



National Register of Historic Places
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Harrison West Society Meeting ~ February 19, 2020

Meeting called to order at 7:04PM at Harrison Park Community Center **Quorum** Present

Presiding: Tim Price, President

Presentation: CASTO, D. Carey, early planning stages, Casto is asking for feedback, not presenting a detailed proposal. HWS deals with development proposals, when they require zoning variances we review projects, meet with the developers and give a thumbs up or down to the City. Try to get to a “yes” recommendation. Eric Liebowitz, Ted Hardesty (Edge), Brent (Casto), Colby Turnow (Casto). Buttles, Neil, Collins and Thurber Drive East are the boundaries of the plot. Everyone is excited for the opportunity to rethink this site, built in the 60s/70s. Suburban style retail in the center of the neighborhood, addresses streets and is appropriate for the neighborhood. Not a blank slate. Timeline: GE closed 1/31/20. Met w/HWS Exec. Restrictions: other tenants in the center CVS has control outside of its storefront and significant lease term remaining. Some preliminary convos with them and they are willing to evaluate a new position within the project. CVS need to have: site requirements, corner lot (Buttles & Neil), conventional surface parking. They think they can address the CVS concerns with the design team. CVS is engaged, move forward with mixed use component complementary to what is happening in the hood. Grocery: lots of potential users that fit the profile of what the community is looking for and think there’s an excellent chance of landing a grocer for the site. Goal: return in April with more concrete plan. Overview of residential aspects: pink bubble- Neil frontage having retailers along it; some surface parking, yellow bubbles anticipate residential, stepping down density, from Neil 3-4 story. How will this project fit the context of the neighborhood. No deals done or even close. Appears, ½ space allocated to residential, where will they park? Must be accommodated in a parking garage within the site. CVS expectation of surface parking adjacent to their site. Preference to not have between building and the street. Trying to get retail/residential along all 4 border streets. More pedestrian friendly along Neil Ave. Buttles has 35’ height limit, west side, Wheeler Park 2-3 story buildings, South is Westminster, closest building is 7 stories and scales up, new one will be 11-12 stories. Single family along Neil Ave. Concern of 11 stories Thurber on Neil Ave. and what does all of these apartments do to property values? Supports additional height and density on this property. What size grocery do they hope to attract? Total site is 5 acres. If grocery occupies the bulk, what’s top end size in mind? 20-30K SF. Can’t speculate as it’s very site specific. Additional curb cuts on Buttles or Neil? Not anticipating new curb cuts. Like the mix of coffee shops, restaurants, more walkable and looking for a small grocery, not a huge location. Want variety and a reason to visit that project every day. What is happening to the current businesses that aren’t CVS? Continue to operate until redevelopment. Can’t answer lease terms. CVS has more than a decade remaining (NOT a blank slate). Restaurants are changing the profile of the neighborhood with so many nightclubs, bars and restaurants. Any effort to seek local businesses as tenants? Too early to know what other tenancy looks like. Want to maintain small businesses. Victorian Village has restricted parking want these businesses, but need to

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be things that serve the residents. Concerned for density, parking, green spaces and driving in traffic that will make parking even worse. Parking and traffic flow, zoom out to 1 square mile, work with City on traffic flow. Especially Goodale and the 670 ramp. Traffic study will be done. Keep in mind the delivery trucks, etc. visiting customer is competing with that traffic. How does the 20-30K compare to GE that was there? (38K SF), how much parking does a space that size require? Retailers historically wanted more parking now want less, want to make sure that there's enough parking to sustain the retail. Loading areas, etc. will be screened. What is height and occupancy plan? Buttlers 2-3 stories, want about 200 units in other half of site. Guess on 2 acres, push density to the residential B in 10-15 story range and park it. Want site to bring people together. Want grocery to serve the people of the neighborhood. Think of different scale. Any possibility for condos or owner occupied? Limited opportunity. Sequencing required as CVS won't be willing to shut down. Any City restrictions, setback is from Neil Ave.? Looking for things to protect along Neil (trees). Traffic calming on Neil. What's the window? Few month buy-in.

Minutes: Motion to approve January minutes by D. Carey, Second by Z. Nelson minutes PASSED.

