

## Harrison West Society Meeting ~ April 16, 2025

**Members present:** Tim Price, Michael Metz, Bob Mangia, Lydia Cumming, Julia Cumming, Chris Ruder, Merica Fountain, Travis Young, Justin Hall, Courtney Hall, Matt Kennon, Bill Hill, Bryan McDaniel, Rob Cooper, Adam Milliken, Steve Loborec, Robert Mason, Jonathan Brown, Jordan Brown, Chad Pinkstock, Jeremey Doinik, Pete Schupska, Lisa Cray, Jim Cray, Ruth Dohner, Mary MacDonald, Ahash Jammu, Jeck Decker, Max Grosel, Ken Christopher, Ellie Inglesi, Tim Tennyson, Kaz Kamura, Ken Wightman, Brian Johnson, Bruce Pecci, Travis Tuttle, Kristin Yankovich, Frank Yankovich, Steve Bollinger, Summit Shah

**Call to order:** Michael Metz called to order at 7:05pm.

**President's Report** [president@harrisonwest.org](mailto:president@harrisonwest.org): Introductions, who are you and what do you do? Exec meeting here 5/7, regular meeting 5/21. Nominations for executive board are now open, and we'll be closing nominations next month. April is Earth Month, recycling on 4/25 at IBS on Michigan and 1<sup>st</sup>. Mostly free, some have a nominal fee on monitors, etc. National drug take back day on 4/26 at Kroger on Chambers. Parking study related: parking in front of Founders are non-restricted parking spaces. Park Monroe apartments may be a parking issue. Parking study for south of 3<sup>rd</sup> Ave done, and they will come to the Society to present in May or June. There does seem to be some impact pushing parking south of 3<sup>rd</sup>. Possibly update current permits to be consistent with the HW parking designation.

**Minutes:** Motion to approve Travis 1<sup>st</sup>, Pete 2<sup>nd</sup>

**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](mailto:parks@harrisonwest.org): Cleanup 5:30 -7pm at Side-by-Side next Wednesday. Tree planting on 4/26. Check website to signup 9-12pm, bring gloves, water bottle, etc. Pick up after your dogs. Sewer project, drop section at 2<sup>nd</sup> and Perry should be done end of April. Fence should come down late summer. Tire recycling on 3/15, 15 tires recycled. Collected a truck load of trash on 3/29.

**Membership** [membership@harrisonwest.org](mailto:membership@harrisonwest.org): 67 memberships as of 4/3.

**Short North Foundation:** Didn't get to

**Art:** Rob M – Didn't get to

**Block Watch** [blockwatch@harrisonwest.org](mailto:blockwatch@harrisonwest.org):

**Communications** [communication@harrisonwest.org](mailto: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. We would like to arrange a tour of Rumpke on a Tuesday or Thursdays from 9-3, pending interest. We will have a sign up sheet this meeting and the next to see if we can get enough people to make it happen. Would be July or later.

**Social:** NNO on 8/5/25. Lydia is doing the prelim research on NNO. Attended the mandatory virtual meeting to see about getting potential \$1k grant for the event. Could pay for port-o-potties, food trucks, etc. Want a comprehensive budget and activities for everyone in order to get the grant. Safety is the key theme to the grant. 5/15 is the deadline for submission.

