



National Register of Historic Places
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www.HarrisonWest.org

April 20, 2022

Harrison West Society Meeting Agenda

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

President's Report – Tim Price

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

Non-Development Guests

- NONE

Development Report/Presentations – David Carey

- 579 W. 5th Avenue Graphics Proposal - Dave Perry*

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: - May 18, 2022

** indicates an item up for Society vote*

PRESIDENT
Tim Price
president@harrisonwest.org

VICE PRESIDENT
Josh Hinderliter
vicepresident@harrisonwest.org

SECRETARY
Mary MacDonald
secretary@harrisonwest.org

TREASURER
Michael Metz
treasurer@harrisonwest.org

Harrison West Society Meeting ~ March 16, 2022

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

Presiding: Tim Price, President.

Minutes: Motion to approve February minutes by B. Mangia, M. Metz by PASSED.

Development: 777 Neil Ave. What's new since last meeting? Current plan for space A is a grocer, it is contingent. Landscaping treatment along Neil Ave. to address the surface parking between Bldg A and CVS bldg. South elevation along Collins said to be bland, has received additional detail, North elevation of CVS and wall signage, will return with a graphics plan, concept elements shown, won't give up signage but believe they can get them to agree to a blade sign vs. illuminated. Feedback: CVS didn't have good relationship to the neighborhood, 1 story not appropriate to neighborhood. Masonry, pull entry into building at Neil and the parking lot, brick, added canopy. S elevation view from parking lot: same treatment: brick, cement board, aluminum storefront. Bldg A primary updates, stone base added to S elevation, broke up materials, mezzanine and loft spaces. More landscaping screening for parking lot between buildings A & B. Not much change to elevations of the multi-family except inclusion of red brick on the Buttles elevation. Landscaping (Tedd Hardesty): very realistic renderings. Takeaways: create rhythm that meshes with Neil Ave., priority #1 preserve existing street trees, broke up seat wall to create custom seats, brick pavers, relate to new bldg. facades. Extra room created in planter for extra hedgerow, additional plant material to lend to streetscape. Brick pavement extends back into site and entries to CVS + grocer. Activate street, create more urban experience.

Q&A:

*When expected to name the grocer and what are the contingencies that must be met to confirm? Naming not up to Casto. Entitlements, approvals, knowledge plan can move forward and be executed, site plan approval and move through Cbus process, other business processes not at liberty to disclose. Is it possible to get it approved, zoning granted and for business reasons the grocer could pull out? YES.

*No space for other existing small businesses? CORRECT only 2 tenants at this time. (Going to miss Nails on Neil)

*Parking: how many spaces? Planning 225 units, about 1.41 spaces/307 residential will park in structured parking, retail parking 77 spaces in surface lot between the buildings + 48 spaces in garage at the same level. Still finalizing the unit count, but that's pretty close.

*Design of CVS: can upper windows be arches or witches hat roof on tower? Any feedback will be shared with CVS. Building may still receive some minor adjustments, but mostly consistent with what is seen here. D Carey: HWS has no formal/binding approval over architectural design, only voting on variances but can provide feedback. Lots of adjustments made here.

*CVS still include a drive-through window? Yes on south side same as all previous plans

*Street trees, hoping to save, what is the fate of existing trees? Neighborhood prefers to preserve. Casto has priority to preserve every existing street tree. Existing indicated on landscape plans in white. Some in S corner may have pocket park at Collins and Thurber.

*Will CVS be able to grow into this space? Yes, CVS had extensive input into the design and this fits their need. Every change vetted & approved by CVS

*Disappointment about lack of small businesses = consistent thread by community

*Does community get input on grocer going into the space? NO

*Landscaping done to enhance streetscape + pedestrian experience and hide the surface parking NOT to hide the architecture of the buildings. Screen the loading dock, etc.

*Bicycle traffic, expect bike racks will be important to this project, can try to connect to existing bike route, as permitted by the City

*Why won't CVS build multi-story here when they have committed to it elsewhere? Cannot speculate, Casto tried very hard to get into mixed use opportunity and this is as far as they will go.

*Will grocer be multi-use with coffee shop/café/etc.? Cannot provide any additional detail right now.

*Any community access to residential pool? No, residents only.

