

HARRISON WEST NEWS

April 2005 16/04

A Neighborhood on the National Register of Historic Places

Harrison West Must Have Conservation District

Events are moving so fast in Harrison West that a Conservation District may be all that saves the neighborhood from development mistakes that will damage the fabric of the neighborhood for generations. Think of the damage the bulldozers did to Harrison West when Battelle wanted to put a shopping center on Third. Then think of what similar misguided development could do to Harrison West nowadays. We need a Conservation District now, today, this minute. We're well along in the process. Harrison West Conservation District guidelines are posted on the Harrison West Society website www.harrisonwest.org. Look at them, think about them, and bring your comments to the next Harrison West meeting or send comments to Veda Gilp who is chairing this effort. Once the guidelines are in place, everyone who lives and/or owns property in Harrison West will be subject to the guidelines.

Harrison West Elections on May 18

May 18 is when the Harrison West Society elects officers to see it through the upcoming year. Current officers Mary Funk, Veda Gilp, and Tom Maxwell are running with Architect Rob Harris as a single ticket: Funk for President, Harris for VP, Gilp and Maxwell continuing their Secretary and Treasurer roles.

Please contact the Chair of the Nominating Committee, Bob Mangia, at 291-3727, if you are a Society member interested in serving or if you know of a Society member who may be willing to serve. Nominations may also be taken from the floor at the April and May meetings.

If you want to vote, you must be a member. There's so much going on in the neighborhood, from starting a Commission to working with developers, that membership in the Society is important.

Developers Seeking Variances *Should They be Given?*

Residents in Harrison West have dragged the area from slumhood, have banished blight, and have set the neighborhood on the path to being one of the most desirable and livable neighborhoods in the city. This success is what is luring the developers to our neighborhood. Property values have risen sufficiently that it's worth developing here now. Currently, three developments are either in progress or in the planning stages in Harrison West.

The Harrison Park development on the Humko site will be a major plus for the neighborhood. Mark Wagenbrenner, the developer, worked closely with the Harrison West Society for 18 months to achieve this win-win result. The development already is raising property values for everything south of Third.

(Continued on Page 5)

Next Meeting: Wednesday, April 20

**Perry Street
Variance Request
1st & Thurber
Variance Request
Gowdy Field
Update and Vote
Nominations**

Next regularly scheduled meeting will be April 20 at the First Brethren Church. We'll be discussing development in the neighborhood, variances, the Harrison West Election, and much more.

NEXT MEETING

The Harrison West Society will meet
Wednesday,
April 20 at 7:30 PM
First Brethren
Church, Third &
Oregon

INSIDE

Join Harrison West
Society
Variances
First & Thurber
Perry Street
FLOW
Spinelli's Deli
CuCo's

HARRISON WEST SOCIETY MINUTES March 16, 2005

Submitted by Veda Gilp, Secretary

The meeting was called to order at 7:30 PM with a quorum of voting members present (30); President Dave Butler presiding.

Routine Business

Minutes Bob Mangia motioned to approve the minutes of the last meeting; Passed.

Treasurer's Report Treasurer Tom Maxwell reported a balance of \$5,190, with current bills paid.

Old Business and Committee Reports:

Conservation District Committee Dave Butler, Veda Gilp, and Mary Funk reported on the meeting with Randy Black, planner for the city. They reported that the city would not allow another Architectural Review Board, but that a Conservation District was a real possibility and that the Society should begin working in that area immediately. Gilp reported that she already had put together Conservation guidelines and sent them to the city. They will be posted on the Harrison West website for members to review. It was decided that the Society will pursue a Conservation District rather than an Architectural Review Board.

Developments Rob Harris reported.

Perry Street remodel: the architect's renderings show buildings with the ends toward Perry Street. This is unacceptable to the Society. Front doors and porches for at least one unit should front on Perry Street, the windows must conform to Harrison West standards, and building materials should match those used in the older part of the neighborhood before the Society will

consider supporting parking variances.

Park Committee Update Side by Side park should be finished by early summer, as the bids are out now.

First and Thurber Update Preliminary inspection of architectural renderings of this development indicate that it is too modern, not pedestrian friendly, not in keeping with the neighborhood, and sets bad precedents for development in Harrison West. It was decided the Park Committee would continue to work with the builder.

Kaufmann's Spring Fling Fund Raiser Veda Gilp reported that sales of the tickets are proceeding, and reminded everyone present that this could be a moneymaker for the Society.

Crime Officer Steve Smith reported that crime was down, with theft from autos being the usual crime in our neighborhood.

Planning and Development Dave Butler reported that the revisions of the Riverfront Vision Plan for the Harrison West Reach are in the final stages. The next meeting will be April 4, 6 PM at the First Brethren Church.

New Business & Announcements:

Cart Races at Battelle Matt Tangeman requested support for go-cart races at Battelle parking lot on July 4; the Society declined to support the races.

Tsunami Relief Mike Altvater reported on the Spaghetti dinner for tsunami relief at the Third Place.

