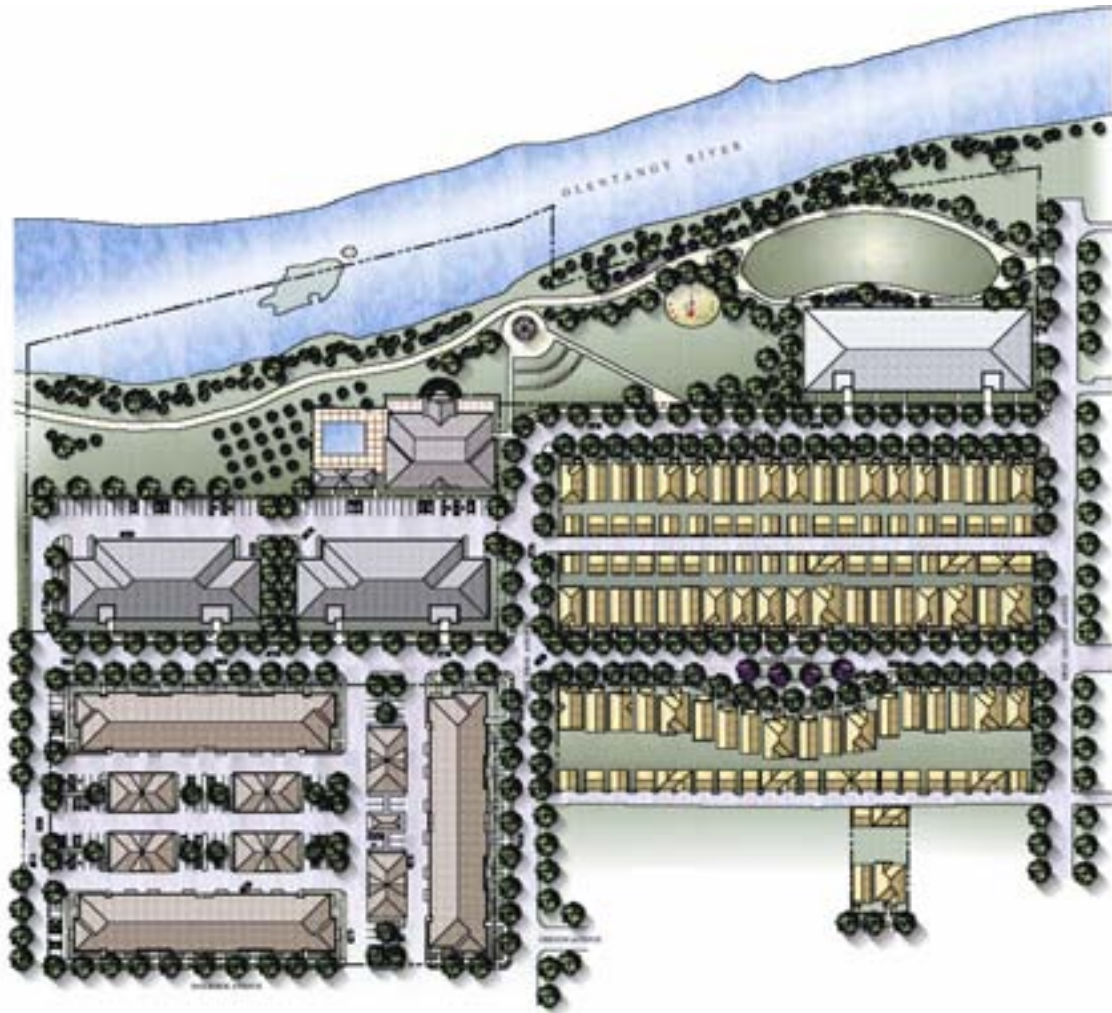


# Harrison Park



## Harrison West Society Park Committee

Formed in association with the Harrison West Society and Wagenbrenner Development to plan and develop a new 4.6-Acre waterfront park. Harrison Park will run along the Olentangy River from Second Avenue on the North to Quality Place to the South. The park will be developed through a joint venture between the developer and the community, funded by Tax Increment Financing. The Harrison West Park Committee will be responsible for the development of a purpose and need statement for the direction of the TIF. The park upon completion will be dedicated to the City of Columbus for public use.



# Harrison West Society Park Committee

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# Park Committee Members 2003

Tuesday, December 9, 2003



Committee Member	Phone	E-mail
Mary Funk, Chair	291-9545	<a href="mailto:mtfunk@columbus.gov">mtfunk@columbus.gov</a>
Rob Harris, Co-Chair	469-7500	<a href="mailto:rharris@archall.com">rharris@archall.com</a>
Veda Gilp	299-6877	<a href="mailto:vedagilp@vedagilp.com">vedagilp@vedagilp.com</a>
Dave Butler	421-7157	<a href="mailto:dbutler4@columbus.rr.com">dbutler4@columbus.rr.com</a>
Tim Bledsoe	297-8388	<a href="mailto:timothybledsoe@discoverfinancial.com">timothybledsoe@discoverfinancial.com</a>
Tom Robinson	294-9688	<a href="mailto:trobins1@columbus.rr.com">trobins1@columbus.rr.com</a>
Pastor Morris	299-3663	<a href="mailto:rwmorris@core.com">rwmorris@core.com</a>
Tom Maxwell	297-7663	<a href="mailto:tomax@juno.com">tomax@juno.com</a>
Doug Swartz	421-2894	<a href="mailto:DSwartz6563@columbus.k12.oh.us">DSwartz6563@columbus.k12.oh.us</a>
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Bob Mangia	291-3727	<a href="mailto:mangiabob@hotmail.com">mangiabob@hotmail.com</a>
Stephanie Tresso	294-7814	<a href="mailto:stresso@murphyepson.com">stresso@murphyepson.com</a>

# Parkland Dedication 2003

Wednesday, December 10, 2003

[Title 33 ZONING CODE](#)

[Chapter 3318 PARKLAND DEDICATION](#)

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## **3318.05 Residential development.**

The land dedication requirement shall be computed as follows for residential development:

(A) Determine the number of proposed dwelling units.

(B) (1) Single-family: Multiply the number of proposed units by the "median household size for owner-occupied units" established by the most current U.S. Census data for the Columbus, OH MSA.

(2) Multifamily: Multiply the number of proposed units by the "median household size for renter-occupied units" established by the most current U.S. Census data for the city of Columbus, OH MSA.

(C) Divide the figure determined in step 2 by one thousand (1,000).

(D) Multiply the figure determined in step 3 by 5.5. This figure is the amount of acreage that shall be dedicated for public parkland/open space.

Dedicated areas that are disturbed during the development process shall be graded and seeded, resulting in a surface capable of being mowed. (Ord. 1985-98 § 1 (part).)

- (A) 324 Dwelling Units
- (B) (1) 102 Single-family x \*2.48=253
- (B) (2) 222 Multi-family x \*2.13=473
- (C) 253 + 473 = 726 divided by 1,000 = 0.726
- (D) 0.726 x 5.5 = **3.993 Acres** required land without improvements (25% can be wet .998)

\*Household size is from the 2000 U.S. Census for Columbus, Ohio

Parkland Dedication from Parcel B is 2.295 Acres/land and 0.76 Acres/wet (25%) = 3.055 Acres total.

Parcel C contribution is 0.980 Acres

Parcel B & C Dedication is **4.035 Acres** (park exceeds requirement by .052 Acres)

Parcel D contribution is 1.046 Acres

Total Park will be 5.081 Acres (park exceeds requirement by 1.088 Acres)

# Committee Park Names

Friday, December 12, 2003

## Harrison West Planning and Development List

Highlighted items where preferred by at least one individual

- Olentangy River Park
- Wyoming Park
- Percy Park
- East Bank Park
- River View Park
- Percy Park
- Rivers Edge
- Water Point
- River Watch/Prospect
- Promised Land
- Lower Olentangy Park
- Factory Park
- Olentangy Rapids/Island/Commons/Highlands
- Sinclair Banks
- Grand Banks
- Columbus Banks
- Harrison Banks/Rapids/Island
- The Forge
- Forge Park
- Island Park
- Pollution Point
- Sewer's Edge
- Brownfield's Overlook
- Humko Stench
- EPA Despair
- Fish Kill
- Desolation West or
- West Desolation
- Wagenbrenner Park/Prospect
- Olentangy River Park
- Short North Park

# City of Columbus Park Names

Saturday, December 13, 2003

Recent Downtown Park Naming

Light Gray Names Recommended to be edited

- Buckeye Park
- Discovery Park
- Hope Park
- **Riverscape**
- Columbus Park Commons
- Columbus Park of Central Ohio
- Central Ohio City Park
- Central Ohio Park
- Park Commons of Columbus
- Park Columbus
- Downtown Park of Columbus
- North Bank City Park
- Urban Discovery Park
- God's Little Acres
- God's Acres
- Paradise Park
- Rivers Path
- Aminah Robinson Park
- Elijah Pierce Robinson Park
- **Riverview**
- Scioto Greenway
- Capital Greenway
- Fountain Park
- Ohpenn Gardens
- North Scioto Park
- **Riverbend**
- Rivertrace
- Assembly Park
- Mirth Park
- Merriment Park
- Harbor Park
- Diversion Park
- Hope Park
- North Riverfront Park
- Riverfront Pavilion Park
- **Riverfront Park**



# Park Naming Criteria & Endings

Saturday, December 13, 2003

- Connote neighborhood involvement/quality/amenity
- 2 words maximum 3 only if absolutely necessary
- Catchy fun
- Memorable
- Appeals to everyone
- Unique

Bank(s), Basin, Bend, Branch, Channel, Common(s), Confluence, Connection, Conservation Area, Corridor, Course, Current, District, Embankment, Environment, Esplanade, Floodwall, Garden, Grass, Green, Greenspace, Grounds, Grove, Habitat, Land, Landing(s), Levee, Neighborhood, Overlook, Oxbow, Parkland, Place, Preserve, Promenade, Quarter, Range, Refuge, Region, Reserve, Retreat, River, Riverbank, Riverbend, Riverfront, Riverlands, Riverside, Run, Shores, Strip, Terrain, Tributary, Walk, Watercourse, Waterfront, Watershed, Waterway, Waterworks, Weir, and Yard

## Program & Direction

Tuesday, December 23, 2003

Preliminary meeting with the City of Columbus, Recreation and Parks Department.

Alan McKnight, Molly O'Donnell, Recreation and Parks

Mary Funk, Park Committee Chair

Bo Sun, Gary Schmidt, Landscape Architects

Robert Harris, Architect

1. The design should be passive, no regulation sized ball fields.
2. The bike path should be 10' to 12' in width.
3. This should be a neighborhood park, not a community park.
4. The bike path should be a looped trail that would allow for jogging or history markers.
5. Playground should be considered for visiting children or future families of the area.
6. Fishing should be considered for the riverbank.
7. Evasive plant removal should be done.
8. Security should be a strong consideration.
9. West Second Avenue, West of the last alley, should be vacated and dedicated by the City of Columbus to parkland.
10. Lighting should be in the use area only. The park should not be generally illuminated.
11. Exercise areas do not work well, stick to fields and tracks.
12. Naming of park should be done by the community, suggest using the local paper to take suggestions.
13. Park should be low maintenance.
14. Consider wildflower area and natural wildlife.
15. Consider leash laws and pet waste stations.
16. Park bench, planters, waste receptacle design should be considered.

# Plan Evaluation by Officers

Wednesday, February 4, 2004

Park plan evaluation by the Harrison West Society Officers:

Dave Butler, Mary Funk, Veda Gilp, Tom Maxwell

Robert Harris, Architect

1. The tot lot needs to be moved slightly so that it is screened physically from the bike path. The concern is a bicycle may hit a kid who strays from the tot lot.
2. Bike path should circulate behind and/or below gazebo to avoid interrupting events.
3. Safety at bike path going towards the riverbank is a concern. Design natural stone boulders or walls.
4. Swimming pool needs to be screened from park.
5. Trees and plants should be of a large variety for educational and aesthetic reasons.
6. Sculpture area needs to be addressed; Brick Street Art Organization could become involved.
7. Island should be addressed.
8. Percy Street as a name is not liked, neighbors like Wyoming Avenue based on the numerous State names in the area.
9. Neighborhood wants to name the park and not give control to a marketing name.
10. Picnic area with tables
11. Dog run/ designated play area to South end of park near the apartments.

