

February 17, 2021

### **Harrison West Society Meeting Agenda**

Via Zoom - <https://us02web.zoom.us/j/86398774457?pwd=WlJZa2lVSjNlRWXRUaURYZUFLamhlUT09>

#### President's Report – Tim Price

- Introductions
- Approval of the January Meeting Minutes\*
- Executive Meeting Location Announcement

#### Development Report/Presentations – David Carey

- 901 Ingleside Ave. (Laura Comek)
- 1275 Michigan Ave. (Dave Perry)

#### Monthly Reports

- Treasurer Report- Zack Nelson
- Harrison West Arts Group – Annie Keener/Leigh Oldershaw
- Parks and Green Space Report- Bob Mangia
  - Perry Street Park Update – Michael Metz
- Membership Report - Annie Keener
- Communications Report- Brenn Waldman-Hinderliter
- Social Chair Report – OPEN
- Short North Foundation Report – Josh Hinderliter
- Harrison West Block Watch Report- Leigh Oldershaw

#### Open Forum

#### Adjournment

Next Meeting: - Wednesday, March 17 at 7 p.m., via Zoom

*\* indicates an item up for Society vote*

## Harrison West Society Meeting ~ January 20, 2021

Meeting called to order at 7:02 PM on Zoom Quorum Present

Presiding: Tim Price, President

Minutes: Motion to approve November minutes by Z. Nelson, second by L. Oldershaw PASSED.

President's Report: T. Price., Exec Mtg 2/3/21 on Zoom, membership duties taken over.

Tony Celebrezze, Asst. Director at Bldgs/Zoning Services, assessment conducted on the City's zoning code. Spur development, keep neighborhoods cohesive, also been used for red-lining and not so good stuff. Goal: minimize conflict between users. Current code dates to early 50s: different era of needs and growth. No comprehensive technical review in 70 years. Aggressive annexation in 50s-60s, then dropped in future decades. Zoning assessment: process for consultant: Lisa Wise Consulting selected. Worked with Westerville. Spearheaded by Tony and Kevin Wheeler. Working with neighborhoods on stakeholder outreach for concepts, ideas, complaints, etc. Right now technical review. Survey will be undertaken for input. Link to survey and slide deck will be sent. Phase 2: 18 months of stakeholder outreach and assembling the actual future changes to the code. Zoning code is very complicated, need to be made more consistent across the whole City. COVID: long-term trends may have long-term impacts, how does that feed into plan? Must be watched. Watch density. Deficit of housing pretty severe in Central Ohio. Will continue to be people who want to live in urban core. Want apt or condo and not worry about maintenance. Millennials seem to be reluctant homeowners. Leigh: need for more affordable housing. What is the reality of the housing need? What should we be filling in with? Cost of housing high right now, not enough skilled tradespeople. Demand very high for multi-unit residential which will keep developers building that. Code needs to encourage diverse housing. Land bank: competition for lower cost affordable build housing design.

Treasurer's Report: Z. Nelson: \$10,700.52 in bank. Dues renewal strong. Zach is moving and we need a new treasurer. [treasurer@harrisonwest.org](mailto:treasurer@harrisonwest.org)

Harrison West Arts: L. Oldershaw, ComFest grant for \$3k submitted, preliminary mock-ups received from artist Ashley Pierce, concept sketch shared. [www.harrisonwestarts.org](http://www.harrisonwestarts.org).

Parks: B. Mangia. Please clean up after your dog and yourself there are trash cans in every park. Need folks to adopt beds and volunteer for clean ups. ([parks@harrisonwest.org](mailto:parks@harrisonwest.org)). Perry Street Park update: Steve and Christian from POD: working with Thrive Development for park concepts. Evaluate nearby parks, Gateway building off 3<sup>rd</sup> Ave. bridge, potential trails down to river, overlooks of river corridor. Small plazas at terminus to each trail, create seating areas, lighting, paving, connections to trail. Loops of walks throughout park. Central overlook and lawn off 4<sup>th</sup> with seating pocket. South lawn build on architecture of bridge and pull along 3<sup>rd</sup> to create gateway. Provide future opportunities for access to river at existing level spots for a trail along river. Working with Joe on clearing invasive understory along the river. Preserve native trees and plants, but clear invasive to clear some views to river. Propose grade change between walking path and bike path. Existing storm outlet creates natural clearing, might be able to create an overlook without having to take out any trees. Lower trail provide access to gravel beaches and natural trail surfaces. Invasive species removal bid out. Bids due this week. Goal to have it done by end of March this year. Allows for tree inventory. All information should go to Michael Metz as committee chair. JR: deal with invasive species. Anticipate this to be \$30-50K procedure and treat to keep them from returning. \$850K want to see how far we can extend that. Excess funds in broader HW TIF that can be accessed for additional improvements along the river.