HWS Meeting Date The next meeting will be April 20, 7:30 PM at the First Brethren Church.

Adjournment Chris Ruder motioned to adjourn; Passed. Adjourned at 9:05 PM

HARRISON WEST NEWS

is the monthly publication of the Harrison West Society, Inc.

www.harrisonwest.org

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Harrison West Society meets 3rd

Wednesday of each month, 7:30 PM.

Affordable Housing TIPS Line 722-SAFE

FLOW Events

Plant Walk at Bill Moose Run

[co-sponsored by Friends of Ravines (FOR) and Friends of the Lower Olentangy Watershed (FLOW)]
 Sunday, April 17th, 2:00pm

Rick Gardner, Naturalist with Ohio Department of Natural Resources, will lead a plant walk in the ravines of Bill Moose Run.

We will be meeting in the field on the west side of Indianola Ave., north of the intersection with Morse Rd. Drive north on Indianola, turn left at the 2nd driveway on the left after Morse Rd. Park in the field. Look for a posted sign and/or cars in the field.

Landscaping with Native Plants

Tuesday, May 3rd, 7:00pm at the Northwood High Building, 2231 North High Street.

Shannon Brewster, Landscape & Garden Designer from Urban Wilds Ltd., will discuss native plants and ideas for landscaping your backyard. A plant list with descriptions and where to find these treasures will be provided.

For more information, contact Kathy at the FLOW office: 267-3386 or flow2004@sbcglobal.net
www.olentangywatershed.org.



Harrison West Society Membership

Please complete this form and mail it, along with your appropriate contribution to **Harrison West Society, P.O. Box 163442, Columbus, OH 43216**. Membership dues are paid each calendar year.

NAME(S) _____

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Rec and Parks Goes to Bat for Harrison West

Good News on Gowdy Field and Side by Side

In a meeting of the Planning and Development Committee recently, Alan McKnight, Planner for Columbus Recreation and Parks, stood up for the Harrison West Society to the tune of \$1,000,000!

Odis Jones, Managing Director of the Columbus Urban Growth Corporation, told the Society that a park on Gowdy Field would not be possible, as the site would cost so much to develop that the entire site would be required.

However, Alan McKnight then announced that Rec and Parks Director Wayne Roberts and he would make sure that one million dollars would be set aside from the project to secure new parkland for Harrison West on the east side of the river. Come to the April meeting for more on this issue and a vote to move forward.

Rec and Park Planners have been doing well for Harrison West recently. Planner Mollie O'Donnell is speeding the design and completion of Side by Side Park, which will be paid for with Urban Infrastructure Recovery funds. She has worked closely with Harrison Wester Bob Mangia to create a design everyone likes. Side by Side will be a fine park when she and Bob are finished with it this summer.

Spinelli's Deli Celebrates 8 Tasty Years

We've all gotten so accustomed to running into Spinelli's Deli that we don't remember a time without it. Spinelli's Deli opened the doors as a Manhattan Bagel on March 11, 1997. The neighborhood flocked to New York-style bagels -- and Joe Spinelli's and Bill Ward's great personalities.

Bill and Joe split from Manhattan Bagels when they saw that bagels wouldn't be enough to live on, and in 2002 they changed the name to Spinelli's Deli and began offering other breads, soups, salads, and desserts.

Today business, especially the catering, is so good, the Deli is planning on expansion, with some new equipment, some new foods, and new dining room decor. If you haven't been in recently, stop by to see the beginning of the changes and nosh on something good.



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Harrison Park

Developers

(Continued from Page 1)

Originally Wagenbrenner asked for 14 variances, which the Society discussed in Committee and meetings for 18 months. Wagenbrenner reduced the number of requested variances and made other revisions to the project, discovering that the higher quality and livability of his development have made it a better seller than expected.

On Perry south of Third, Joe Armeni has plans to enlarge and upgrade the two small apartment complexes, and needs the Society to approve a series of variances for this project. One of the variances is for parking.

At First and Thurber, Chip Santer is asking the Society to approve a series

of variances so he can build a high-density condo building with first-floor parking garage, elevator, flat roof, and walls that are mostly glass. One of his variances is for parking.

The Society's concerned over what developers want to do because decisions we make now will affect us for years. What we allow today will be the precedent from which all future development will begin. Once you consider that every request, every variance, every development is establishing precedent, you realize that **every one** is important. That's why the Planning and Development Committee is closely inspecting the developments planned for Harrison West. The Committee is not rubber-stamping variance requests and is working closely with

builders to ensure that any new development will complement the fabric of Harrison West.

The following are general guidelines the Committee has identified to help protect the neighborhood. This means:

1. Insisting on green space for each development project
2. Taking a critical look at parking variances
3. Taking a critical look at curb cuts
4. Discouraging buildings over 35 feet
5. Insisting on setbacks, curb lawns, and landscaping
6. Insisting on a neighborhood feel to every development

It is no hardship for a developer to build quality and beauty in our neighborhood. The Harrison Park project is proving that to developers and to neighbors. Development in Harrison West will pay off.