# Plan Evaluation by Committee

Monday, February 9, 2004

Park plan evaluation by the Harrison West Park Committee:

Dave Butler, Mary Funk, Veda Gilp, Tom Maxwell, Tim Bledsoe, Pastor Morris, Doug Swartz, Debby Colvin, Bob Mangia, Stephanie Tresso, Robert Harris (Architect), Mark Wagenbrenner (Developer), Gary Schmidt (Landscape Architect), Bo Sun (Landscape Architect)

1. The termination of Second Avenue should be a Tree Alley. Discussion of the lift station and concern for reworking it.
2. The Gazebo design should be unique for the neighborhood, a jewel in the park.
3. Concern for the location of the pool, it should be further moved away from the park.
4. Symbolism of the orchard is liked; it should be thinned out to allow for picnic tables/shaded seating.
5. The tree orchard should be all the same tree for visual impact. Referred to as living art.
6. Art placement is preferred in the tree alley so as not to compete with the gazebo.
7. Bike path should connect with community to South via Quality Place.
8. Wildflowers could be planted along the River Bank to give a natural appearance.
9. Naming of the new street and park where discussed. Community needs to name the park and street in the next month.
10. The neighborhood should form a "Friends of the Park" organization.
11. Direction for obtaining art for the park was discussed, the committee decided to hold on till the park was further along in planning.
12. Schedule for the park and development was requested from the developer.
13. AutoCAD drawings of the site details where requested by Doug Swartz for review.

# Park Naming

**Monday, February 23, 2004**

Harrison West Park Committee: Mary Funk, Dave Butler, Veda Gilp, Tom Maxwell, Doug Swartz. Bob Mangia, Tom Robinson, Tim Bledsoe, Stephanie Tresso, Debby Colvin, Robert Harris (Architect)

- **Name the Park** – Suggestions to be presented to the Society as a whole: Harrison Park, Harrison Banks Park (Committee voted 11-0 for Harrison Park)
- **Name the Street** – Suggestions to be presented to the Society as a whole: Riverbank Park (Committee voted 9-2 for this name). River Park Place (received one vote) - I spoke with John Chilton 645-1728 at the city and he advised me this name would not work, as there is already a River Park Place. He also suggested that I send him an e-mail or fax to reserve the names we were interested in so these would not be approved for another area. So I suggested Harrison Park Place and this was accepted by the City of Columbus and the two names which have been reserved are: River Park Place and Harrison Park Place.
- **Tree Types**-Think about the type of trees, which we would like to see in the park:
  1. **Grove** – good, shade, stately and elegant trees should be same type like new elm without stress root problems.
  2. **Loops** – Spring Color/Fall Color. Blooming trees maybe elm would want to showcase a couple of specimen. Wants a tree, which provides shade and color in the fall.
  3. **Allee** – tall, stately and elegant tree/different type of trees than in the grove. Have city arborist and landscape architect make suggestions. We would like to see Service Berry/Red Bud/Dogwood (Should be the same type which are currently on West Second Avenue or will be replaced on West Second Avenue.
  4. **Along the Bank** – flowering trees along the riverbank i.e. flowering crab apples, Red Bud and serviceberry.
  5. **Incidental trees within the park** – Ask Landscape Architect for ideas. The committee would recommend (1) Skyline Honey Locust, (2) Tri Color Beech, (3) Heritage Birch, (4) Weeping Beech, (5) Ginkgo Tree – Male Only.
- **Park Committee**-Would like to form “Friends of Harrison West” with the Recreation and Parks Department to help with the maintenance of the various parks within Harrison West.

# Tax Increment Finance Priorities

## **A. Land Acquisition**

Compton parcel – 100% for purchase for park

Hi State Beverage – for purchase only of the parcel(s) used for the park.

**B. Park Infrastructure** of the new park (include the color copy of the newest park design)

**C. Traffic Calming** feature at Perry and First Avenue per park plan

**D. Park Improvements** of other Parks within Harrison West including Harrison West Park, Art Park, Vermont Island.

**E. Gateway feature** at Third Avenue Bridge

**F. Decorative Lighting**, Acorn decorative lights lining Third Avenue from the bridge to Harrison Avenue (Rob can provide illustration)

**G. Michigan Avenue Connector**, pending confirmation that it is not part of another spending program. Planners of this project need to step forward and present their ideas to the Society.

**H. Tree Lawns** should be restored throughout neighborhood, beginning with Third Avenue, no exceptions

**I. Intersection elaboration** (brick pillars on every corner with decorative urn or finial accent to be decided upon by the Society) to give more elaborate and decorative feels to the streets and to act as traffic calming feature (include picture from Northwood neighborhood as illustration)

Research to see if the city has plans to do traffic calming at the Michigan Avenue Connector and also at Perry Street and West Fifth Avenue. Plus we need to find the status of the UIRF money for the Art Park and the traffic calming at the Third Avenue Bridge.

# Tax Increment Finance Q & A

Wednesday, February 25, 2004

Questions and Answers to the Developer

1. What does the site TIF take care of? I assume the roads, sidewalks, street infrastructure, and utilities. Does it take care of the proposed traffic calming feature at the corner of Perry and First?

Yes the onsite TIF does mostly cover infrastructure. Any additional proceeds were going to help temper the cost of the Capauno and or the Laughlin piece. At this time we are hoping to get some help from the neighborhood TIF for the Perry and First calming improvement.

2. Who is handling the structuring or formal submission of the TIF? Is it a different person for the site and the neighborhood TIF?

Squire Sanders & Dempsey - Greg Stype & Pat Cornelius are handling both TIF's. We have spent +/- \$30,000 to date and we will probably request an equitable cost sharing of the final legal costs.

3. Can a representative from the neighborhood contact the attorney handling the TIF/TIFS and ask questions?

I would encourage a neighborhood representative to call either Pat Cornelius (365-2781) or Greg (365-2782).

4. The neighborhood is in the process of structuring a spending priority system for the money, will this be part of the TIF submission?

I don't believe we have to be exact about where the dollars are spent at this time. I would encourage you to get the budget done and communicate with us, Greg and Pat.

5. Can the attorney verify if other infrastructure money is already earmarked for the neighborhood?

Don't know if I know what you mean. I don't think there is anything scheduled to be done. If there were general street capping and things of this nature I wouldn't think this would impact them.

6. How do we avoid overlapping money in regards to improvements?

Don't know.

7. Who would normally assist in planning, bidding, and structuring the spending of the TIF? Would it be the Landscape Architect/Architect with the assistance of the Attorney?

Everybody necessary. I believe we are going to look to the HW Society to take the lead.

8. Are you paying for the Landscape Architects time until it can be paid for out of the TIF?

Yes we will pay the landscape architect until it is time to be reimbursed.

9. How do we handle the bidding of TIF items? Can we do private bids or do they have to be public? What involvement does the City have?

I am not sure but I believe they can be private but they must be prevailing wage. We should ask Greg & Pat.

10. When does the money start coming in?

Good question. I don't think until spring 06. We should ask Greg & Pat. We may have to approach the City and encourage them to back a Bond issue. This could make the proceeds available sooner.

11. Do we need legal advice in regards to the structuring of the TIF spending?

I don't think we need a whole lot of legal advice. As long as the money is used for a public good I believe we can ask for it. We have to get council to approve any and all expenditures.

12. When is the TIF being submitted to the City/County?

Mid March as of right now. The legislation we are submitting gives us the right to set the TIF up. It does not approve of any expenditure. That has to go through a public process, as I understand.

When is the next meeting? It probably makes sense to have Pat & Greg come and explain.

Monday, March 1, 2004 at 6:00 PM for the Planning and Development  
Wednesday, March 17, 2004 at 7:00 PM for the Harrison West Society  
Monday, March 22, 2004 at 6:00 PM for the Park Committee



## Park Details

**Monday, March 22, 2004**

Harrison West Park Committee: Mary Funk, Dave Butler, Veda Gilp, Tom Maxwell, Bob Mangia, Tom Robinson, Debby Colvin, Pastor Morris, Robert Harris (Architect), Bo Sun (Landscape Architect), Mark Wagenbrenner (Developer), Rachael Folley (Landscape Architect)

Mark Wagenbrenner and Tom Maxwell were locked out of the meeting for 15 minutes, Stephanie Tresso was locked out totally. I apologize for this and will see that the automatic lockout on the elevators and doors is left off until everyone arrives. I will leave my cell phone on at the next meeting, so please call 738-9717 if you run late and cannot get in.

1. **Presentation by the Landscape Architect** – Four concept designs for the Gazebo/Overlook where presented.

- a. Scale of the medallion was discussed; it is approximately 40' in diameter.
- b. Harrison West logo to be used as a pattern in the medallion.
- c. Brick piers with ironwork that resembles the logo is preferred.
- d. Concern for the flow of the bike path.
- e. Have platform raised 2 or 3 steps and ramp behind.
- f. Utilize the brick pier design and ironwork into a covered gazebo.
- g. Four-sided viewing of the gazebo was discussed.
- h. Concern for the overall height was discussed.
- i. Gazebo should be unique to the area, concern for the shape in looking too much like other parks.
- j. Second floor was discussed, safety issue was brought up. Clarification that height is not always a finished story.
- k. Desire for the landscape architect to come back with gazebo designs that have a covered roof, are four-sided in design, and of a proper height for the site.

2. **Presentation regarding plant material**- Plant material was discussed in great detail and the committee formed a direction for future plantings. The plants we discussed included wild lupine, coneflower, liatris, dames rocket, Shasta daisy, daffodils, and gaillardia. We also could plant Ohio shade-loving wildflowers such as trillium, Dutchman's breeches, false Solomon's seal, wild viola, and May apple under the riverside trees and orange day lily and phlox in the sunny parts.

- a. Allee- I believe they like the Ornamental Pear
- b. Grove- I think we established that the group thought the Honey locust would be the best for that area.
- c. Along the bank everyone liked redbud, serviceberry, Ohio buckeye, and flowering dogwood- also native wildflower mix
- d. We are taking another look at the loop (football) area and will have suggestions at the next meeting.

- e. Additional comments we will be implementing into the design-adding evergreen trees (probably spruce varieties) in strategic locations, adding daffodil bulbs in places, and using River Birch scattered throughout the site.
- f. We will have a planting design for the next meeting that will include street trees as well as the above items.

3. **Discussion of the park and new street name-** The park name was discussed by the members. Harrison Bank and Harrison Park where the two main names that where debated. The simplicity of Harrison Park was discussed, compared to the elongated version of having Harrison Banks Park. Final discussion lead to allowing the developer to have final say, thus the committee voted unanimously in support of Harrison Park. Harrison Park Place was agreed upon for the new street name. The existing Harrison West Park name was discussed in regards to changing its name.

4. **Site Visit-** a site visit was brought up numerous times with no response. Strongly recommend that a site visit be done before the next scheduled meeting. Safety is of utmost concern in that the buildings and structures are no longer stable.

5. **Next Meeting-** Monday, April 26, 2004 at 6:00 PM at Schmidt Landesign.

