



National Register of Historic Places  
P.O. Box 163442 • Columbus, Ohio 43216  
www.HarrisonWest.org

**Harrison West Society Meeting ~ June 20, 2018**

**Meeting** called to order at 7:06 PM at Harrison Park Community Center **Quorum** Present

Presiding: Josh Hinderliter, Vice President

**Minutes: Motion to approve May minutes by D. Carey, Second by J. Hinderliter, minutes PASSED.**

**Officer Smith:** no report

**Jazz Stage funding: L. Oldershaw Motion to approve \$700 towards Jazz Stage, J. Hinderliter, second PASSED.**

**President's Report:** T. Price. Neighborhood consortium meeting next month. Will r

**Treasurer's Report:** Z. Nelson. We have \$6186 in the bank. Donated \$700 to the Jazz Stage last year.

**Development:** D. Carey. **Presentation: Wagenbrenner/Battelle Project.** Joe Reddy (Wagenbrenner) & Mark Wagenbrenner. Indicated that they lost the 3<sup>rd</sup> grocer in negotiations. Don't have time to start over given place in contract with Battelle or they lose the project. Redesign, talked about adding some additional multi-family (unenthusiastic reception). 12,000SF of retail/coffee/restaurant, move up to street. Increased the size of the parking garage. Significant change in # of for sales homes, more townhomes in the center for the project from 31 to at least 46. A lot more green from 6.1 to just over 6.4 acres. Overall, rest of project similar: hotel, senior building, single family, apartments. Garage much more concealed and retail on 5<sup>th</sup> and Tisdale more visible. Questions: Amazon not an option? Not currently, went through Kroger, Trader Joe's, Meier's and others (Lucky's bought by Kroger). Fresh Market & Fresh Thyme not opening more stores now. Traffic calming features? Movement down 4<sup>th</sup> from traffic study is moving down 5<sup>th</sup>. Traffic study will be redone. Forecasted increase reduced due to loss of grocer. No connection point from garage onto Perry – goes out to 5<sup>th</sup>. Two-car garage under each unit in townhomes. People working at university/Battelle prime candidates, they don't necessarily expect them to need a car or drive. Are there leases on the other commercial spaces yet? No. But interested in bringing neighborhood-centric places (tried for Katalina's). Open to recommendations. S. Ailer: concern they won't be able to lease commercial spaces. Grocer was 40KSF. There are plenty of uses for 60' deep retail on 5<sup>th</sup> Ave. Early convos with Starbucks, coffee shop still an option, high level of confidence that retail won't be a problem. Losing 75% of space that was an amenity, why not use for other retail uses? Can't set aside 40KSF restaurants and coffee shop ratios too high. Neighborhood retail works 16KSF is still a lot of retail. Grade also an issue 11' drop on 5<sup>th</sup>. Need at-grade retail, can't have on front, would have to be pushed to the back of the site (as grocer was). Need drive-by traffic flow. When to break ground? If closed in Sept/Oct, all spoken for and residential can start in 1 superphase. Demo immediately after closing. If infrastructure and utilities can get done over winter can start houses in spring. Delivery time 8 months on single family. Widening alley on 5<sup>th</sup>. Construction noise concern. Can days and times be managed? With multiple partners they can all start projects at same time. Total # of apartments/homes? 350 apartments, over 80 for sale units. (70% 1 BR apts). Garage parks more than 500, trying to finalize that. Lowest floor in garage is the basement. Deciding split between townhomes and single family. Park stays the same. Borchers: 2016 plans there was more space on the south side. More amenities needed. Don't see additional green space as real additional parkland. Erosion of amenities and green space from original plans to now. M. Wags: new strips of green space not included in calculations. Additional greenspace not usable for the entire neighborhood, more benefit to townhomes. Mangia – move greenspace south. It's used daily. Fear: in where the line is now, pushing onto 3<sup>rd</sup> = less usable space. M. Wags: will work with MI to pull back if so different than 2016. Less usable space in most used area of the park. From RFP only ones to honor since day 1. Original plan was subject to change on the northern portion of the plan. 21 acres, more than 6 dedicated to public use. Is parking included with the rental? Still TBD. 1 space per bed. Desire daycare.

