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www.HarrisonWest.org

March 16, 2022

Harrison West Society Meeting Agenda

Via Zoom - <https://us02web.zoom.us/j/81921371890>

President's Report – Tim Price

- Introductions
- Approval of the February Meeting Minutes*
- Executive Meeting Location Announcement

Non-Development Guests

- NONE

Development Report/Presentations – David Carey

- Casto Neil Avenue Development Presentation* – Eric Leibowitz, Brent Myers, Kolby Turnock, Dan Leathery (Casto); Dave Perry, and Tedd Hardesty

Monthly Reports

- Treasurer Report- Michael Metz
- Harrison West Arts
- Parks and Green Space Report- Bob Mangia
- Membership Report - OPEN
- Communications Report- Brenn Waldman-Hinderliter
- Short North Foundation Report – Josh Hinderliter

Open Forum

Adjournment

Next Meeting: - April 20, 2022

** indicates an item up for Society vote*

PRESIDENT
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Harrison West Society Meeting ~ February 16, 2022

Meeting called to order at 7:0 PM on Zoom **Quorum** present

Presiding: Tim Price, President.

Minutes: Motion to approve January minutes by B. Waldmann-Hinderliter seconded M. Metz by PASSED.

Development: 777 Neil Ave. Eric Leibowitz w/Casto. Dave Perry, consultant on zoning for Casto, rezoning of 5 acre plot from C3 to AR3 for the west half of the site, allows specific commitments to be made with a site plan and variances applicable to commercial. Site cleared, east half re-developed with two commercial buildings on east side, 222 residential units and structured parking on west side. Variances (10 total):

Commercial:

- Screening between commercial/residential – no screening for internal property line
- Complies w/parking but use some parking w/in residential that will be available in structured
- Loading space variance for commercial spaces – loading areas but not space specs
- Front Neil Ave. to 10' on Buttles and 10' set back on Neil
- Other forward to Neil at 10' setback and south side adjacent to Collins
- AR3 variances
 - Shared parking residential/commercial w/in AR3 area
 - Reduce parking setback lines
 - Reducing multi-family building coverage of 50%
 - Building setbacks
 - Minimum side and rear yard

Eric overview of design: plan close to what they believe they can execute, very important to surrounding communities and Casto. Spent time on design that fit w/in the community. Guardrails they have to work w/in. Unfortunately not a blank slate (CVS conditions as existing tenant). 2 retail 13K SF CVS, 20K SF on SE corner, 124 parking spaces for retail, 220 w/307 spaces in structured garage. CVS controls: drive-thru, surface parking between buildings, single story element. Contingent understanding for building A, can't share user or use but believe community would be excited about it. Re: CVS elevations: all comments noted previously, reinforced by HWS Exec recently: to suburban, bland, etc. Shared w/CVS team. No definitive feedback today.

Tedd Hardesty: create comfortable, walkable environment, vs. existing large surface parking lot and suburban retail center facing the east. Existing trees, and tree lawns important and will be complemented with additional trees.

Placement of buildings come to street in a way that other local architecture does. Neil Ave. is NOT High St.: modest setback consistent w/other. Building A + B with surface parking in between. Masonry wall connected to retail buildings to provide screening of parking, entry plazas and corners provide walkability and approachability. Service area has heavy evergreen screening on Buttles and masonry wall/plants on Collins. Window to get this off ground.

JHinderliter: architectural structure aesthetic has been updated, but still feels like a suburban design that doesn't fit the nature of the neighborhood. Hard to embrace project w/o knowing more about what Building A will become.

Eric: CVS, heard and communicated to them. Bldg A = single user, overhead door to facilitate interaction w/Neil. Using landscape to help urbanize the site. 1 level underground parking won't be seen from outside street.

Will CVS meet w/neighborhood leaders? No. Strong feedback provided.

If only 1 story why not facing Neil Ave? Front door position tenant-driven.

Seems like bldg. setback less than needed for mature trees. Code requirements for additional trees, exceeding those.

Setback is a hybrid; pick up on character and rhythm of homes on Neil; w/in public ROW: large shade trees, specific type not selected, hardy shade trees (maples, oak, elm)

Ben Goodman: requested variances seem supportable for urban area, commercial outbuildings: architecture not great, shallow setback can create streetscape corridor, bocce court feel,

Impact construction will have on the area. Westminster-Thurber having much more impact than promised. Timeline for project? Eric: traffic study being updated w/city. Construction conditional upon CVS remaining open until new store is built, maintain access from Buttles + Collins throughout.