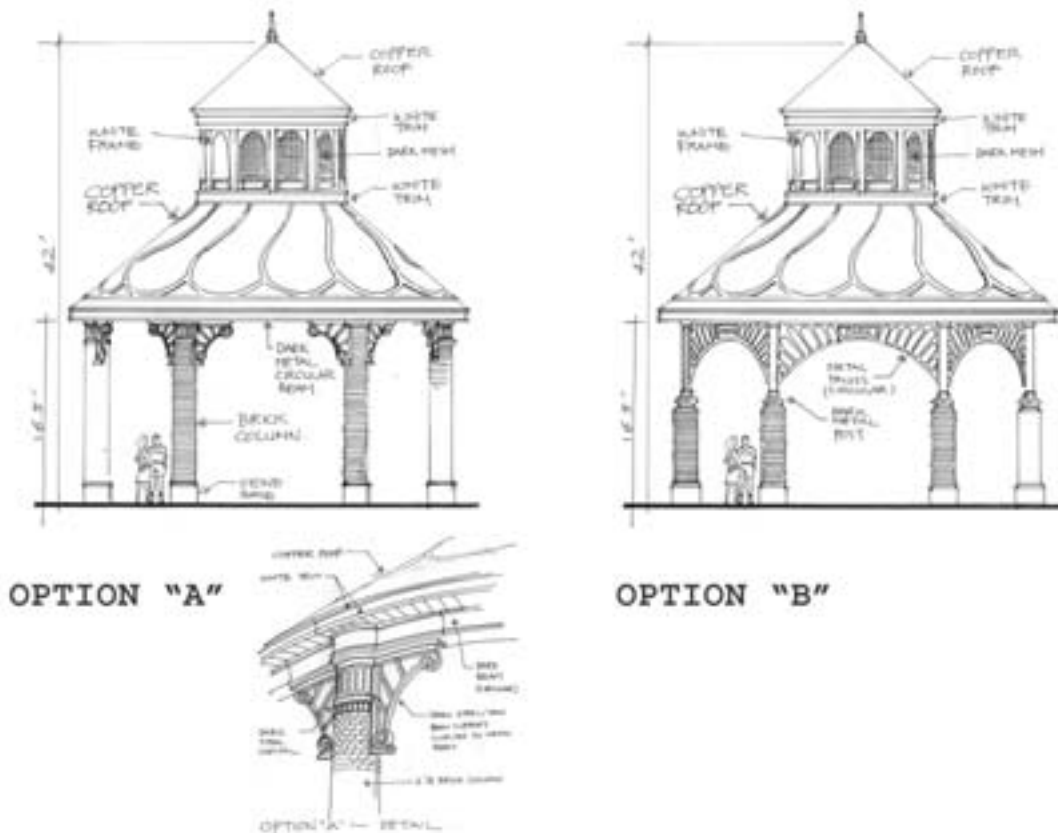
# Gazebo Options

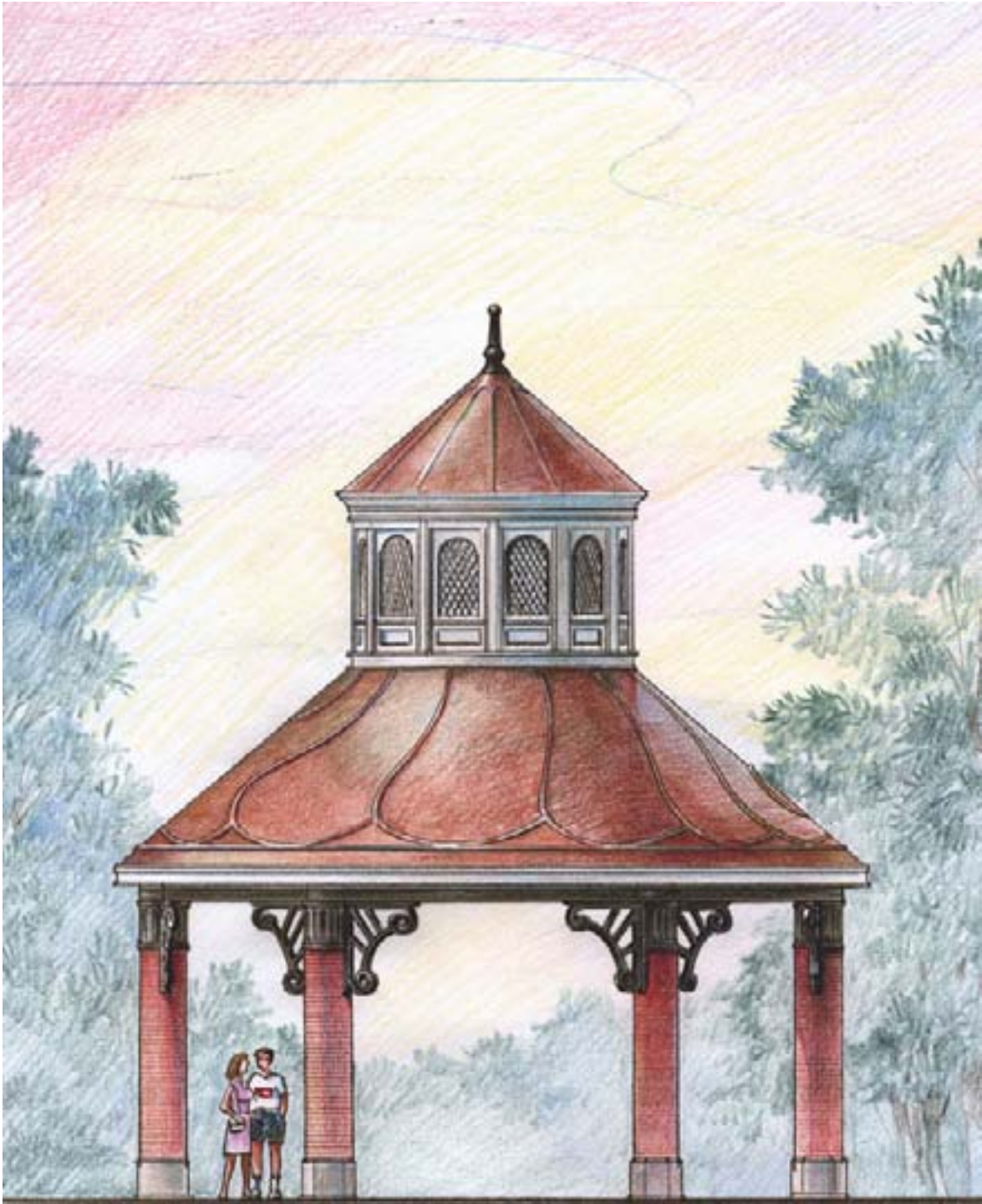
Friday, April 9, 2004

Mark Wagenbrenner (Developer), Robert Harris (Architect), Bo Sun (Landscape Architect).

Reviewed by Mary Funk, Doug Swartz, & Tim Bledsoe

Bo Sun has completed two gazebo designs in response to our last meeting. The design is rather unique in that it is a full circle (not segmental or 8 sided). The roof incorporates the 13 petals of the Harrison West logo formed in copper. The columns are stone and curved brick with cast iron capitols. The capitol design can be incorporated into trash receptacles, benches, and planters. The upper monitor could be repeated in the community center as well. The colored rendering of option "A" has been reduced down to 36' in height to better fit the scale of the project.





## **Recreations & Parks Comments**

**Tuesday, April 20, 2004**

Robert Harris (Architect), Alan McKnight (Recreation and Parks, Planner)

Alan McKnight called Mary Funk at the Mayors Action Center at approximately 4:30 PM on Monday, April 19, 2004 to discuss the publishing of the park plan in the Harrison West News. She recommended that he speak to Rob Harris directly and gave him his phone number. Rob placed a call into Alan the next morning and had not heard back by lunch. Rob had a meeting in regards to another park with Molly O'Donnell and asked to speak to Alan, sine he was in the office next door.

Alan stated that he was concerned with the park being advertised to the neighborhood before it was finalized and approved by the city. I stressed that the only reason it was published was for illustrative purposes and mainly to show the land plan for future zoning and TIF reasons. Alan stated that he understood and his main comment was that the park was to busy, and that possibly items could be eliminated or reduced. I stated that we where still in the planning stage and have not presented to the Harrison West Society. Alan suggested that he attend our May meeting to discuss what has been developed prior to presentation to the Society. Again it was stressed that we are in the preliminary stage of the land planning and that all members would be involved before a public presentation is made.

Alan McKnight should be formally invited to our May meeting when the date and time are finalized. Tentative date is May 24 (30 is Memorial Day).

## **Site Visit Cancelled**

**Wednesday, April 21, 2004**

Site Visit confirmed by Robert Harris, Tim Bledsoe, Doug Swartz, Stephanie Tresso, Dave Butler, Veda Gilp, Debby Colvin, Mary Funk, Bob Mangia, Tom Robinson  
Bo Sun, Rachael Folley

Meeting was cancelled due to rain, rescheduled for the following Monday, April 26, 2004 meeting. Rumor has it that Veda and Stephanie did some sort of rain dance at Outlands on Tuesday night. You know how rumors are though.

# Site Visit

**Monday, April 26, 2004**

Site visit by the Harrison West Park Committee: Mary Funk, Veda Gilp, Dave Butler, Tom Maxwell, Tom Robinson, Pastor Morris, Debby Colvin, Stephanie Tresso, Doug Swartz, Bob Mangia, Tim Bledsoe, Robert Harris (Architect). Bo Sun (Landscape Architect), Rachael Folley (Landscape Architect) guest Jeff Gill, Tony Celebrezze, and John Carter

1. **Site Visit:** The site visit started at approximately 6:10 and so did the rain. Our group was rather enthusiastic and decided to complete the tour. The neighbors of Harrison West are a tuff and rugged group.
2. **Tour Route:** The group walked to the North end of the site where it meets Second Avenue. The proper terminus of First was discussed and the removal of any planned tree alley, due to the real street alley. The group then walked south to the point where the Park Place Condominiums ended and the park opened to the new street. Heading south again, we ended up where the gazebo would be located and had a glimpse of the overlook. Veda, in disappointment, looked down to see her Saturday morning retreat Island had been flooded. FEMA was contacted and it was noted and recorded.
3. **Orchard:** The rain picked up, but Bo Sun insisted that we head on to the tank farm to see the future site of the tree orchard. The site of the orchard was impressive and well worth the wet trip. Thanks to Bo we did not give up.
4. **Introduction:** Pastor Morris graciously opened his Church so that the committee could escape the rain. Rob Harris made a brief presentation in regards to what has transpired from the last meeting. Notice was given that the electronic version of the meeting notes would be sent out in the next few days.
5. **Gazebo:** Bo Sun did a presentation on the gazebo design and took questions/comments. The round versus segmental aspect of the design was discussed. The option A versus B concept where discussed based on the round concept. The alternate B elevation would require additional columns; the group did not like this. The benches, signs, trashcans, etc. where discussed as being custom made to coordinate with the ironwork.
6. **Public Art:** Art placement was the next point of discussion. Human scaled art was preferred over monumental pieces. The art should be incorporated over time and not in the initial planning stage.
7. **Park Trees:** Rachelle Folley did a presentation of the tree plantings in the park.
  - A. Elm and maple in the parking lots
  - B. Serviceberry in the apartment area
  - C. Crabapples terminating the alley
  - D. Honey locust at the orchard
  - E. Armstrong maples at the end zone

- F. Crimson Maple at the 50-yard line
- G. Sugar Maple at the sidelines
- 8. **Street Trees:** Rachelle discussed the placement of street trees on the new-dedicated streets and extensions of the avenues. Sidewalk and tree lawn widths were discussed as being 5' each.
  - A. Harrison Park Place is Zelkova
  - B. Perry Street is Lindens
  - C. West Second Avenue is Dynasty Elm
  - D. West First Avenue is Lacebark Elms
  - E. Ingleside Avenue (proposed Oregon Avenue) is Sugar Maple
  - F. Quality Place is Regal Elm and Spring Snow Crab
- 9. **Swimming Pool:** Conversation in regards to the pool being further detached from the park. Direct access from the community house to the pool was recommended.
- 10. **Traffic Calming:** Traffic features and calming need to be address and orchestrated with the community as a whole. Dave Butler will help coordinate information between our group and the surrounding community.
- 11. **Next Meeting:** Scheduled for Monday, May 24, 2004 at 6:00 PM at Schmidt Landesign. Recommended that Alan McKnight be invited to the June meeting and a presentation to the Society in July.
- 12. **Harrison West Plant List:** List requested by the committee for record keeping and planning.

**Street & parking lot Trees:**

Lacebark Elm  
 Chinese Elm  
 Green spire Linden  
 Green Vase Zelkova  
 Regal Elm  
 Sugar Maple  
 Red Oak  
 Spring Snow Crabapple (non- fruiting variety)  
 White spire Birch (intersection)

**Park Trees:**

Armstrong Maple (Field)  
 Sugar Maple (Field)  
 Crimson King Norway Maple (Field)  
 Skyline Honey locust (Grove- thorn less)  
 River Birch  
 Autumn Gold Ginkgo  
 Elizabeth Magnolia (near Clubhouse)  
 Cleveland Select Pears  
 Serviceberry  
 Redbud  
 Pioneer Hawthorn (thorn less)  
 Sugartyme Crabapple  
 Blue Colorado Spruce  
 Green Colorado Spruce



## Park Benches

Sunday, May 2, 2004



I recently received a call from a Harrison West resident, Craig Copeland, who stated he was involved with the placement of benches in the neighborhood. I noticed that there are 8 of these benches in the Harrison West Park, 2 at the Vermont Circle, 1 at Fifth and Michigan, and numerous placements in the Circles. The park benches used in the neighborhood are by Titan Manufacturing, Faneuil Hall Bench, and Model B-76. The web site is:

<http://www.americantitan.com/>

Titan Manufacturing  
235 Summer Road  
Boxborough, MA 01719  
1-800-378-3080

The benches come standard with Ipe wood or can be made with recycled plastic (maintenance consideration and preference by Recreation and Parks). Please look at this in regards to possible consideration for the new park benches.

# Park Lighting

**Thursday, May 6, 2004**

Rachael Folley and Bo Sun of Schmidt Landesign e-mailed on May 5, 2004 in regards to the specification for the existing lighting used in the Harrison West Park. The City of Columbus, Division of Electricity was contacted in regards to this matter back in July 9, 2002 and recorded.

City of Columbus  
Division of Electricity  
3500 Indianola Avenue  
Columbus, Ohio 43214  
Phone 645-2191  
Fax 645-5814

Duffy D. McSweeney

The lights used are post top luminaire, 100W, 480V, and acorn type with fiberglass decorative lamppost. City of Columbus specification MIS-51 and MIS-91

[http://utilities.ci.columbus.oh.us/electricity/specs/specs\\_MIS.htm](http://utilities.ci.columbus.oh.us/electricity/specs/specs_MIS.htm)



Harrison West Park



Acorn Luminaire Detail



Lamp Post Base Detail

# **Presentation Preperation**

**Tuesday, May 11, 2004**

Meeting with Gary Schmidt, Bo Sun, Mark Wagenbrenner, and Robert Harris.

Planning meeting to discuss presentation to the Park Committee. Park details where discussed as well as reaction to last meeting.