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First and Thurber Development Proposed

The First and Thurber project as proposed by developer Chip Santer will be a three-story warehouse-style building with 24 800+ sq. foot condos, first floor parking garage for 24 cars, elevator tower on First Avenue, building lobby on First, curb cut and garage entrance on Thurber, brick and painted



metal materials, extensive glass, and balconies. The building will cover the lot with only 10-foot setbacks on First and Thurber to provide green space. City ordinances require 1.5 parking spaces for every unit of this size. The

Developer's intention is that "extra" cars and visitors will park on nearby streets.

The developer has been willing to work with Committee members to earn the Society's approval of his variance requests. During several presentations between the Developer and Harrison West

Committee members, both sides have exchanged a number of ideas to improve the project. Be sure to attend April's meeting when Santer's design team will present their final concepts and request approval from the HWS.

Perry Street Development

The New Victorians is planning to renovate the two sets of flat-roofed apartments on Perry Street. They will be approaching the city with a series of variances, most notably a variance allowing the developer to provide only 19 parking spaces of the 40 necessary. Currently, there is little demand for parking on Perry Street. With the expansion of the apartments and the completion of Harrison Park, this will change, and probably will constitute a hardship for the other residents of Perry Street.

Following are the variances the New Victorians is requesting for this property renovation, the items the Harrison West Society wants to see addressed, and how the Society wishes the problem to be solved:

1. Density- the developer wants to enlarge the five units on the site that is zoned only for R-4.

(Continued on Page 7)



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Perry Street Development

(Continued from Page 6)

Harrison West Response:

The five unit buildings should be reduced to four units to comply with the R-4 Zoning. This would further reduce the parking impact.



Suggested changes to Perry Street apartments which currently are flat-roof one story buildings.

2. Parking-

the developer wants to provide only 19 of the 40 spaces required by City code.

Harrison West Response: Address the parking issue: 19 spaces provided; 30 required originally; 40 required with new plan. Provide more on-site parking. Work with City to obtain additional street spaces by vacating "No Parking, Truck Route" signs on East side of Perry Street.

3. Entrance Doors- the developer has agreed to add one entrance door to the end units facing Perry Street. **Harrison West Response:** Entrance doors added to the Perry Street façade will satisfy this request.

4. Windows- the developer wanted to continue using the

current small windows. **Harrison West Response:** Elongate windows towards Perry Street to match proportions of existing homes.

5. Porches- Add porches to the Perry Street façade.

6. Entry Steps- align steps with the front door and Perry Street

7. Height- Enforce the 35' maximum building height restriction.

Eadie Gourmet Eats Out at CuCo's

(Continued from Page 8)

tried.

(Continued on Page 7)

I think Jerry's Shrimp Diabla was my favorite: lots of large shrimp sautéed in a hot, sweet diabla sauce.

Debbie's tri-color enchiladas poured on the flavors. A beef enchilada with salsa verde (hot), an extra light and delicious chicken enchilada with cheese sauce, and a cheese enchilada with red sauce: they were a beautiful plate. They were excellent.

I had the carne asada, thin slices of steak grilled with onions. There was so much steak on the plate, I got two meals from it at home! As usual with such a thrifty piece of meat, this is a chewy, but flavorful, dish.

We shared a flan for dessert – did I mention the huge servings?

You'll also find burritos, tacos, chimichangas, tacos, fajitas, sandwiches, margaritas, beers, and soft drinks.

When the check came, we discovered another big plus to this unpretentious, uncrowded place: including tax, three of us ate and drank well for \$40.

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Eadie Gourmet Eats Out at CuCo's

by Veda Gilp

Debbie and Jerry Colvin and I splashed through the rain a few Fridays ago to try CuCo's, a Mexican grill at 2162 Henderson Road. It's across the street from City Barbecue, if that helps, back in a tiny strip center.

We all thought the search was worth it, though. It's a Mexican restaurant and grocery store with just a few tables. The menu is what you would expect, and nothing *Nuevo cuisine* is going on here.

Don't miss the guacamole, and go for the grande size if you like guacamole. The three of us almost came to blows over the last bite in the Chico size we ordered. Smooth with chunks of avocado and tomato, it's got just a bit of heat. Very, very good.

Chili Rellenos are good, with such an eggy batter outside it tastes almost like a poblano omelet. The chili is stuffed with a very mild Mexican cheese. If you don't want that much cheese, scrape it out. The poblano is perfect with just the batter and the red sauce, which unaccountably had carrots in it.

Mexican Rice and refritos beans are what you would expect, as are the corn chips.

The tortillas that come in the small round box to the table, though, are something else! So thin and light and almost sweet that they are crepe-like. You cannot make a burrito with these – they're to be eaten like a dinner roll. In their own way, they are as good as any dinner roll you ever

ELECTIONS
Conservation District Sought
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Perry Street
FLOW Events

HARRISON WEST NEWS

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