Membership: A. Keener. 19 renewals 1/1/21 and 37 members total, [membership@harrisonwest.org](mailto:membership@harrisonwest.org)

Communications: B. Waldmann-Hinderliter. NA, you can recycle yogurt cups, butter tubs, etc. if it has a lid keep it on to prevent it from falling through the sorter. 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: 2 severe breakins. BOLO red truck and Toyota RAV4. Someone hit and run Zach's car. Issues or questions please contact [blockwatch@harrisonwest.org](mailto:blockwatch@harrisonwest.org) or go to Harrison West Block Watch on Facebook.

Development: D. Carey. 875 Michigan is conducting a parking study. 840 Michigan, Jonathan Barnes, rezoning application to move from M (MFR) to AR3 (multi-family residential). Variances: building lines from 25' to 9' buttes, 16' Thurbers Dr. W. Parking from 81 spaces required to 43. Parking variance originally granted for retail space. Current has similar parking variance and no retail space. Mike Shannon, attorney, mindful of previous

discussions, convince us to change minds, peculiarities of site “abundant”. Current state unseemly and “visual blight”. Site configuration limits development capabilities. Setback variances remarkably similar to the previous. Parking requirement 1.5 spaces/unit. Density seeking is driven by the market. Market for “work force” housing which is in dire need, especially in this location. Park friendly in ability to park on street. Variance of this magnitude required parking study. Parking Division suggests approval of parking variance. “If not us, who”? Project “well thought out” and Schmidts deliver a quality product. JAB: density result of current site and partially built building. Previous design had much larger units. Not as accessible to workforce housing. Went from 9 to 13 units per floor. Site plan changes: location of 1 curb cut on the West now flipped to Michigan Ave. D. Carey: Staff review comments: there be additional bike parking, additional screening of parking lot, additional screening of parking structure. Not currently provided. Have 2x the bike parking required (requirement is 6, providing 18 spaces). Try to offset the loss of car parking. Any exploration of other solutions for parking (underground). Not for something of this size. Workforce Housing, what is the definition? Affordable housing = 60% or lower adjusted median income (around \$55k). Workforce housing 80-100% (about \$45K /year). 20% designated for workforce housing. Is this tax abated? Yes. This being done to obtain a tax abatement. E. Alessandrini: parking takes half of requirement. Parking and affordability not associated. Not currently served by transit. Any further exploration regarding retail presence? No. Don’t see this as a strong retail site. **D. Carey MOTION: rezoning to move from M to AR3. Second by M. Metz. PASSED.**

**Motion, Council variance for building lines and parking motion to approve. Second by M. Metz. (2 for and 9 against) FAILED.**

UIRF project city funded for bike trail to connect behind properties like Short North Storage. They need more money. Would we support their bid for further funding from the City to support this project.

**M. MacDonald: MOTION: to support the City seeking more funding Second by L. Oldershaw. PASSED**

**Open Forum:**

**Meeting adjourned 8:29PM. M. Metz motion to adjourn second by Z.Nelson ADJOURNED.**

**Present:** Jonathan Barnes, Eric Bringardner, David Carey, Tony Celebrezze, Brian Davis (POD Design) Christian Hasenfratz, Steve Kolwicz, Mary MacDonald, Bob Mangia, Michael Metz, Zack Nelson, Leigh Oldershaw, Tania & Sam Peterson, Tim Price, Joe Reidy, Mike Shannon, Brian Wilmers, Brian, Chris Ruder