President's Report: T. Price., Exec meeting on 3/1/20 at Dick's Dive.

Treasurer's Report: Z. Nelson: \$7,534.08 (includes the pizza for tonight); has square and can take your renewal of cash/check/charge, must renew by April meeting to vote in May. **Motion to approve pizza by D. Carey, second by J. Hinderliter, PASSED, treasurer@harrisonwest.org**

Development: D. Carey

Parks: B. Mangia. Need volunteers for 2020 to adopt beds, riverbank cleanups, need someone to take on the Earth Day tree plantings. Extend bike trail from River House to the path at Goodale, should have something from engineers by May. (parks@harrisonwest.org). Please clean up after your dog.

Membership: E. Berrigan, pay your dues! Have 31 members as of this morning, membership@harrisonwest.org

Communications: B. Waldmann-Hinderliter. Good job getting the info out. Local author named Nick Taggart wrote book *Short North Neighborhoods*, used some photos provided by neighbors. Release party on 3/11/20 at Prologue Books, bookstore the Short North. Stay connected on FB and Nextdoor.com, broken sidewalk list was submitted to City. communication@harrisonwest.org

Short North Foundation: J. Hinderliter, Casto development, there's another meeting next week Short North Civic Association (former Vic Village Society), some of their officers insist that the site is in Victorian Village. As far as the City is concerned, they consider this a Harrison West Society project and we will vote on it. VV starts at Neil, goes past GE plaza, Buttlers and to Harrison. We expanded at the City's request to include the GE plaza.

Block Watch: L. Oldershaw. 3 burglaries related to things left in open, 4 package thefts. Send to office or have neighbor pick up. Issues or questions please contact blockwatch@harrisonwest.org or go to Short North Block Watch on Facebook.

Social: L. Cray, improvement through fun, idea: chili cookoff, location Dick's Dive on 3/29 from 12-2:30, have 10 entrants (\$10 fee), cups, bowls, utensils, napkins, etc needed. Maybe additional food. Projected cost is: \$250. Donation voting boxes, \$1 to vote for favorite. Charity cause? social@harrisonwest.org **Motion to approve Chili Cookoff budget \$250 by J. Hinderliter, second by B. Mangia PASSED**



Open Forum: Attend the meeting next week too if you can and make sure your voice is heard by Casto. Metz, can we compile the comments before they get submitted so that there's a record? Will be compiled and sent to Casto.

Meeting adjourned PM. Motion to adjourn T. Price, second by B. Mangia ADJOURNED.

Attendance (approx. 102 people): Stelio Aggonis, Ola Ahlquist, Lisa Alworth, Marlin Ayers, Eric Alessandini, Sandy & Mitch Allen, Beau Arnason, Leslie Belfonce, Beth Berschet, Caitlin Bletzacker, Gillian Bringardner, Mark Brown, Ian Burkhart, Marcello Canova, David Carey, Allison Cavalieri, James and Lisa Cray, Marc Conte, Richard Cugino, Ruth Dohner, Paul Feeney, Judy Fortman, Brian Free, Christina Fuduric, Bob Geoghegan, Joe George, Steve Hornyak, Gretchen James, Bill Johngrass, Brian Johnson, Jill Jones, Christian Joosse, Ben Justice, Annie Keener, Kirstin Kiefer, Joel Knepp, Linda Lane, Jeff Larson, Barbara & Dan Lehman, Kathy Lloyd, Lee Lochtefeld, Mary MacDonald, Bob Mangia, Paul Martin, Terri McCabe, Lynda McClanahan, Steve McClintock, Bob McGrath, Michael Metz, Susanne & Harvey Miller, Eleanor Mohrman, Zach Nelson, Susan Nowak, Leigh Oldershaw, Laurie & Jim Patton, Chris Perry, Tonia Peterson, Dwight Phelps, Diane Plunkett, Tim Price, Brett Profitt, Matt Reinemeyer, Lauren Reitz, Courtney Roberts, Chris Ruder, Pete Schupske, Stan Sells, George Shellenbarger, Carlyn Smith, Stephanie Stock, Tim Sublette, Cathering Tarantino, Brenn Waldmann-Hinderliter, Hannah Weisberg, Ken Wightman, Wendy Wilson