*Elaborate on the seating: walls narrow enough they aren't terribly comfortable to stay for long/nap.

*Where bike parking located? Not decided yet, generally convenient to doors to encourage use. Number determined by code requirements.

- *Green triangle= pocket park, no intention to fence, will feel public and part of streetscape accessible to the hood.
- *Parking arrangement not about ownership it's a binding condition of the zoning
- *Is height district H35 locked into the district? YES
- *Will street parking be reduced on Thurber/Collins? That's the City's purview and none has been included in parking #s
- *Does this project go to Vic Village Commission or Short North Civic Association? NO only HWS at this time then it goes to City Council
- *Other opportunities for community feedback? You can go to City Council

Dave Perry, list of variances (10 total):

Rezoning:

- Existing is C3, will be zoned into AR3+ CPD (commercial plan development)
 - CPD = Bldg A+B and east half of the development, custom design that requires site plan
 - AR# = residential zoning, council variance application to permit residential, also conditional on the site plan
 - Height district 835
 - Building setbacks 10' and 9'
 - Direct vehicular access at Buttles and Collins (none on Neil)
 - 77 commercial parking space
 - No screening required where commercial meets residential

CPD modifications of code standards:

- No screening between commercial/residential – no screening for internal property line
- Minimum # parking spaces complies w/parking but use some parking w/in residential that will be available in structured: 77 surface (commercial area) + 48 in the structured parking (residential area)
- Variance for commercial loading spaces – loading areas but not to space specs (S side of A and W side of B)
- Not providing screening of residential from commercial
- Building lines reduced from 50/25/25 (Neil/Buttles/Collins) to 10/10/9
 - Small area to be fully screened for generator

Variance list for residential side - West half rezoned to AR3

- Permission to have 48 commercial spaces on the parking structure to permit commercial parking
- Interim condition: phasing of project CVS tenant space in existing building won't be razed until they move into the new building, permits parking setback at 5' on interim basis
- Parking variance for multi-family 312 spaces provided on the site of the multi-family (small reduction in parking)
- Multi-family has 25' required setback lines (Reductions: Buttles from 25 to 15 and Thurber from 25 to 10)
- Rear-yard requirement, single building, east side of building adjacent to the commercial 5% of the total AR3 area, other yard areas exist provide additional yard and amenity spaces (reduced to 5%)

ONLY members of the HWS may vote first a motion to approve rezoning then one for variances. Type a yes or no into the chat and only provide a vote, will be checked against the list.

MOTION: T. Price accept the changes to the zoning for 777 Neil Ave., Second by Sam Peterson

FOR: 5 AGAINST: 1 APPROVED

MOTION: T. Price motion to approve the variances as requested by Casto for 777 Neil Ave., Second by Sam Peterson

FOR: 6 AGAINST: 2 APPROVED

Bob Mangia: we need park volunteers parks@harrisonwest.org

All board positions open in April for the vote in May.

Meeting adjourned at motion to adjourn M. MacDonald second by B. Mangia at 8:42 meeting ADJOURNED.

Present:

Ola Ahlqvist, Deborah Anderson, Traci Artist, Sharyn Blecha, Gillian Bringardner Michael Broe, Christine Bush, Laura & Dave Butler, Tina Butler, Griffin Caldwell, David Carey, Marc Conte, Lisa Craig Morton, Robert Crouch, Jerry Dare, Jack Decker, Shirley Doherty, Bob Freeburn, Margaret Galloway, Ted Geer, Jonnie Geis, Greg Gogrocki, Mikalene Guiser, Tedd Hardesty, Howie Hayden, Josh Hinderliter, Kathy Hinrichs, Connie Hook, Ann Kangas, Jennifer Landau, Mary



MacDonald, Bob Mangia, Sidney McBride, Bob McGrath, Michael Metz, Harvey Miller, Larry Miller, Hazel Morrow-Jones, Gaylord Odegaard, Dave Perry, Sam Peterson, Tim Price, Owen Reber, Roberta Reeves, Chris Ruder, Stephen Sebo, Bobby Street, Karen Strelo, Ryan Swensen, Rebecca Taft, Monica Tenney, Dee Titus, Cindy Turvy, Naomi Weinert, Randy Wilkerson, Ken Wightman