1. Lighting recommended copying what has already been used in the Harrison West Park and along Perry Street.
2. Benches could be more modern transformation of the existing benches, all metal for maintenance.
3. Coordinate trash receptacles with the benches.
4. Bollards to coordinate with the streetlights.
5. Bike rack to be whimsical.
6. Benches at grove to be decorative animal figures that are sculptural in nature.
7. Swimming pool area redesigned to screen pool from park. Garden to be more linear.
8. Grade issue with existing sewer level was discussed.
9. Architect to do working drawings of Gazebo based on Bo Sun's design,
10. Bonding of TIF money discussed.
11. Time frame for construction of the park was started, schedule will come later.
12. Ruscilli Construction to price the construction of the park.
13. Expansion of the TIF area was discussed. Recommend that the surrounding areas be considered.
14. Establish times that work for Alan McKnight. June 21 or 28. Alan signed up for Monday, June 28, 2004 at 6:00 PM.

# **Bikeway Advisory Contact**

**Thursday, May 20, 2004**

Telephone conversation with Michael Hayes of the Columbus Bikeways Advisory Committee, 228-1586 (Acock Associates). Michael requested a copy of our site plan and a future meeting to discuss the connection of the proposed path with future paths in the PennWest Area. PDF file sent to:  
mhayes@acock.com

## **Columbus Bikeways Advisory Committee**

City Council Resolution 23X-93 established a Bikeways Advisory Committee to advise the Mayor and City Council.

*"on the planning, design, construction and installation of bike routes, bikeways, and bike paths in the city of Columbus."*

The mission of the Committee is "To integrate bicycles into the transportation systems of Columbus and central Ohio, by providing a safe convenient system of bikeways and other bicycle facilities".

The Committee consists of nine voting members and five non-voting members. The nine VOTING members of the Bikeways Advisory Committee are appointed by the Mayor and approved by City Council to serve as members without pay for two years. These members include:

- One member representing the community at-large
- One member representing the bicycle organizations
- One member of City Council or their designee
- One member of the Columbus Recreation and Parks Department
- One member representing the Franklin County Engineer
- One member representing the Mid-Ohio Regional Planning Commission
- One member representing the Ohio Chapter of the Rails to Trails Conservancy
- One member representing the Columbus Mayor's Office, and
- One member representing the Franklin County Metro Parks Board

The five NON-VOTING members are appointed by the Director of Public Service to serve as members without pay for two years. Typically these members are citizens with a major interest in bicycling.

The Columbus Transportation Division Administrator serves as Executive Secretary.

Since its creation in 1993, the Bikeways Advisory Committee has met monthly to oversee development of the Bikeways Program. The monthly meetings are open to the public. Both the Bikeways Coordinator and the Greenways Coordinator normally attend these meetings. Monthly agendas can be obtained by calling the Bikeways Coordinator at 645-8079.

## Park Details

**Monday, May 24, 2004**

Harrison West Park Committee: Mary Funk, Dave Butler, Veda Gilp, Bob Mangia, Debby Colvin, Pastor Morris, Stephanie Tresso, Tim Bledsoe, Robert Harris (Architect).

Bo Sun (Landscape Architect), Mark Wagenbrenner (Developer), Rachael Folley (Landscape Architect)

The meeting started with a casual garden tour and social mingling, followed by food being served. Past meeting notes were discussed as well as additional conversations that took place since the last meeting.

1. Bo Sun and Rachael Folley gave a presentation of the proposed benches, explaining the thought process of the style change.
2. The gazebo details were discussed, Architects office to do working drawings for bid and permit purposes.
3. Interactive art pieces would serve as benches. Recommended that Bo Sun establish a parameter for the Art and that Brick Street Arts Association be contacted.

### **BrickStreet Arts Association**

Maddy Weisz, President 614-291-2285

Pat Sieber, Vice President 614-294-1028

4. Discussion of bike path and relationship to gazebo, this item keeps on coming up. A comfort level should be reached in regards to this matter.
5. Discussion of site meeting this Thursday, May 27, 2004 at 9:00 AM with Michael Hayes of the Columbus Bikeway Advisory Committee.
6. Design drawings shared for the guardrail and ramp detail at the gazebo and overlook
7. Design of the swimming pool was discussed. The pool will be physically and visually screened from the park with a series of gardens. The gardens would be part of the condominium association and maintained privately. The garden paths would terminate with benches and access to the community center.
8. Planning discussion on a presentation to Alan McKnight at our June meeting
9. Next meeting set for Monday, June 28, 2004 at 6:00 PM, held at Schmidt Landesign
10. Planning meeting held to discuss the established Harrison West TIF, possible expansion, and spending priorities.
11. Committee agreed that the Harrison West Officers in joint venture with Mark Wagenbrenner and Rob Harris should represent the Committee on TIF matters.



Proposed Bench



**Model CR-18:** City Sites Series™ Bench



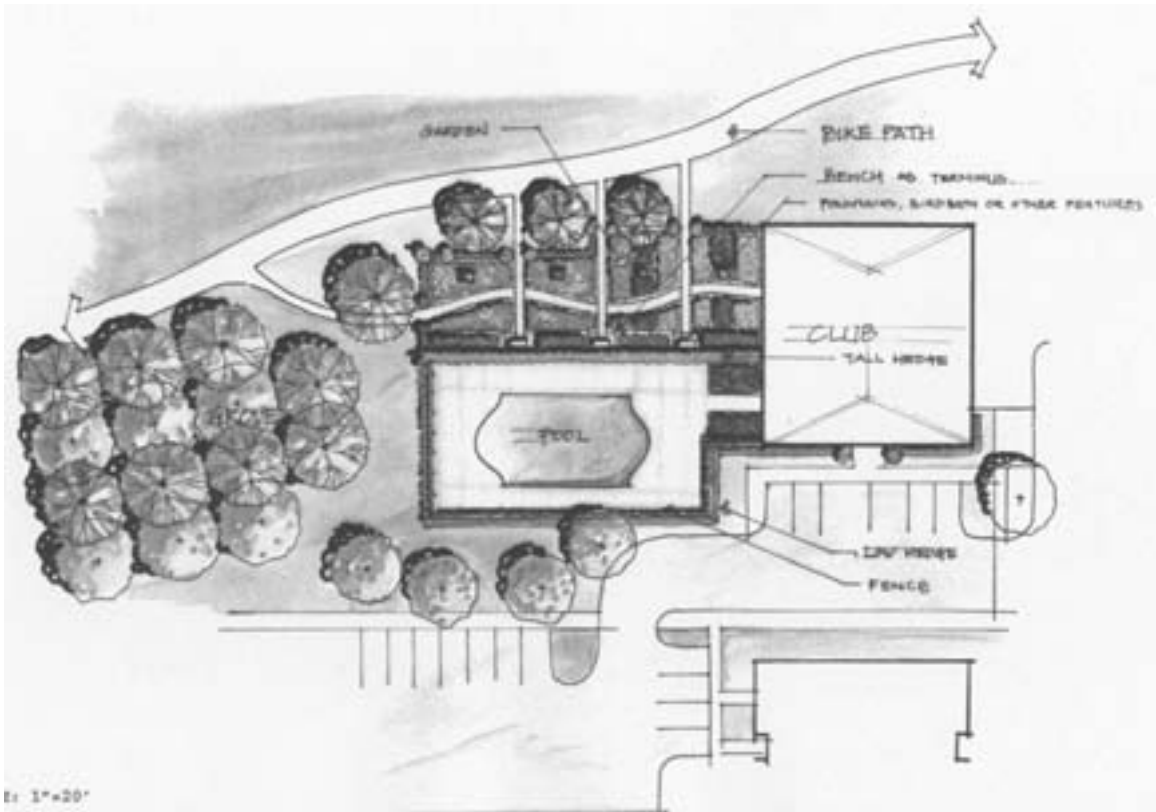
Proposed Trash Receptacle

**Model RB-36:** Steelsites™ RB Series Litter Receptacle

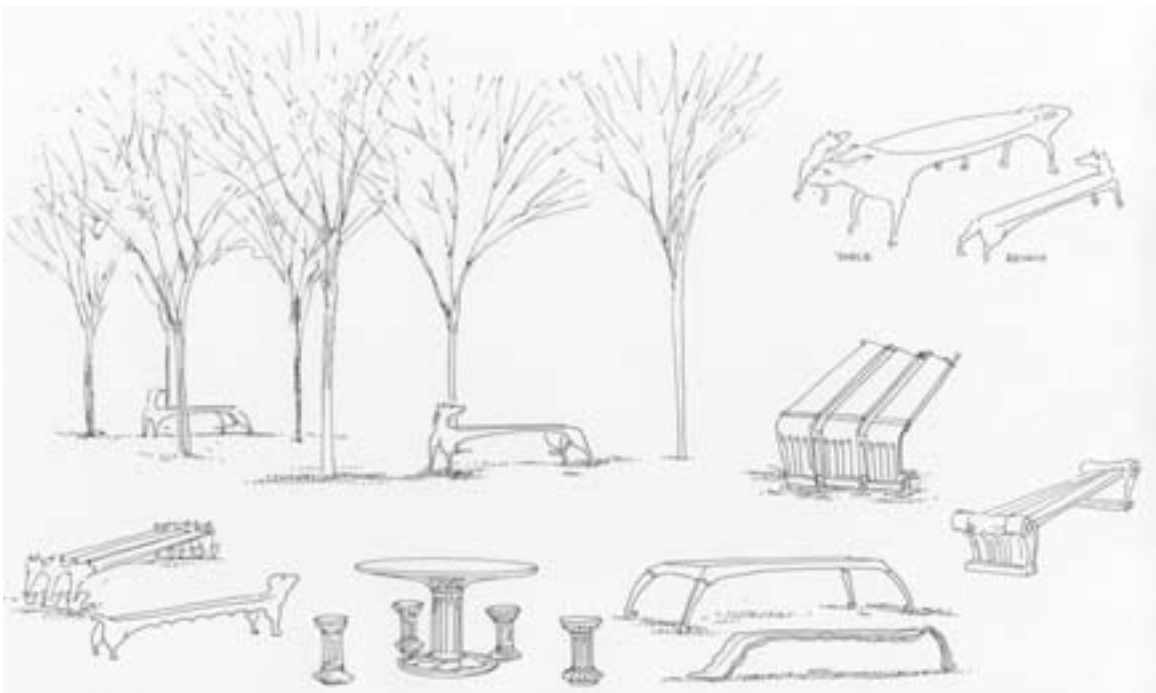


Proposed Table

**Model IPR-48:** Steelsites™ Series Table  
**Model NTRS and Model FTRS:** Steelsites™ Series Seats

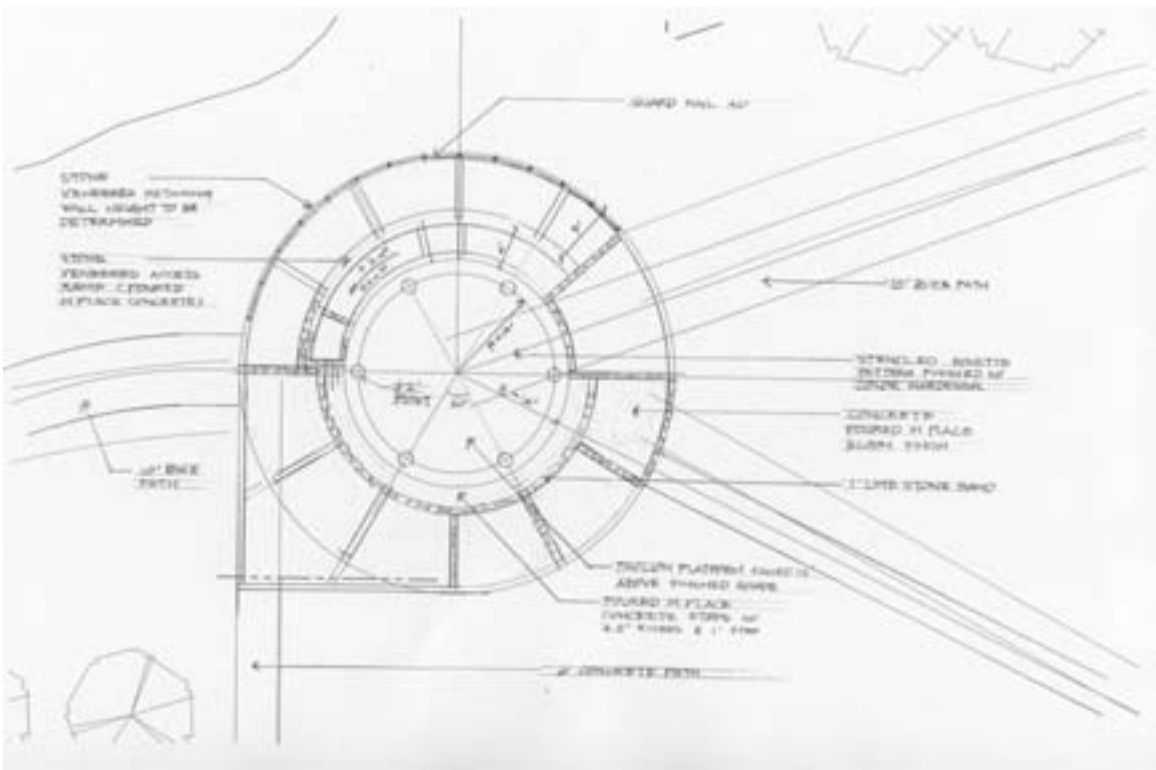


Proposed swimming pool, pocket gardens, and community center

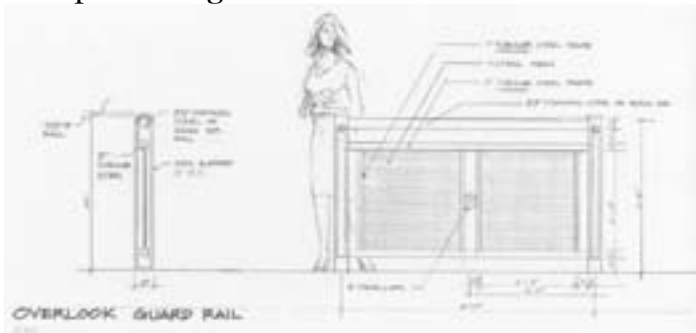


Proposed interactive art in tree grove.

