



National Register of Historic Places  
P.O. Box 163442 • Columbus, Ohio 43216  
[www.HarrisonWest.org](http://www.HarrisonWest.org)

## Harrison West Society Meeting ~ November 18, 2020

Meeting called to order at 7:01PM on Zoom **Quorum** Present

**Presiding:** Tim Price, President

**Minutes: Motion to approve September minutes by D. Carey, Second by Bob Mangia PASSED.**

**President's Report:** T. Price., 1<sup>st</sup> Wednesday executive committee via zoom. **Motion by David Carey to cancel December meeting in lieu of a holiday get together (via zoom). Second by Bob Mangia PASSED**

Letter to City of Columbus regarding Airbnb. Hold letter, wait to see what they come up with for legislation. Amend or send as needed.

**Treasurer's Report:** Z. Nelson: \$9,953. Zach is moving and we need a new treasurer.

[treasurer@harrisonwest.org](mailto:treasurer@harrisonwest.org)

**Harrison West Arts:** L. Oldershaw, signing incorporation paperwork once all signatures acquired. Submitting 501c3 paperwork in a few weeks too. Awaiting word back from artist. [www.harrisonwestarts.org](http://www.harrisonwestarts.org).

**Development:** D. Carey. **Zeno's patio extension** request. No zoning variance, wanted neighborhood feedback as it impacts us. Slight extension of the patio along the side of the building past the stairs to the basement fitting the scale of the existing area and same width from building. Outdoor and seating at a premium, trying to keep the safest possible space given the pandemic. Will add a few more tables to the patio. Open to feedback. Possible future enclosure to wrap building with awning in the future would have potential for drop-down sides. **Motion to approve the patio and provide a letter of support. Second by L. Oldershaw. APPROVED.**

**840 Michigan.** Parcel partially completed with new proposal to complete the project different from the previous proposal. "L" shaped building, previous plan included retail. New proposal is residential with that portion for office space. Variance requests: rezoning from "M" to AR3; Council Zoning variances: 1. Parking spaces: 81 required for 54 units, request to reduce to 41; 2. Building line variances/setback. Eric: no diff between building line and setback. Structure shell is built. Proposed building on existing structure. Setback same as previously approved plan. Parking reduction: 54 proposed unit (1.5 space/unit = 81 spaces). HW centrally located, options for public transportation, rideshare and biking. New policy requiring a street parking survey. Traffic determines which streets to canvas. Ingleside, Buttles, MI and Thurber. Around 336 total spaces available. Usually about 240 generally available. Traffic Mgt calculates parking demand for project (100% capacity) future on street demand and future occupancy still leaves 38-48% available parking spaces. Believe request won't negatively affect the community. J. Barnes, concept we are familiar with. Questions: traffic, worst case scenario fully occupied would impact less than 50% of the spaces. Affordable housing units: will be negotiated from the City, intend to follow

**PRESIDENT**

Tim Price  
[president@harrisonwest.org](mailto:president@harrisonwest.org)

**VICE PRESIDENT**

Josh Hinderliter  
[vicepresident@harrisonwest.org](mailto:vicepresident@harrisonwest.org)

**SECRETARY**

Mary MacDonald  
[secretary@harrisonwest.org](mailto:secretary@harrisonwest.org)

**TREASURER**

Zack Nelson  
[treasurer@harrisonwest.org](mailto:treasurer@harrisonwest.org)

guidelines for tax abatement projects. 10% of units affordable to those earning 80% of avg mean income. Does this % assume that tenants are using all on-site parking. Don't know arrangement of leased spaces. Is parking a free for all? First come first serve allocation. Rent a space or not. Make spaces part of the lease arrangement. Why not allocate units to spaces? Will they have the option to rent a space permanently? They can rent a space while supplies last. Why not 2 levels of parking to reduce on-street need? Prohibitively expensive. JB "Whatever is available will be leased (parking)". Not currently in scope for the SN parking. If/when we go permit it will negatively impact the residents. Short-sighted and a detriment to the residents based on a risk of currently available parking that is not likely to be there in the future. How far N & S canvassed for the parking study? South of 1<sup>st</sup>. What are the concerns about parking that they are willing to continue to ignore? Falls on the assumption of status quo which is constantly changing in the Short North. Lots of concerns surrounding parking. Policy: complex proposals require attendance at a meeting, we provide feedback, request to return to a subsequent meeting for a vote. They want an exception to the rule and have a vote today. Don't want to set a precedent voting tonight. Ask developer to consider feedback and give residents time to consider proposal. Plan to vote at the January meeting unless a motion is made (1/20/21). Exec meeting 12/2/20 if they want to attend.