**Presentation:** R. Ellis, 983 Michigan, carriage house. Variance request: 1. Fronting on public street, 2. Residential district use, permits additional residence (carriage house) on the lot, 3. Minimum # parking spaces reduced from 4 to 2, 4. Minimum side yard permitted from 3' to 2, 5. Area district lot requirements

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reduced from 50' to 30', 6. Reduction in lot size from 6,000 SF to 3,000SF lot size. Fully behind front home 16.5' width. Oversized 1 car garage. Interior staircase is difficult, it's going to be exterior and will be behind the front home. D. Plunkett, question regarding parking: 3 bedrooms in house plus studio apt. Rob probably going to live in the front house. **Motion by D. Carey to accept the proposal with the variances as submitted second by M. MacDonald. PASSED**

**Parks:** B. Mangia. Next Side by Side Park 6/27 from 6-7:30 and 6/30 from 9-11AM. Need volunteers for Jazz Series and to weed and adopt beds. Dept. of Utilities digging at end of 2<sup>nd</sup> Ave. details pending. Please pick up after dogs and if you have questions: [parks@harrisonwest.org](mailto:parks@harrisonwest.org). Sculpture, supposed to start in July.

**Membership:** C. Young. 5 members renewed or joined. We would like to expand and meet more neighbors! Please try to recruit a neighbor. PM new neighbors on NextDoor.com and encourage them to join. More signs to go up. Looking for volunteers to do outreach.

**Communications:** B. Waldman-Hinderliter couldn't be here. ComFest this weekend floods hood with parking. DooDah at 1PM on July 4<sup>th</sup> runs Hubbard to Neil to 4<sup>th</sup> to High Street. If you have any events, fun pics, info etc. you can either send it to us through Facebook or [communication@harrisonwest.org](mailto:communication@harrisonwest.org).

**Short North Foundation:** D. Carey. High Street streetscape project slightly behind. Kauffman building at IBEW, next meeting will be the 17<sup>th</sup>. Really towering over and encroaching into the residential, not on High Street. They are in historic Vic Village with obligation to preserve, protect and enhance the hood. Commission consistently opposed but never have a vote, continuance to wear them down or wait them out. Believe application for tax abatement will expire at the end of July. Original proposal was accepted and approved, but questionable whether that was legit vote.

**Block Watch:** L. Oldershaw. No major crimes to report. Package thefts, car break-ins. If you have any issues or questions please contact at [blockwatch@harrisonwest.org](mailto:blockwatch@harrisonwest.org) or go to Short North Block Watch on Facebook.

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

**Open Forum:** M. Metz keep an eye out for Jennie at 4<sup>th</sup> and Pennsylvania older neighbor who's out and about. Concern for parking and that those spaces will be paid which will discourage onsite parking and move more cars onto the streets. Not convinced they tried everything for grocery store. Under time pressure from Battelle and financiers regarding closing on the project. **Motion by Wightman encourage**

**Wagenbrenner to reconsider and encourage grocery store to be an immediate priority, second D. Carey UNANIMOUS.**

D. Borchers: suggest this group come up with additional alternatives for consideration. Email [planning@harrisonwest.org](mailto:planning@harrisonwest.org) with ideas. We have a good working relationship with Wagenbrenner and they are trying to work with HWS. Would like to have a working group or online discussion group. Special meeting? July 11<sup>th</sup> at Zeno's basement. Why did Meier bail? New concept testing, given the instability in the grocery industry they got cold feet, found a project they could open faster.

**Meeting adjourned 8:38PM. Motion to adjourn T. Price, second by J. Hinderliter ADJOURNED.**

**Attendance:** Susan Ailer, Sandy Allen, Jace Ball, Sean Bletzacker, Dylan Borchers, David Carey, Craig Copeland, John & Nancy Coyne, Diane Doult, Robert Ellis, Joe George, Josh Hinderliter, Caitlin Holland, Steve Hornyak, Brian Johnson, Mary MacDonald, Bob Mangia, Terri McCabe, Michael Metz, Joe Motil, Zach Nelson, Leigh Oldershaw, Laurie & Jamie Patton, Tonya Peterson, Diane Plunkett, Ken Petri, Michael & Lauren Smith, Chris Ruder, Megan Sullivan, Brenn Waldman-Hinderliter, Ken Wightman, Cassie Young, Jamie Zucal

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