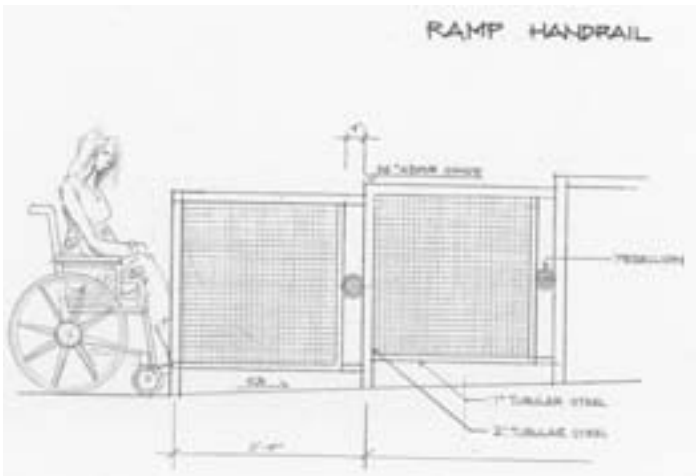




Bike path and gazebo



Guardrail detail



Ramp detail

## **Bikeway Advisory Site Visit**

**Thursday, May 27, 2004**

Site visit with Michael Hayes of the Columbus Bikeway Advisory Committee and Brad Westall of Columbus Recreation and Parks.

Michael and Brad were interested in coordinating the future plans of connecting our neighborhood with the existing bike path system. Brad expressed that the city has plans on acquiring the CSX line that runs South of our site and has a trestle that crosses I-670. Brad and Michael also explained where the future greenway connector would be in the southern end of our neighborhood.

The Harrison Park plan should try to address the needs of pedestrians and cyclist that are traveling through our property to the North or South. The entrance to the path at quality place should be connected where the railway tracks are now.

Bo Sun will be contacted and feasibility will be explored in regards to connecting the park path and the rail path. Rob Harris to follow up with Brad and/or Alan McKnight at the June 28 meeting.

# **Brick Street Invitation**

**Friday, May 28, 2004**

Robert Harris  
358 West Fourth Avenue  
Columbus, Ohio 43201-3104

297-8388  
rharris@archall.com

Maddy Weisz  
1219 Harrison Avenue  
Columbus, Ohio 43201

May 28, 2004

Regarding: BrickStreet Arts Association/Harrison Park

Dear Maddy,

I enjoyed speaking with you the other day and hope to continue conversations with you in the near future. Our new Harrison West Park will be an incredible asset to the community and a vast improvement to the riverbank. Harrison Park (the new name of our park) will grace the Eastern bank of the Olentangy River between Second Avenue and Quality Place. The Harrison West Park Committee has been actively planning the park since early December and will follow it to completion. Our committee feels very strongly that they would like to have art as an interactive element to the visual and physical enjoyment of the park design. Schmidt Landesign is designing Harrison Park under the direction of Bo Sun. Bo is incredible talented and has brought many great ideas to the table.

I would like to invite you to our next meeting in which we are giving a presentation to Alan McKnight of the Recreation and Parks Department. The date, time, and location are:

Monday, June 28, 2004 at 6:00 PM  
Schmidt Landesign  
330 West Spring Street  
Suite 300  
Columbus, Ohio 43215  
255-3399

I hope you will come to our meeting and hear all the great things that are happening in the Southern end of our neighborhood. The Harrison West Park Committee would like very much to be involved with the Brickstreet Arts Association in planning for art in our park.

Best Regards,  
Robert Harris

# Park of Roaming Wiener Dogs

Tuesday, June 22, 2004

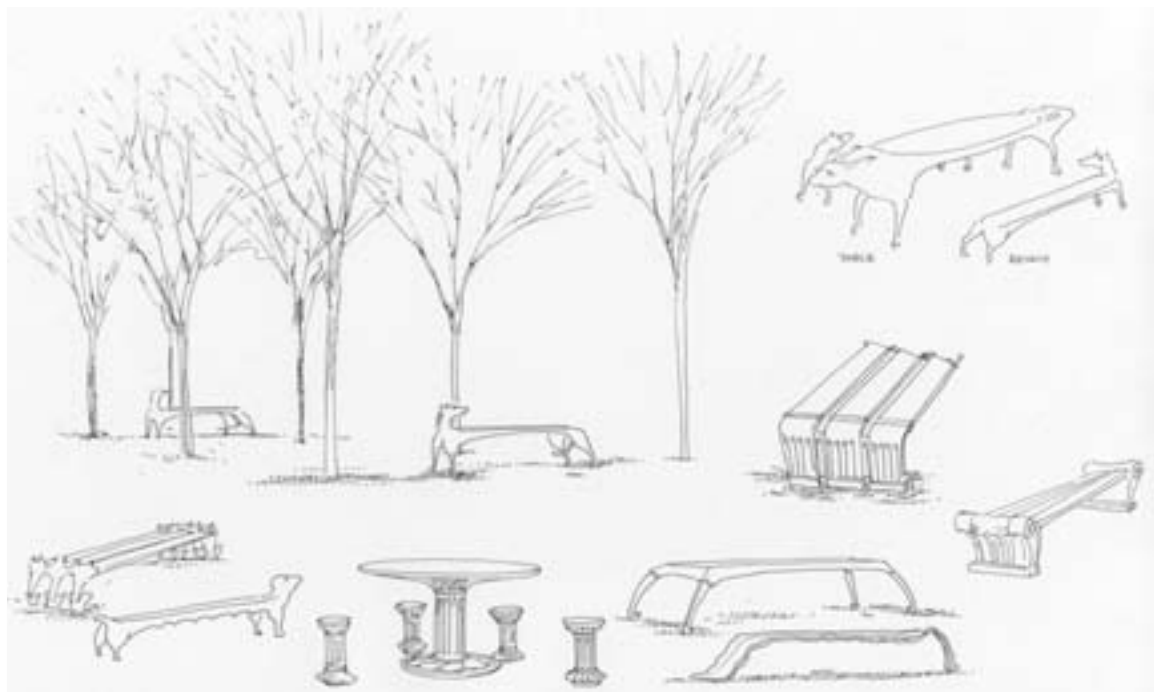
Newspaper articles submitted to Harrison West News

## Park of Roaming Wiener Dogs

The Harrison West Park Committee will unveil the plans for our newest neighborhood park on Wednesday, July 21, 2004 at 7:30 PM at the regularly scheduled Society meeting. Harrison Park, fondly named by the committee, will be almost five acres and flow along the east bank of the Olentangy River. The park will start on West Second Avenue and follow the riverbank to the Central Beverage facility to the South. Come see the beautiful renderings of our brick gazebo with copper roof, surrounding amphitheater, and the tree orchard that symbolically replaces the tank farm. Veda Gilp, through her perpetual love and excitement for the park, will continue her plead for a retreat island. Our extremely talented landscape architect, Bo Sun, will share with us his creative interpretation and vision. Bo has proposed a pack of roaming wiener dogs for the tree orchard that will serve as benches, now that is whimsical and different. Come meet your fellow neighbors that have worked so hard on creating and fulfilling our dream of a riverfront park. Harrison Park will truly be a crowning jewel for our great neighborhood and a proud companion to existing neighborhood parks.

Your friends of Harrison Park,

Mary Funk, Rob Harris, Dave Butler, Veda Gilp, Tom Maxwell, Tim Bledsoe, Stephanie Tresso-Celebreeze, Bob Mangia, Debby Colvin, Tom Robinson, Pastor Morris, and Doug Swartz.



# Tax Increment Financing News Article

Harrison West News

Harrison West recently created a Tax Increment financing plan that incorporates 174 Acres of the neighborhood surrounding the A.C. Humko site. Tax Increment Financing (TIF) was originally designed and justified as a local method of self-financing the redevelopment of blighted urban areas. In regards to blight, Humko fit the bill. The site has long been an environmental hazard and visual eyesore for the neighborhood. Money raised by our neighborhood TIF will be used for park implementation, infrastructure improvements, pedestrian scaled lighting, traffic calming features, and beautification projects. Project priority and designation will be decided on a public forum process held by the Harrison West Society.

TIF debt is secured primarily by the incremental tax revenues derived from property taxes levied within the tax increment district. The incremental revenue does not represent a new tax, but rather a reallocation of a portion of the municipality's general property tax revenue. Reallocation allows the neighborhood to have, through a process of recommendation to council, a direct say in how their tax dollars are spent. TIF financing structure is designed to capture new tax revenues generated from increased property values expected to result from development. TIF does not have control over setting the property tax rate.

Property tax increased is based on an increase in valuation brought on primarily from property sales, property improvement, and inflation. Increases are not based on a property being in a tax increment district. As long as residents continue to sell their homes for increased amounts and improve their homes, property taxes will increase.

A Tax Increment District (TID) is a special districts set-up to generate revenue to pay for ongoing development costs. The assessed valuation of property in the TID is frozen at the base year. After the base year, 35% of the assessed value in the TID-above the base value-belong to the TID, the remaining 65% goes to the school system. Our TIF maximum time limit is set at thirty years.

Surrounding areas need to receive economic benefit from the TIF project. Justifications for TIF were that: 1) it would be used to finance redevelopment projects in blighted communities, and 2) these projects would not be financed without, or "but for," TIF. The theoretical idea behind the "but for" test is that if the development would have occurred without the expenditure of public TIF funds, then a larger public purpose is not served, and therefore, TIF should not be used. Our TIF will allow for the purchase and demolition of blighted property on the Olentangy River. The sole use of this land will be for the implement of a City of Columbus Public Park, named Harrison Park. Harrison Park will transform the banks of the river into a place of public enjoyment and congregation. One day in the near future, residents of our great neighborhoods will be able to stroll down West First Avenue and enjoy the banks of the Olentangy River.

Robert Harris

# **Presentation to Recreation & Parks**

**Monday, June 28, 2004**

Harrison West Park Committee: Mary Funk, Veda Gilp, Bob Mangia, Debby Colvin, Pastor Morris, Tim Bledsoe, Tom Maxwell, Tom Robinson, Robert Harris (Architect).

Bo Sun (Landscape Architect), Mark Wagenbrenner (Developer), Rachael Folley (Landscape Architect), Alan McKnight (Recreation and Parks), and Maddy Weisz (Brick Street Arts Association)

## **Introductions**

Mary Funk introduced Alan McKnight; she gave a heart-felt memory of working with Alan over the past twenty years. Alan gave a short speech.

Veda Gilp introduced Maddy Weisz and gave a warm feed into what Brick Street Arts Association is all about. Maddy spoke of the side-by-side project and future projects in the planning stage. Maddy and Veda spoke of the interactive role that they could play in obtaining art for our neighborhood.

Rob Harris introduced the developer, Landscape Architects, and then the park committee.

Members introduced themselves.

## **Meeting Update**

Meeting Notes  
Brad Westall/Michael Hayes  
Brick Street  
Publications  
TIF Expansion

## **Reflection**

First Meeting held on Tuesday, December 23, 2003

## **Presentation**

Bo Sun and Rachael Folley gave a presentation of the park to the committee and guests.

## **Next Step**

Discussion of future presentation to the Harrison West Society.

## **Direction from Recreation and Parks, Alan McKnight:**

- Contact Jack Low with the Forestry division in regards to the tree specification for the park and the dedicated streets.
- Contact??? With Columbus???
- Further the detailing of the park elements.
- Keep in mind maintenance cost.
- Be aware of park safety.
- Tot lot should be directed towards toddlers with rubber groundcover.
- Reconsider layout for bike path around gazebo.

# Presentation to Victorian Village

**Tuesday, June 29, 2004**

## **Meeting Agenda**

Meeting held between the Harrison West Society, Victorian Village Society, Harrison Park Developer, Harrison Park Project Architect, and Legal Council.

### **Date/Time/Location**

Tuesday, June 29, 2004 @ 6:30-8:00 PM, held at the Goodale Park Caretaker's Residence.