**Development:** Zone In identified an area of 161 that should be included in the new zoning setup. If interested, checkout [zoneincolumbus.com](http://zoneincolumbus.com) to give feedback. Thrive companies request to rezone and get a council variance for Founders project. Apologies on the park project, not as much collaboration as I (Steve Bollinger) would have assumed. Have \$100s of thousands of dollars invested in the current project, but not seeing the excitement that would have hoped for the condo building. Had to do a pivot to this apartment project. We will be at the May exec meeting to talk about the look and feel of the building. We know HWS isn't a commission, but would still like to make updates/changes to the building. Taking into account the original was 54 bedrooms, current is 72 which is an 18 bed increase. Maxed out, it's an 18 person trade-off. The NCA that owns one of the private roads will stripe 18 spaces that can be used by residents and the public. Rezoning application only affects the new area, the council variance would affect the whole development. Asked to repeat the 2020 ordinances and add the updates in total instead of piece meal. Only applicable to D2, the proposed new apartment building. No new parking except for 13 parking spaces by parking garage. Just the S side of Riverfront Lane (private street). If parked outside of striped limits, ability to tow for safety/security reasons. Have to look into what the NCA approved to see what was approved for parking. Assumption is that it's open parking. Riverfront lane is the terminus at 4<sup>th</sup> and Perry. Please use the index cards if you'd like to ask a question, we'll then circle back for any additional questions. Ask is the variances, and the AR1 to AR3 for the apartments. City code requires 1.5 parking spots per unit, there are 16 onsite, rest will have parking spaces in the garage. What is allocated in the garage for all the apartments. 1.5 code is not the standard, using 1 per unit as current standard. So again, total number of spaces? 75% of garage has been utilized, leaving 25% unused, only 350 or 456 parking spaces have been used. 972 transactions last month, only a small portion more than an hour. 476 parking spaces allocated in the garage, 348 apartments + 60 = 208. You're providing 492 total. Is that enough parking, what was the original plan, what is the difference? Also 3,500 SF of retail space still available. No reason to leave spaces open, but still need to know if the max is still valid. 646 spaces reduced to 492, all included in the calculation. 90 to 16 on the new build. What is the cost of parking in the garage, could be a deterrent to being parking in the garage. \$75-\$150 per month is the cost. When was parking study – after parking permit took effect. Had the highest occupancy last month. No noticeable drop in the cost of the existing condos. Need to look at county auditor site to see listing prices for past and today. One in contract at \$696K. Only a few listed, prices vary quite a bit. We just want the numbers to match. Public listings are still over \$800K, why can't those listings be reduced? Comparison to Jeffrey Park, took time to work. Grandview Yard, Grandview Crossing, and yet somehow we don't get the same. No models, no open houses, it's like you're playing us for fools because we won't just take what you want to change. We don't want to be spending all that money but we know we can't have it sit. Harrison Park apartments sold to LC, they didn't retain the apartments. Questions, comments? 60 units, 72 beds. 93% occupancy of current units. Retail so far, less than 1hr parking. How many spaces outside

of the retail spaces, 54 spaces are committed to retail. No more than 350 have been leased by residents. 422 spaces are the resident spaces, for 348 units. People leave cars S of 3<sup>rd</sup> potentially because of the cost of parking. Why didn't this process start earlier? Will engage with the Society on 5/7, but still seeking a vote tonight. Parking will be an issue, have you thought of the impact to the condos and single family homes? You wanted a partnership and we've heard a lot about the money sunk into the development, but what's the impact to the community? We wish that we'd been more engaged in the look and feel and architectural concepts. We didn't think that we're going outside of the original plan. Where will the contractors park and how is that going to work? Will you commit to them parking in the garage? We'll commit to any truck that will fit inside the garage or in the open space. Not sure we believe that this will be any better than the bigger project. Why not smaller condos instead of apartments? Small vs. big doesn't necessarily get you the cost trade-off. This problem has nothing to do with us, you may have to wait until things change again. Had to permit the neighborhood to have spaces to park and pay for because your residents park all over the neighborhood. We can't park in your spaces. Your permit parking doesn't benefit anyone but yourselves. It's about profit and equity not about the neighborhood. 72 new residents with cars doesn't seem like the best idea. Parking is an issue, would you consider doing ground floor parking. These will legally be condos if the market changes, etc. Would you be open to reducing the parking, currently \$100/month. Make it something nice at least, it was the best part of the development. Just build what's been pitched since 2016. We'll take a motion on the rezoning and variance motions. Vote together. Can make a motion to divide the vote. Rezone D2 to AR3, and legal description of conditions. Variance application contains all the original variances plus those affecting D2. 4-5 pages of variances. Parking variance from 90 to 16. Have to be a member in the last 45 days. Michael makes motion to support variance and rezoning applications as written in one vote. Vote was unanimously No 35-0 by voting members.

**Open Forum:** Jack Decker from **SNCA**, please join us at **Thompson Rec to learn about Vision Zero** with Rep Padilla. Seeking 25 MPH speed limits on 3<sup>rd</sup>, 5<sup>th</sup>, and King. **May 1 from 6pm.** Summit with HOA, only one not controlled by Thrive, provided a copy of the letter they prepared for City Council (*attached to these minutes*). In discussion with City Council, asked for HWS recommendation form including comments that are specific to the comments made during all the meetings. Summit asked group that if you could email Rob Dorans, every email gets recorded and compiled. There has been an article on NBC4 and the Dispatch. Emailing can make a difference. HWS.org has the contacts and who to email – see meeting minutes which will be posted on the website following this meeting. If helpful, please use the HOA letter for talking points but don't use identical wording because they tend to get counted as one. Say it in your words, it's important to the office holders. Comments should be emailed to Rob Dorans [radorans@columbus.gov](mailto:radorans@columbus.gov), and Tim Dietrich [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov) with development. Michael will return the form with a summary of why we are against the variances as requested. Then we can discuss whether to include the HOA summary. Please attend City Council meetings to give your input in May. Good to see new faces, and we don't always get it right, but so glad you're here.