Timeline: roughly end of year sitework started; opening date new CVS summer 2023. Residential and building A (dependent upon structured parking) working to understand.

Intersection of Neil and Collins – how to make safer. Todd Law: it's basically a freeway onramp. Original traffic calming design had center traffic calming island, lady killed so they painted a crosswalk. Don't think it slowed anything down. This will greatly increase the foot traffic. What are you going to do about it? City renewing study, access, convenience and safety all very important and will discuss w/their traffic engineer to see if it can be enhanced. Don't control Right of Way but will have feedback upon return.

CVS drive-through: conditional from tenant. Originally wanted on Buttlers side, early feedback made it internal.

Asking to rezone from heavily commercial – we lose 5 businesses, how can we keep local businesses (coffee shop, salon, nails, etc). 2 buildings and 2 users believe the amenities will represent plenty of opportunity for the neighborhood to take advantage of different retail experiences.

Bikes: will there be bike parking? Yes. Does CoGo move? If in ROW it stays. Will provide racks.

Irene: thanks for including the Westminster residents in the discussion. Comments on the impact of the new building, think it will be a positive once finished.

Will there be any affordable or workforce housing in the complex? Exploring with lending partners.

Will these buildings be tax abated? Overlaps with workforce and affordable housing discussion.

What will change from tonight's meeting to the one next month? How many of the things questioned here will be addressed? Putting forth what's required for vote. To get full neighborhood buy-in, knowing as much as we can and having as much transparency is paramount for a vote to feel comfortable moving forward. What can they answer?

All/as many as possible. Won't have user/use of Building A. Believe use anticipated will be something neighborhood would be excited about.

3 small locally owned and operated businesses are being evicted. Property values are helped by small local businesses.

CVS does not help property values, just creates traffic and noise. Design is a concern for the neighborhood.

How long is the CVS lease? Cannot release tenant lease terms. More than a handful of years.

Meeting adjourned at 8:38 motion to adjourn T. Price second J. Hinderliter byADJOURNED.

Present:

Suzanne Allison, Deborah Anderson, Gavin Armstrong, Beau Arnason, Traci Artist, Sharyn Blecha, Haley Boehning, Noel Booker, Eric Bringardner, Marcia Buban, Irene Butler, Griffin Caldwell, Brandon Canfield, John Carter, Allison Cavalieri, Alec Chambers, Sarah Coffey, Barbara Collins, Marc Conte, Richard Cugino, Jerry Dare, Ruth Decker, Dale Deubler, Lyen Djakov, Nancy Donoghue, Bruce Dooley, Dan Fazio, Jill Foster. Linda Fowler, Kathleen Fox, Bob Freeburn, Margaret Galloway, Ted Geer, Joe George, Beth Gerber, Ben Goodman, Josh Grossman, Bahram Hashemi, Tedd Hardesty, Rick Harrison, Howie Hayden, Jessica Henderson, Stephen Hersey, Herzogs, Brian Higgins, Josh Hinderliter, Katy Hinrichs, Connie Hook, Brenda Hosey, Jeffrey Jablonka, Linda Jakes, Ethel Johnson, Mindy Justis, Ann Kangas, Annie Keener, Scott Kirschman, Greg Krobot, Lorri Kuczinski, Linda Lane, Ruth Lanz, Todd Law, Lee Lochefeld, Colleen Loftus, Sandra Lopez, Cheryl Ludwig, Sarah Ludwig, Mary MacDonald, Bob Mangia, Chuck Mann, Mary Pat Martin, Cecelia McAdams, Sidney McBride, Terri McCabe, Bonnie Meibers, Michael Metz, Jessica Michael Skelly, Harvey Miller, Chris Moranda, Marc Mosley, Joe Motil, Judy Mueller, Bob Patterson, Barb Pelleriti, Tim Price, Cheryl Rapose, Fred Ream, Roberta Reeves, Annie Richardson, Cleve Ricksecker, Chet Ridenour, Darryl Rogers, Chris Ruder, Emily Schornstein, Kelsey Scianamblo, Diana Sells, Lynn Smith, Michael Smithson, Jayne Speicher, Bob and Rachel Stern, Michael Stinziano, Bobby Street, Betsy Sturdevant, Rebecca Taft, Debbie Tavener, Bobby Thaxton, Brenn Waldman-Hinderliter. Sherry Walls, Ken Wightman, Randy Wilkerson, Barbara Wyrick, Jim Weiker, Wolfgang Windl