### **Attending**

#### **Harrison West Society**

Dave Butler, President  
Mary Funk, Vice-President  
Veda Gilp, Secretary  
Tom Maxwell, Treasurer

#### **Victorian Village Society**

Rob Pettit, President  
Joe Blasko, Vice President  
Brett Long, Treasurer  
Patricia Ake, Secretary

#### **Victorian Village Trustees**

Greg Carr  
Jack Decker  
Ann Kozliner  
Jim Schmelzer

#### **Developer**

Mark Wagenbrenner, Wagenbrenner Realty

#### **Architect**

Rob Harris, Architectural Alliance

#### **Legal Council**

Pat Cornelius, Squires Sanders

### **Agenda**

- Introduction of guests
- Project introduction/Status
- Explanation of TIF
- Review of TIF bullet points
- Explanation of TIF terms
- Discussion of Agreement
- Contact Information
- Reference Material
- Next Step

Committee Members,

Last evening, the Harrison West officers, Mark Wagenbrenner, Pat Cornelius, and I gave a presentation on the TIF expansion to Victorian Village. The meeting went great, the Victorian Village Society Officers were unanimously in support, as well as the attending Trustee's. The VV Society instructed us to proceed with work that needs to be done to facilitate this incredible agreement. The following points of concern were addressed in the meeting:

1. The TIF agreement should be written to allow the expenditure of Victorian Villages portion of the money within the entire 285 acres of the neighborhood. The Tax Increment District only covers 126 Acres as drawn. Society members do not want the neighborhood financially divided in regards to future improvements.

2. The pro rata agreement will be between the neighborhoods and formed by our attorneys. The attorneys will work this one out, I am just a designer...I can make the form look great though.

3. Harrison West, the developer, legal council, and project architect were asked to attend the next VV meeting and give a presentation. Victorian Village Society Meeting, Thursday, July 15, 2004, 7:00-8:30 PM, Goodale Park Caretakers Residence

4. Newsletter article explaining the TIF agreement should be submitted Rob Pettit, Rob to verify deadline for submission.

5. TIF literature will be sent electronically to Rob Pettit by Friday, July 2

6. Harrison West support, Our Society voted unanimously to support the expansion of the existing TIF into Victorian Village. The HW Society strongly feels that the pro rata agreement will benefit both neighborhood immensely, by tempering the cost of the new City of Columbus Park and then by leaving a pro rata share of the surplus on the table for both neighborhoods.

7. Information in regards to the requirement of blight and the distribution of tax base above the estimated 3% will be corrected in the literature. Sorry, I got this one wrong...but the end result will be the same if not better. You know you can't trust those designer types with legal details...thank God we have the support of Squires Sanders.

8. Discussed going into a 50/50 relationship for simplicity, but this will have to be discussed and agreed upon by the Societies and our legal council.

The VV Society plans on voting on the issue at the next meeting after the presentation. If more time is needed to obtain a comfort level with the agreement, they may vote at the August meeting. The speed will be set by the VV Society, for Harrison West is fully abreast of the details and has had almost 20 months of confidence working with the developer.

I would like to give a big thank you to Rob Pettit for hosting the event; he made us feel warm and welcomed. Another big thank you goes out to everyone that attended, this will truly be a landmark event for our great neighborhoods. If anyone has suggestions, recommendations, or additions in regards to these matters please feel free to contact me at any time.

Robert Harris



## **Presentation to Harrison West** **Wednesday, July 21, 2004**

Presentation of Harrison Park to the Harrison West Society

Bo Sun and Rachael Folley gave an extensive presentation of the park to the society, explaining in detail the design process and future direction.

The park design was well received and had many positive comments. The issue of the bike path comes back again and again. A meeting will be set up with the landscape architects to iron this detail out.

The location of the gazebo was discussed in regards to the future sewer and storm drain easements. The City of Columbus has met and reviewed the easement and everything works out fine. Good planning allowed for the City to be aware of our gazebo and they have rerouted the sewer (no small task).

The park committee will be given the month of August off so that we can try to enjoy our remaining summer months. Our next meeting will be Monday, September 27, 2004, from 6:00-8:00 PM. Location to be determined.

# Gowdy Field

**Monday, September 20, 2004**

Harrison West Park Committee: Mary Funk, Veda Gilp, Tom Maxwell, Tom Robinson, Pastor Morris, Debby Colvin, Stephanie Tresso, Bob Mangia, Tim Bledsoe, Robert Harris (Architect). Bo Sun (Landscape Architect), Rachael Folley (Landscape Architect), Mark Wagenbrenner (Developer), Craig Copeland (Guest)

Harrison Park update

Finance Update

Gowdy Field Discussion:

Development potential of land

Neighborhood desires/wish list

Structuring of letter

Next Meeting: Monday, October 25, 2004

# Columbus Urban Growth Letter

September 22, 2004

Harrison West Park Committee  
C/O Harrison West Society  
P.O. Box 163442  
Columbus, Ohio 43216

Columbus Urban Growth Corporation  
415 East Main Street  
Columbus, Ohio 43215  
Attn: David Baker, Project Director  
Odis Jones, Managing Director

Re: Gowdy Field

Dear Sirs:

Gowdy Field is a City of Columbus park rich in history and tradition. The park was annexed in 1922 and is presently zoned single family residential (R1). Named after our famous local baseball and war veteran Hank Gowdy, the park has served as ball field, victory garden, and general recreation fields for over 75 years. In the late 60's the field was used as a borrow pit for the construction of State Route 315; it was later filled with debris and left to return slowly to a natural state. The Northern part of the park has been transformed into a municipal complex including a police station, fire station, heliport, and park maintenance building.

The park is situated between State Route 315, the CSX railroad tracks, Olentangy River Road to the east, the Goodale interchange, and the municipal development to the north. The positioning of the park has separated it from Harrison West and will eventually lead to its future transformation. Gowdy Field would better serve the City of Columbus as an office park with an open green space to buffer the existing development on the north end. The open green space will serve the fire and police stations to the north and receive daily usage from the offices to the south. Alan McKnight, Director of Planning for Recreation and Parks, supports the open field concept as a flexible and economical approach to later development. This approach will give everyone a chance to see the park in active use before an extensive amount of money or time is spent on its development.

The Harrison West Park Committee would like to have an adequate amount of land near the north border set aside in an "open field, pick up game concept" that would allow for the future development of the following recreational items:

- 275-foot softball field;
- 114-yard soccer field;
- Outdoor Volleyball court;
- Restroom facilities located near the fire and police stations, or public access to the existing police or fire station facilities;
- Metered recreation path that will loop around the site;
- Shaded picnic area with tables and benches;
- Parking area to serve both park and office complex.

Our neighborhood would be better served by parkland improvement and implementation that occurs on the East side of the Olentangy River. The Harrison West Park Committee, Harrison West Planning and Development Committee, and the Harrison West Society supports the sale of the remainder of the site for office park development, with the proceeds specifically earmarked and immediately allocated to aid in the implementation of Harrison Park, the completion of the Side By Side Art Park, the maintenance of the Harrison West Park, and the future implementation of the Riverfront Vision Plan in the Harrison West Reach.

The Harrison West Park Committee looks forward to working with the Columbus Urban Growth Corporation and the City of Columbus on this exciting project. Please feel free to contact us at any time.

Sincerely,

Mary Funk  
Harrison West Park Committee Chair

# Harrison Park Center

**Monday, October 25, 2004**

Harrison West Park Committee: Veda Gilp, Tom Maxwell, Debby Colvin, Stephanie Tresso, Doug Swartz, Bob Mangia, Tim Bledsoe, Robert Harris (Architect). Bo Sun (Landscape Architect), Rachael Folley (Landscape Architect), and Mark Wagenbrenner (Developer).



East Elevation

## **Harrison Park Center**

The Community Center will have entrances on all four sides to address the multiple functions of the building. The East entrance will face off street parking and the apartments. The North entrance will address Harrison Park Place and allow easy sidewalk entry. The West entrance will allow enjoyment of the park and access to the river. The South entrance will allow for pool access and summer parties.



West Elevation

The West elevation facing the park will have an extra large veranda that stretches across four French doors. Outdoor café seating will be providing on a park side terrace. During the spring, cool summer nights, and fall there will be a warm glow from the terrace fireplace. The community meeting room is on each side of the fireplace with direct access to the lounge and park café. The exercise facility is upstairs, as well as the leasing offices.

The design of the park and how it relates to the community center was discussed. Bo Sun showed illustrations of how the community room and park café would lead out onto a terraced and landscaped patio facing the river. The proposed terrace would have a direct path to the bike path as well as the gazebo. The amphitheater in front of the gazebo would complete almost a half circle and further invite people into the park. Relationship of Harrison Park Place and the public entrance was discussed.

The grading issues and how they relate to the bike path were discussed. Bo showed a couple of cross sections relating the path to the water. Further study involving the civil engineer will be required to work out the details.

Committee members commented on how grand the facility was and how rich and solid it looked. Comments were made in regards to the signage that labels the building as one entity. Suggestions were made to have the signs only on the riverside and visitor parking side. The public entrance would have a sign saying community center.

Our next discussion concentrated on a question regarding the side-by-side park and the allotment of all UIRF proceeds for the park improvements. Bob Mangia stated that the plans he saw were vague and did not have estimated cost. The committee motioned to have the Harrison West Society review the plans and then move to have the park committee involved in the planning stage. The entire UIRF process and park plan are unclear and need to be clarified to the society.

The TIF was discussed in great length, stating that the existing Harrison West TIF was in good standing and would proceed as planned. The committee was advised to ask the city for assistance in liquidating the cash flow for park expenditure.

The TIF expansion was discussed. The two main items that keep the TIF expansion from happening is the absence of blight in Victorian Village and the fear the city has over the precedence this expansion will set. The ill will and bad nature of the expansion was discussed in regards to the negotiation tactics and premature meetings that were scheduled in haste. The association of the traffic task force with the expansion basically was a poor idea in that it brought up bad memories for city officials. Mark cautioned proceeding with the expansion because of the controversy and politically unsettling nature. The “love fest” as Veda referred to did not happen as we expected.

Our next meeting was scheduled for Monday, November 22, 2004. Location to be determined. The meeting will be only the park committee members and will be used for internal planning.

## Park Details

**Monday, November 22, 2004**

Mary Funk, Veda Gilp, Dave Butler, Tom Maxwell, Debby Colvin, Doug Swartz, Bob Mangia, Tim Bledsoe, Robert Harris (Architect). Craig Copeland (Guest)



Veda's reaction when she noted her island was used for fill dirt.

Harrison West Park Committee internal planning meeting.

### **Agenda**

#### **Finance**

- Harrison West Society and park committee role in securing finance

Developer to communicate with Hugh Dorian and TIF Attorney Greg Stipe in regards to process for financing TIF. Recommend that the park committee rely on Mark Wagenbrenner for guidance.

- TIF/Related to street dedication, tree lawns, and sidewalks  
Engineering drawings are being started for the completion of the road dedications. Park committee will be kept informed about progress.

- Land acquisition

The Outlands parcel has been secured and the buildings are demolished. The site will be graded with a slight slope towards Perry Street, not as steep as Oregon, but more like Neil. Site utility poles are in the way of a couple of garages and will have to be relocated.

#### **Design**

- Design for Perry Place Island. Submission to plating and zoning will need to be detailed and correlated.

The Perry Place Island will be owned and maintained by the condominium association. Recommendation was made to correlate the design of the island with the Third Avenue entry feature.

- The maintainability of the plant and architectural components for both the 3rd and 5th Avenue islands was brought up as a critical long term planning element.

- It was also noted by the committee that water taps (i.e.: meters) for all parks and green space is another long-term critical design component.

- Gazebo, working drawings need to be completed for bidding purposes.

No changes were recommended by the committee.

- Tree Lawns, details in regards to plantings, curb cuts, sidewalks.

Committee recommended that Bo Sun work directly with Jack Lowe of the Forestry Division on the selection of tree lawn plantings. Discussion was made in regards to tree types, no unified thought was expressed. The preferences for tree types seemed to be unique to each member and extremely diverse. Effort would be made to redefine the structured planting of tree types based on the street grid.

### **Planning**

- Disbursement of tasks/structuring involvement

Discussion was made in regards to any additional involvement in the committee. Committee members expressed that they thought everything was running smoothly and should continue as usual.

- Discussion of committee direction

The committee prioritized agenda items that need to be addressed.

1. Harrison Park Financing
2. Perry Place Design
3. West Third Avenue entry feature
4. Side by Side Art Park
5. Fifth Avenue entry feature
6. Michigan connector

### **Presentation**

- Discussion of the Third Avenue entry feature and how it relates to the Side by Side Art Park

Bo Sun gave a presentation of the proposed alterations to the Third Avenue entry feature. A more contemporary mostly brick design was contrasted to a traditional stone and brick look. The committee leaned towards the stone and brick design based on the following.

1. Relates visually to the solid and stately nature of the Third Avenue Bridge.
2. Timeless in nature, it will age well.
3. Materials are contrasted and will be highly visible, graphic in nature.
4. Harrison West name and logo should be incorporated into the feature.
5. Directional traffic sign will not interfere with light or pedestal design.



