can be saved. Wheeler Park supposed to 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. City looking at adding 4 season gravel surface in the center of the park. 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, currently at 74 members. Tim Price appoints Cassie Young as new membership chair.

Communications: B. Hinderlither, communications@harrisonwest.org IBS celebrating Earth Day with electronics recycling on Friday 4/20 from 8AM-2PM. On 4/21 historic masonry workshop at King Ave. United Methodist Church. Next Saturday 8AM – 12:30PM is Cap City ½ marathon, check for street closures in the neighborhood. Street sweeping begins in May (Tuesdays and Wednesdays) you can sign up for reminders so you don't get towed.

Short North Foundation: D. Carey, there's a lot of construction (check Columbus Underground). IBEW proposal at Price and Second, original proposal went through several iterations and now developer made it bigger. Short North Civic Association opposes it (14 stories. Approved version was 10). Vic Village Commission scheduled to vote, but don't have the results. Streetscape improvements progressing, parking study is moving but doesn't directly pertain to HW. Change scheme from High Street to Neil Ave. HW does not get included in overhaul, but are still in the benefit district for fees collected. There are meetings and opportunities for comments for those interested.

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: 3rd Ave. closed on 3/23 in both directions for 3 weeks.

Motion to adjourn 8:47 PM , D. Carey second by T. Peterson ADJOURNED

Attendance: Sandy Allen, Tim Bledsoe, Sean Bletzacker, David Carey, John Coyne, Dean Curry, Michalea Delavaris, Ruth Dohner, Brian Free, Joe George, Rob Harris, Josh Hinderlither, Caitlin Holland, Steve Hornyak, Linda Lane, Barbara Lehman, Steve Loborec, Mary MacDonald, Bob Mangia, Michael Metz, Zach Nelson, Leigh Oldershaw, Tania Peterson, Tim Price, Chris Ruder, Brenn Waldman-Hinderlither, Matthew Wolf, Cassie Young