

Harrison West Society Meeting ~ March 19, 2025

Members present: Tim Price, Michael Metz, Bob Mangia, Julia Cumming, Bill Hill, Matt Kennon, Jonathan Brown, Chad Pirkstock, Jeremy Dominik, Robert Doult, Diane Doult, Rob Mason, Mary MacDonald, Sandy Allen, Nick Green, Jim Cray, Pete Schupska, Chris Ruder, Kristin Yankovich, Frank Yankovich, Terry Hofecker, Diane Cumming, Jim Tennyson, Phil Asher, Brian Johnson, Diane Plunkett

Call to order: Michael Metz called to order at 7:01pm.

President's Report president@harrisonwest.org: Index cards are on the table, put your name on those and we'll pose those questions. We'll then circle back with any follow-up questions. Terry from Agora church brought doughnuts. Introductions. Phil Asher here with City Development to help with questions. 4/2 exec meeting here on 2nd floor. Society meeting on 4/16 at 7pm. Officer elections in May, we'll take nominations in April. We'll be looking for nominations chair in the next couple of weeks. Participated in tire recycling event with around 10 tires removed. Perry St permit parking check for area between 5th and 4th. Also received parking inquiry from Buttles where new apartments are about to be open. Next phase would've been from 3rd to 1st, but might ask to extend to Goodale to make sure we get a full evaluation. Should potentially include other streets in the area. Reached out to Rumpke to see if we could get a tour, but currently scheduling out to June. Need 10-35 folks to sign up.

Minutes: Motion to approve Pete 2nd, Diane 1st.

Treasurer: \$3,980.01. Gain for month via membership. Expenses were website and renewal of HWS with State.

Parks and Greenspace Report parks@harrisonwest.org: Pick up after your dogs. 3/26 5-7 at Harrison Park cleanup, beds around the playground. Need folks to adopt beds. Email me. 4/26 3rd and 5th, metro parks is going to be planting trees and shrubs. Just need to know who might like to participate – 9-12pm. Working on a litter pickup with Matt Wolf possibly 3/29 10am-12pm.

Membership membership@harrisonwest.org: 67 total memberships. Thanks to everyone who joined or renewed.

Short North Foundation: Last meeting raised questions. Membership reciprocity across organizations. Hadn't been brought up before, and there are logistical issues. Challenge to a volunteer organization. No member rights to vote, might need to explore more. If anyone would like to look into more, we're here to help. Grant has been tabled. Waiting on written approval for the Goodale Park project. Possibly collaborate with them for artists, ideas.

Art: Rob M – we'd love to have public art in the new park. We'd like to put a piece of art there, possibly looking to the incorporation of Native American local history. Demographic study shows .2% of current population identifies as Native American, but they were the only people here at one time. Maps are striking to see boundaries of previous cultures and what changed over time. Need informal approval from Parks and Rec. We need to have some ideas as to where we'd like the art to go. We need to have the artist if we get the greenlight. Might be hard to find the right artist, someone local, potentially Native American. Almost has to be the perfect convergence of artist and project. GCAC, OSU, CCAD, and then NAICCO could help. 3/21 at Perry Street Park. Right along 3rd off the meandering path.

Block Watch blockwatch@harrisonwest.org: 2/19 and 3/18 – 2 menacing 2 thefts of a car 2 thefts from a car, and 1 misdemeanor theft (Founders Park Apts).

Communications communication@harrisonwest.org: IBS is doing recycling this year, also accepting small appliances, furniture and clothing this year. 4/25 8am-2pm. Small fees on some items. 4/22 is Earth Day. Public restrooms may be a problem for NNO.

Social: Open. We are registered for NNO on 8/5 5-7. We will combine our summer party with NNO. We'll be looking for volunteers to help out with this. We'll look for a food truck and will most likely be at Perry Street Park.

Development: BZA hearing for 518 W 1st Ave. We did approve the variance for this, but you're more than welcome to attend the hearing. Zoneln wanted to present tonight, so asked if they could present in May. This will be about 161 corridor from Worthington-ish to 270. Higher density mixed use in this corridor, currently in public comment period.

Dave Perry at 7:45pm arrives to present updated zoning request for the Founders Park development. Austin, project lead, Matt Negra, and Dave Perry representing Thrive this evening. Explains boundaries of Founders Park. Little over 4 acres total. Initial zoning variance for the development and then re-zoned in total in 2020. Want to rezone one area undeveloped to allow 60 unit, 4-story apartment building. City wants to include Founders Park in new zoning variance, want in one ordinance. 2 applications pending for new building, minor issues related to the town homes. Thrive built 8 less units and there would have been 20 new units, net 25 new units. Check page 2 to see what's there and what's being proposed. See proposed apartment building instead of condo units. Same argument as the last time they wanted a variance. Zoning code doesn't recognize condos as any other type of unit. Clarification of zoning areas on map. D2 is the area in question. Parking traffic and neighborhood issues will be worsened by more units. Parking will be in the garage. How many units are there now and how many spots. 348 units with 472 parking for businesses and all areas. Eliminated 14 spaces from the building that would've been built. Elevation renderings, elevator inside building with balconies. What's changed since the original proposal, what drove the pivot to this change? Haven't had success selling townhomes, still have 9 units for sale from the original plan. Costs have risen, and can't get past the cost threshold to build condos. For sale products aren't moving. Have sunk costs and this pivot will still be necessary in the current market. What will the apartments cost? \$1,400 1BR, 2BR 1,800-2,000. 10% of units for 100% AMI, 10% for 80% AMI. 20% of 408 would be in that calculation. 93% occupancy in current apartments. Parking: 1 per bed is standard, looking at those metrics. Not getting the utilization of the garages that was expected. Did things change with the parking permit enhancement. Answer yes. Adding 14 additional spaces, and offering unreserved and reserved spaces. What is the parking? \$75-\$150 depending on the spots. How many are 1BR and

2BR. 458 Total bedrooms in the project. What will the laydown project look like, where will contractors park, etc.? Will move parking into the garages, and laydown will be in front of development. Should take 16 months start to finish. Was going to be the crown jewel with great views, now it's just an apartment building. What doesn't Mark W show up, why don't we get better? It's just sad. 3rd and Perry traffic is a concern, adding a surface lot and more parking doesn't necessarily help that. HW always gets the butt-end of what Thrive does. Where is the model home? Did you have one? Never got the opportunity to set one up. Asking for variance to go from 90 to 15 spots. We still have parking issues, and seems like the rest of the community sells very well, not sure why your product isn't selling. Tax abatements still in effect. Fire access seems like it may be an issue. With new lot, that area will be added to monitoring. Lots of illegal parking on both sides since it's a private development.

Open Forum:

Motion to adjourn at 8:46, Julia 1st, Chris 2nd. Approved.