6. Design should be incorporated into Fifth Avenue, Perry Place, and Michigan Avenue connector.

- Side by Side Art Park presentation

Bo Sun gave a presentation on the completion of the park using the remaining UIRF money that is allotted for the park. Bo showed a design that would move the sculptures outside of the park, flanking each side of Third Avenue. The sculpture moving was not well received and almost led to a lynching.

The overlook was then discussed. Bo showed a deck design that was rather grand in nature and open below. Tom Maxwell stated that the outlook should be scaled back and a more personal size. He stated that other parks he had seen had 2 or 3 person overlooks that worked well. The following items were expanded upon.

1. The overlook should not destroy the existing root system or tree canopy along the bank.
2. The base should be solid, not open like a deck. Issues with vagrants and debris.
3. Correlation of plinth design at entry was encouraged.
4. Definition of alley entrance was discussed. Iron fencing was recommended.
5. Recommendation was made that Bob Mangia would work with Mollie O'Donnell on the implementation of the design. Committee suggested that we investigate to see if the City would allow funds for Bo Sun to do design work on the park. Bo has called Mary to discuss this, she will report back on the outcome.

- Fifth Avenue Entry Feature

Bo gave a presentation on the Fifth Avenue entry feature. The design incorporated mostly brick with a pronounced usage of a "Moon Gate". Veda commented that the design should correlate with the Third Avenue feature and relate more to the neighborhood. Battelle should be involved in the planning of this feature in conjunction to the neighborhood. The feature should be a gateway to our neighborhood, not to a research facility

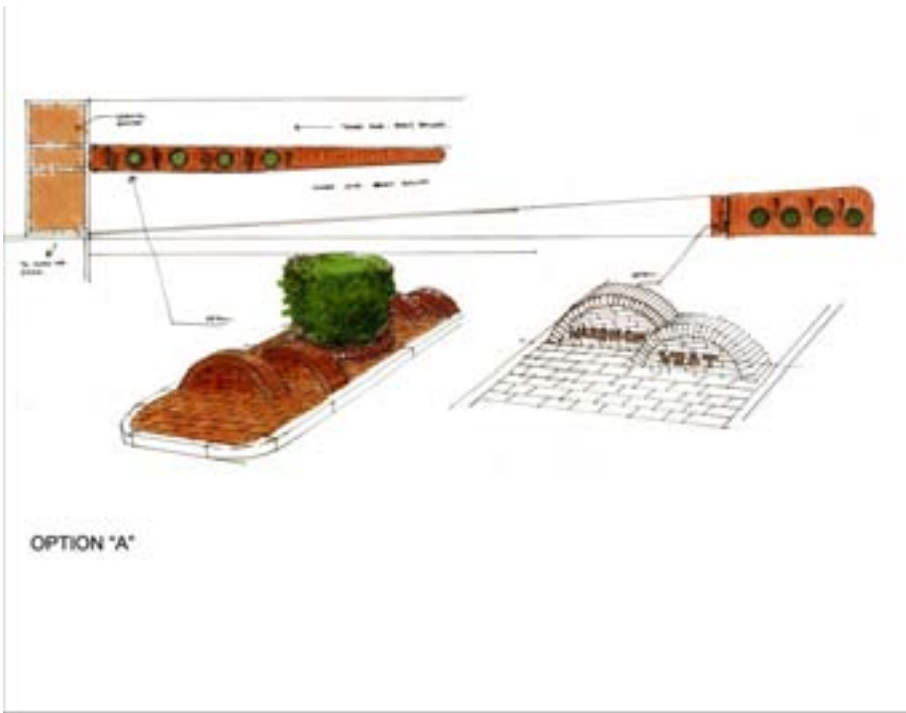
- Michigan Avenue Connector

Brief discussion was made in regards to the entry feature. Suggestion was made to visually integrate the details of all the entry features. Further discussion will be needed to expand upon this.

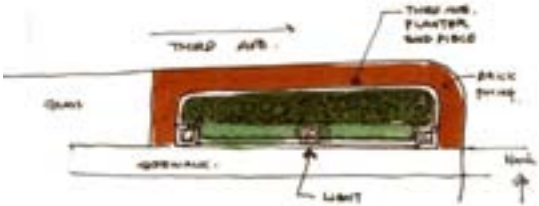
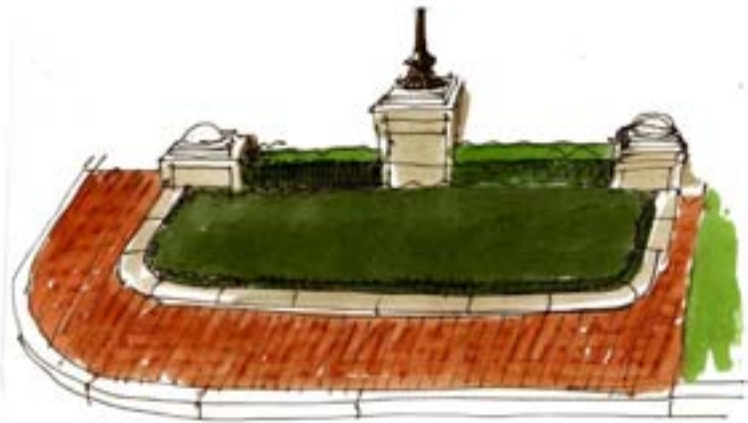
- Landscape design fee of \$2,500 has been spent in the presentation of the Third Avenue, Fifth Avenue, Side by Side, and Michigan connector. Bo was instructed not to proceed with any additional work until financing was secured.

### **Next Meeting**

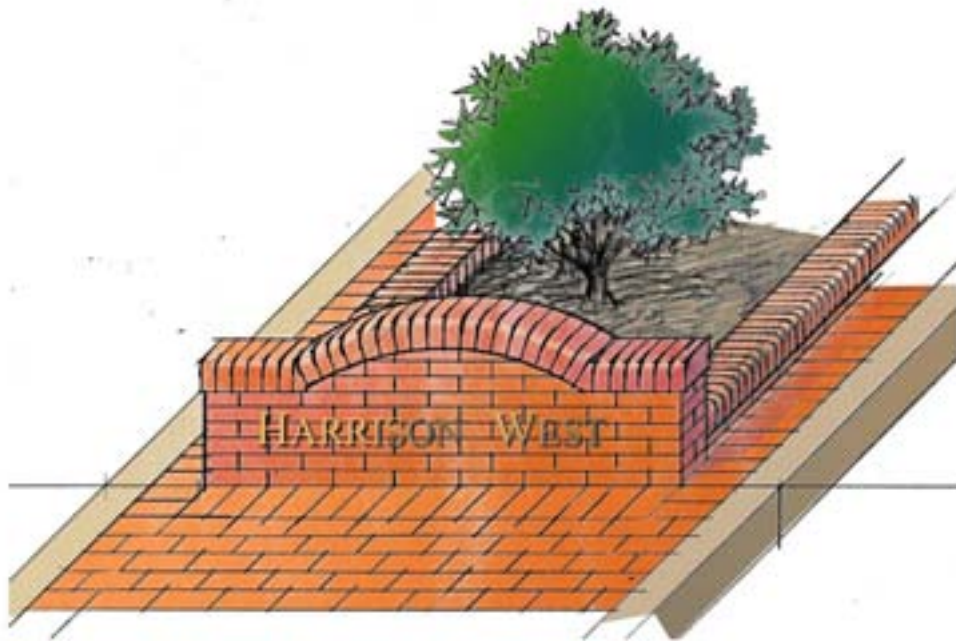
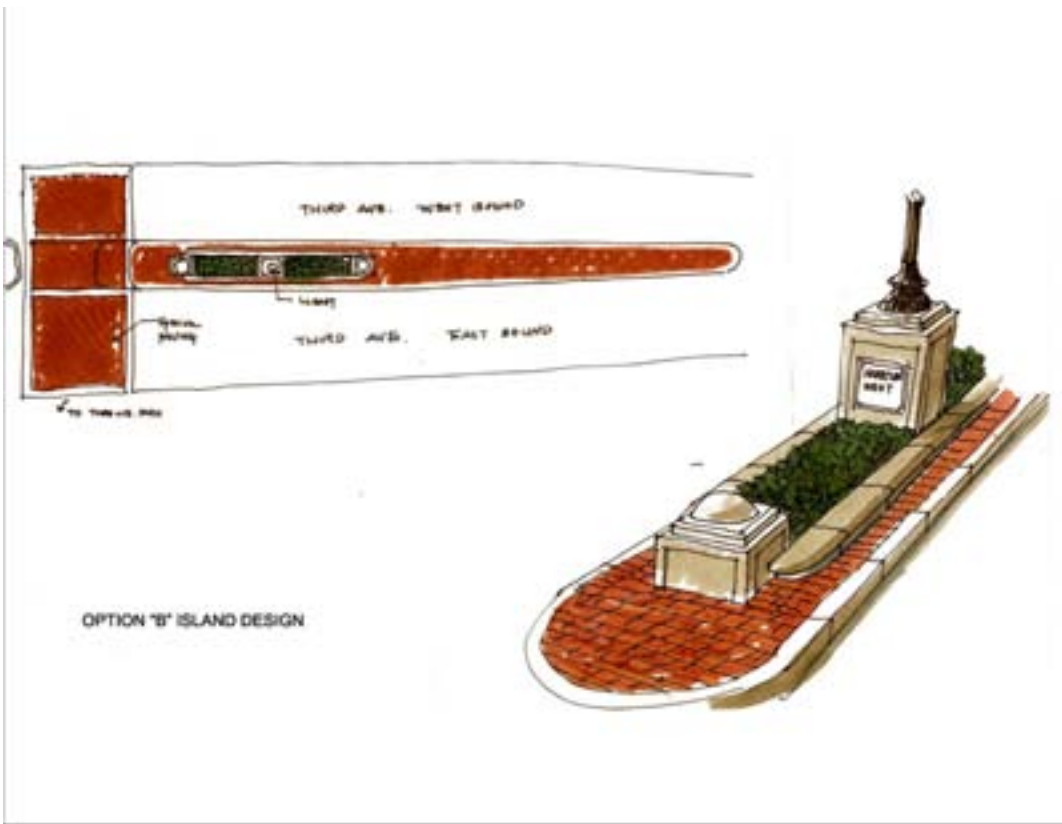
- Monday, January 24 (Fourth Monday, usual date)



OPTION 'A'



OPTION 'B' - END PLANTER



# Gowdy Field Selection Committee

Thursday, February 24, 2005

## **Gowdy Field Selection Committee**

Columbus Urban Growth Board members-non-voting

Odis Jones, Columbus Urban Growth, Managing Director

Hamilton J. Teaford, City of Columbus Neighborhood Design Center

Columbus Urban Growth Facilitator-non-voting

Linda Ross-Sides, Columbus Urban Growth Corporation, Facilitator

Committee members-voting

- |                        |                             |
|------------------------|-----------------------------|
| 1. Mary Joe Green      | Time Warner Communications  |
| 2. Steven Scheer       | Time Warner Communications  |
| 3. Philip Grossberg    | Time Warner Communications  |
| 4. Meredith Lapier,    | Time Warner Communications  |
| 5. Terry Matthews      | Time Warner Communications  |
| 6. Aaron Dryer         | CUG Board Member            |
| 7. Sherry Keip-Herbron | CUG Board Member            |
| 8. Robert Harris       | Neighborhood Representative |
| 9. Mary Funk           | City of Columbus/HWS        |
| 10. Donna Hunter       | City of Columbus Land Bank  |

## **Agenda**

Gowdy Field Selection Committee

Columbus Urban Growth Corporation (CUGC)

415 East Main Street

Columbus, Ohio 43215

(614) 280-0899

## **Request For Qualification (RFQ)**

CUGC invited 14 developers to submit qualifications for the potential development of Gowdy Field. 8 Developers submitted the RFQ. The selection committee consisted of 12 members listed above, in which 2 members were non-voting (CUGC) and 10 voting members. The committee divided 30 votes amongst the developers, thus narrowing down the selection to 3 developers. Participants decided not to rank the 3 selections, so just votes are documented.

Continental 8

Daimler 8

Opus North 7

## **Request For Proposal (RFP)**

The next step will be the Request For Proposal (RFP) from the 3 selected developers. The 2 existing neighborhood representatives will select 2 additional community members to review the RFP.

## Gowdy Field News Article

**COLUMBUS**  
**BUSINESS FIRST**

### **EXCLUSIVE REPORTS**

From the January 28, 2005 print edition

#### **Urban Growth leads inquiry into Gowdy Park development**

Brian R. Ball  
Business First

A vacant 28-acre parcel overlooking Route 315 north of downtown could become an office development and recreation area under a study Columbus Urban Growth will lead.

Urban Growth plans to investigate how environmental issues at the city-owned landfill site on Olentangy River Road between Goodale Street and West Third Avenue, would influence tentative plans to reclaim the property for commercial and recreational uses.