**5<sup>th</sup> Avenue graphics.** Founders Park hotel graphics. (A) Monument sign along 5<sup>th</sup> Ave. – setback in height, side signs with Hyatt logo facing W & S along 315. D. Perry: updates to proposal. (C) wall sign, (D) wall sign, (E) wall sign 315, (F) southside restaurant sign. (A) Ground sign, 5'5" wide, 8'7" tall (formerly 10.5" wide and 7'2" tall), felt sign not as long but a little taller more appropriate. Shorter sign better relevant to traffic and sight distance. Setback from the road 10' from property line. 11' from sidewalk, around 18' from curb (code compliant except setback). (C) 72 SF illuminated wall sign N face – fully code compliant H logo. (D) 70SF wall sign on W side facing southbound 315 and ORR. Variance: increase signs from 1 to 2. (E) illuminated 92SF wall sign south sign intended for N bound 315 (wayfinder sign). Discussion of whether sign visible from 3<sup>rd</sup> and Perry, blocked by trees. Is it visible to the new homes in Founders Park? Unlikely due to angle and tree cover. (F) 11 SF, mounted above patio grade to building as a wall sign (not projecting) HBAR. Not illuminated. Graphics plan. Variance: increase wall signs from 1 to 3. Reduce ground sign from 15' to 10'. How close to 315 are D and E has any safety study been taken into account? Question about light being cast off: indirect light source behind frosted surface. Gigantic billboard signs in similar proximity, implies not a safety concern. MM: number of signs and size of development, we don't know what other sign requests are forthcoming. Concern for total number of signs on the whole site. Monument sign by entrance and proximity to 5<sup>th</sup> Ave traffic. Development requirement for fence. Proximity of adjacent senior building to street blocks building. Traffic staff approved both signs, they are not in the clear vision triangle. B Mangia: a lot of signs. Not convinced D & E appropriate. Visitors aren't likely relying on the signs for navigation. Are we setting a precedent? **Motion: D. Carey to approve the graphics plan as submitted. Second L. Oldershaw (PASSED 14 yes, 2 no)**

**875 Michigan** Bunn Minnick organ building. Existing building to be repurposed as residential and add a similar scale building on opposite block. Rezone from M to AR2, variance list: 1. Telecom antenna needs to be permitted; 2.

Height (40' vs. 35') for existing building, new building complies, existing building does not; 3. Parking setback reduced from 16' to 14' (Quality Place); 4. Parking reduction from 83 to 58 (reduction of 25/1.05 per unit), 5. Perimeter yard reduction 2 or more building requires 10% of width or parcel.

Existing parking on Quality Place. Add new building with 8 spaces and an enclosed parking garage. Verizon easement on ½ of Ingleside for tower. Head in parking to utilize space, can be paved but not built up. Partially covered. Provide a building complementary to the Bunn building. Mindful of mfrg history of site. Industrial style building, masonry base, fiberboard cladding on upper floors. Aluminum shake siding accent sections.

Straightforward apartment building. Need color renderings for future meetings (not scheduling for Dec. Exec). Any rooftop amenity for dwellers? 3<sup>rd</sup> floor rooftop terrace. Most substantial ask = parking spaces. 30% reduction requested. This proposal does meet the SN parking guidelines (1 space/unit). What are parking options for visitors to the residents? On street parking. Creating a disservice to residents that does not provide ample parking for residents and guests is harmful to the neighborhood. Creating an untenable future parking situation.

**Parks:** B. Mangia. Wheeler is now a 4 season dog park. Gravel space created. Cutting down grapevine/honeysuckle along riverbank needs help. Rake your leaves on your sidewalk. Please clean up after your dog and yourself. Need folks to adopt beds and volunteer for clean ups. ([parks@harrisonwest.org](mailto:parks@harrisonwest.org)).

**Membership:** A. Keener. [membership@harrisonwest.org](mailto:membership@harrisonwest.org)

**Communications:** B. Waldmann-Hinderliter. Postings will be on FB page. Thanksgiving dinner give-away. SN food drive Saturdays 12-6 at King Avenue Church. Covid resources. CARES Act funding for utility bill relief. Follow us on social media, especially Facebook. Use tag #HWlife for reshares. [communication@harrisonwest.org](mailto:communication@harrisonwest.org)

**Social:** L. Cray, [social@harrisonwest.org](mailto:social@harrisonwest.org)

**Short North Foundation:** J. Hinderliter. No updates.

**Block Watch:** L. Oldershaw: 1 theft, 1 vehicle stolen. Repost of tweet of incident along bike trail where a woman believed she was going to be jumped. Need ideas to make trail safer. It's all City land.

Issues or questions please contact [blockwatch@harrisonwest.org](mailto:blockwatch@harrisonwest.org) or go to Harrison West Block Watch on Facebook.

**Open Forum:** D. Carey, City planner with UIRF trail connection project coming to December Exec meeting. S. Miller: what to make of latest COVID advisory? Has no teeth. You can still walk.

**Meeting adjourned 9PM. M. MacDonald motion to adjourn second by B. Mangia ADJOURNED.**

Present: Quinn Allen, Eric Allessandrini, Jonathan Barnes, Eric Bringardner, David Carey, Lisa & James Cray, Rob Dault, Jenny Frankart, Josh Hinderliter, Mary MacDonald, Bob Mangia, Michael Metz, Harvey & Susanne Miller, Zack Nelson, Leigh Oldershaw, Dave Perry, Tania & Sam Peterson, Tim Price, Chris Ruder, Pete Schupska, Karrick Sherrill, Brenn Waldman-Hinderliter, Matt Willhight (Continental), Ken Wightman, Eric Zartman