Motion to adjourn from Brian J; second, Jim T 8:47pm.

Re: Thrive Rezoning Application for Founder's Park, CV25-001

To Columbus City Council and Harrison West Society,

We are writing to express our firm, unified opposition to Thrive Companies' rezoning application for Founder's Park and urge you to oppose this plan. As the largest and only homeowner's association in the development not owned or controlled by Thrive Companies, we represent the residents most directly and immediately impacted by this proposal. We urge you to reject this application in defense of our community's long-term integrity, safety, and trust.

The Founder's Park development has been in the works for over seven years and was shaped by collaborative efforts among multiple community stakeholders. Thrive Companies received initial approvals which came with taxpayer subsidies based on a plan that balanced large-scale apartment rental units with a limited number of for-sale townhomes and condominiums. Now, in a last-minute pivot, Thrive is seeking to abandon the remaining townhomes and condominiums to build even more apartments, while also attempting to further reduce the parking requirements.

This move prioritizes corporate profit at the expense of community wellbeing and safety. Thrive was already approved to build and has built over 300 rental apartments representing 80% of all the residences in the development. They committed to constructing 28 townhomes for-sale townhomes to promote homeownership and diversify housing options. Now, they seek to reverse that commitment for financial gain. Thrive's own representatives described this move as a strategy to "maximize revenue," especially by commanding premium rents for units alongside the newly developed and publicly funded park. Thrive's proposal does not advance affordable housing in any meaningful way. The new apartments are slated to be high-end rentals, out of reach for most Columbus residents. The plan is designed for corporate profit, not accessibility. It undermines the original vision for a stable, mixed-residency neighborhood and damages the trust residents placed in both Thrive and city officials.

Even more concerning, this is part of a recurring pattern. Thrive Companies has followed this model across Columbus, right here in Harrison West, they secured community support and taxpayer incentives to build the Harrison West Apartments - only to sell the project to a national investment firm after completion. They profited, while the community was left to manage the long-term consequences. We have every reason to expect they will do the same again with Founder's Park.

If approved, this rezoning would destabilize the neighborhood, increase transiency, worsen an already critical parking shortage, reduce property values, and compromise public safety. The Columbus Fire Department has already issued publicly opposition to the rezoning, citing chronic illegal parking that blocks emergency vehicle access. This issue is well-documented - we have photo evidence of ongoing violations. Adding a four-story, 60-unit apartment building with reduced parking would make the situation significantly worse. Additionally, multiple licensed realtors have confirmed that this shift will depress surrounding property values and reduce homeowner investment in the area. These concerns are not anecdotal. We've held multiple community forums and meetings and received overwhelming feedback opposing this rezoning application.

As elected officials, we ask you to uphold the integrity of this public process and act in the best interest of the community. Many of us chose to purchase homes in Founder's Park - to move our families here, invest in this neighborhood, and contribute to its long-term future - based on promises made in the original development plan. That plan took years to develop through thoughtful negotiation and public

input. Changing it now to benefit a single developer would set a harmful precedent that any developer can renege on commitments made during public planning processes - as long as profits are at stake. This weakens public trust in all future development negotiations.

We urge you to stand with your constituents, not a developer seeking to maximize short-term profits at the community's long-term expense. We respectfully ask that you reject this rezoning request. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'SD' followed by a stylized flourish.

President, MI Homes at Founder's Park Homeowners Association

Key points regarding the CV25-001 rezoning application:

1. **It worsens parking shortages:** Adding a 60-unit building with further reduction in the amount of required parking will intensify the area's severe parking crisis.
2. **Public safety is at risk:** Columbus Fire has publicly opposed this plan due to emergency vehicles being blocked by overflow parking — a problem that will worsen with added density and reduced parking.
3. **It violates the approved development plan:** Thrive is attempting to undo a publicly subsidized, community-backed plan at the last minute for profit, undermining years of negotiated trust.
4. **It harms homeownership and property values:** Removing promised townhomes and condominiums in favor of more apartment buildings will depress home values and reduce long-term investment in the neighborhood.
5. **It does nothing for affordable housing:** The proposed units are high-rent luxury apartments, not affordable housing — this is about revenue, not accessibility.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'SD' followed by a stylized flourish.

President, MI Homes at Founder's Park Homeowners Association