Preliminary planning by Urban Growth shows the acreage could handle a 120,000- and 65,000-square-foot buildings and still afford the city a recreational area for the nearby Harrison West neighborhood.

Odis Jones, Urban Growth managing director, said his staff came across the opportunity while reviewing an inventory of city-owned properties last year.

"The mission of Urban Growth is to look at sites in the central city that may have issues and attempt to recycle them back into the marketplace," he said.

Columbus City Council will vote Jan. 31 on legislation to reimburse Urban Growth up to \$50,000 for an environmental consulting contract gained by CTL Engineering Inc. The legislation also grants an option to Urban Growth to acquire the property at a price equal to the cost of the agency's development of suitable city recreational facilities on the site.

"This is a site worthy of taking a look at," Jones said.

The city's Riverfront Vision Plan, unveiled in 1997, considers Gowdy Field an important site for recreation, largely because of its history. The property was a community garden during the early 1900s. Beginning in the 1940s, it was a city park with more than 20 baseball diamonds.

The city in 1952 named the park after Henry Morgan Gowdy, a Columbus native who played catcher for the Boston Braves during the baseball team's 1914 sprint from last place in its division in early July to a sweep of the Philadelphia Athletics in the World Series.

The property served as a landfill for trash and construction debris from the late 1950s through the early 1970s, according to city records. Since then, the land has become overgrown with weeds and trees.

The Ohio Department of Transportation did an environmental assessment of the site in the early 1990s before it built the extension of Olentangy River Road from Third to Goodale. That road job was part of the Route 315, Interstate 670 and Route 33 interchange project.

Mark Barbash, the city's development director, said creating roads and ramps serving Route 315 southbound has prompted several developers to ask the city about the tract's availability.

"It is an interesting site, but the caution I have is there will be some real obstacles there," he said.

But the field's history as a landfill "will impact both what you can build as well as its value to the city," Barbash said.

The property lies just south of the police department's helicopter airfield, another issue to be factored into any plans, he said.

He said the contract with Urban Growth and CTL's environmental inquiry will help the city sort out its options.

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# Gowdy Field Request for Qualifications

## REQUEST FOR QUALIFICATIONS TO DEVELOP ALL OR PART OF GOWDY FIELD

In a Joint-Venture Partnership with  
COLUMBUS URBAN GROWTH

### **Background**

The property known as Gowdy Field was once a much larger site owned by Mr. and Mrs. Hank Gowdy - he of former professional baseball fame. Residents from the surrounding area, especially Harrison West, flocked to the site for baseball, picnicking, and open air. The site had long been thought of as a quasi-public space. Over the years, part of the land was sold for the construction of Olentangy River Road and, later, State Route 315, and as a "borrow pit" to provide dirt for the elevated roadway. The pit devolved into a dumping ground and was ultimately filled with a mix of construction debris and organic soil. The City of Columbus owns the site with a long-term intention of returning it to a mix of public and private uses that includes a suitable park feature. Part of the site holds the police helicopter facility, a fire station, a storage building, and other buildings. URBAN GROWTH controls the site on behalf of the City of Columbus. Now, URBAN GROWTH, as master developer for the site, intends for the balance of the site to become developed with appropriate economic uses and a park that brings baseball back to the neighborhood.

Located on the west side of Olentangy River Road, between Goodale Boulevard and Third Avenue, and east of the CSX railroad tracks, the site is approximately 25 acres of open land with an existing traffic signal near the southern end. The land should be adequate to support a park and shared parking with at least two office buildings.

### **Park Planning**

Vision planning for the park has been conducted with input from the City of Columbus Recreation and Parks Department, Department of Trade and Development, and the Harrison West Society, a stake-holding community organization. The vision for the park includes a baseball diamond and other supporting facilities that carefully consider the community needs within the park use and follows the Riverfront Vision Plan calling for athletic fields, court games, and other supporting facilities. The park plan will be subject to the approval of the Recreation and Parks Department.

### **Scope of Work**

This RFQ is for a developer who will partner with URBAN GROWTH in the development of an 80,000 to 120,000 square foot commercial office building, a parking lot, and private road that the developer will lease or sell to an identified prospective user. The developer will also build a public park with baseball, soccer, volleyball, restroom, and other facilities, a parking lot, and a public road on the parcel. A condominium association will be established for the entire 25 acres to maintain the park.

There should be no expectation of financial assistance from the City, including any contribution of the land. The transaction must be a "market rate" transaction taking into consideration all of the positive and negative conditions of the site; however, consideration will be given for costs of park development, which are to be borne by the developer.

URBAN GROWTH will serve as the master developer. URBAN GROWTH will control the land and overall development, make it available for lease or sale, maintain the relationship and cooperation with the City, arrange for financial incentives when appropriate, maintain the relationship with the community, and assist with zoning changes that may become necessary.

It is expected that development of the above described office building, park, parking lots, and roads will be completed and available for occupancy by August 1, 2006.

### **Submittal Requirements**

#### Evaluation criteria:

All proposals will be evaluated for the purposes of selecting three firms who will be requested to submit proposals for developing the above-described project. The following factors, listed in relative order of importance with scoring point values used by the reviewers, will be considered in making the selection:

- |                             |     |
|-----------------------------|-----|
| 1. Firm Qualifications      | 50% |
| 2. Personnel Qualifications | 30% |
| 3. Financing                | 20% |
1. Firm Qualifications
    - a. Provide detailed description of similar projects that your firm has been involved within the past 2 years, including contact names and phone numbers. Please state other known projects your firm will be working on during the timeframe of this development project.
    - b. Provide a minimum of five (5) references from customers with projects of a similar scope and size. Include contact name and phone number for each.
  2. Personnel Qualifications
    - a. Describe the nature of any special approaches or methodologies used that the firm believes are unique Personnel Qualifications.
    - b. List each member of the proposed team and include a detailed resume for each. Also, state existing workload of team manager and members.
    - c. Provide an in-depth history of the relevant experience of the proposed team manager.
    - d. Provide at least five relevant references for the team manager, including contact names and phone numbers.
  3. Financing: Most projects require financing and most developers have a clear history of arranging for such funds.
    - a. Provide financing examples for past projects.
    - b. List bank, institutional, or other lender references.

#### General Submittal Requirements

Respondents shall include an original copy of their qualifications and twenty (20) photo copies, with all necessary forms completed, including the signed Offer and Acceptance form.



### Timing and Evaluation Process

This Request for Qualifications is being disseminated on Tuesday, February 1, 2005. The hard copy submittals must be delivered on or before 5:00 p.m., Thursday, February 10, 2005 at the URBAN GROWTH office at 415 East Main Street in Columbus, Ohio, 43215. Do not submit electronic material. The responses will be available for review by any citizen or the media, upon request, at Urban Growth; however, they will not be copied or distributed other than to Selection Committee members.

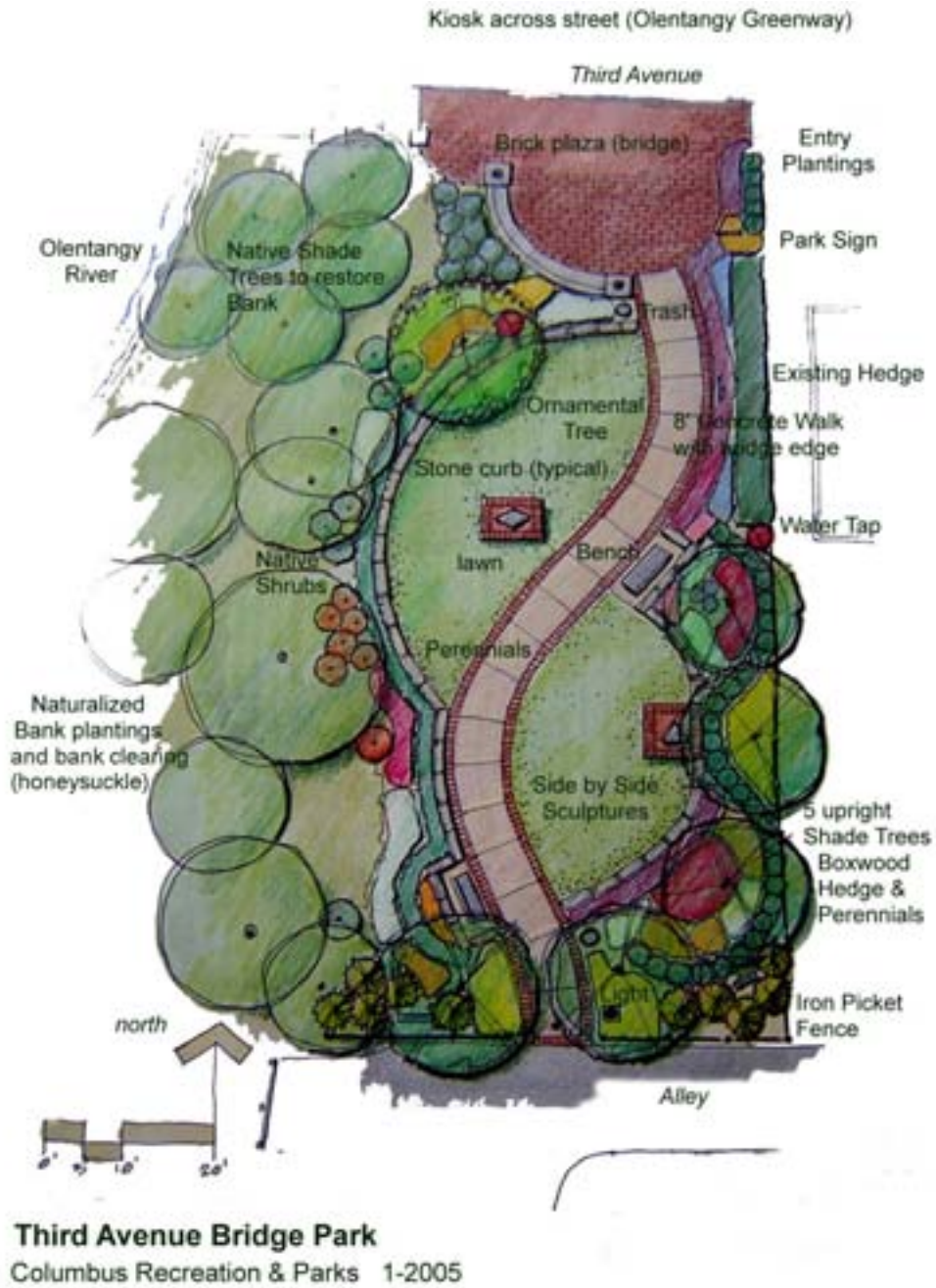
A Selection Committee composed of URBAN GROWTH, and representatives from the City of Columbus, the prospective tenant, and the community will evaluate all proposals received. Scoring by the committee members will be done independently of each other, and will be submitted to Urban Growth in writing for tabulation. The committee will discuss the results at an open meeting to be held at URBAN Growth no later than Thursday, February 24, 2005.

The committee will select up to three developers from those who submit qualifications. Subsequently, the selected developers will be requested to submit Requests for Proposals to the prospective office building tenant for developing the site.

# Side by Side Park

Monday, February 28, 2005

Harrison West Park Committee: Mary Funk, Veda Gilp, Dave Butler, Tom Maxwell, Pastor Morris, Debby Colvin, Stephanie Tresso, Doug Swartz, Bob Mangia, Tim Bledsoe, Robert Harris, Mollie O'Donnell (Recreation and Parks)



## Agenda

Mollie O'Donnell from Recreation and Parks graciously came to our meeting to give a presentation of the Side By Side Park design. Mollie showed a design that had a soft curving 8' wide concrete path that is lined with brick that matches the existing approach. She stated that the park design was pastoral and tranquil in nature.

The park will have a secured waterspout controlled by a key and electrical outlets at the Southern end of the park. Numerous new varieties of plants will be introduced into the design. Existing honeysuckle will be removed from the bank to allow for the growth of the natural bank. Tree saplings will be planted to further the control of erosion. The sculptures will also be illuminated as planned. Mary discussed the funding amount for the park and stated that the fund amounts are reversed. It is my understanding from Mary Funk who has spoken with Susan DeLay that, due to a clerical or administrative error, the HWS actually has \$200,000 from its UIRF application to apply towards improvements upon the traffic calming in Harrison West, with the remaining \$60,000 to be used to improve the Side-by-Side Park.

Mollie stated that the existing perennials, except for the grasses, should be removed from the park prior to planting. The Park Committee decided to transplant the material to the bed directly across the street from the park.

The bid process has been completed and we should see the park finished by late spring or early summer.

### **Gowdy Field**

The Gowdy Field Selection Committee was discussed with our Park Committee. A future presentation of Columbus Urban Growth to the committee was recommended.

### **Gowdy Field Recommendation**

The Harrison West Park Committee recommends that the City of Columbus Recreation and Parks Department have representation on the selection committee and all further Gowdy Field Committee's. Our group would also like a meeting with Recreation and Parks to further discuss this matter.

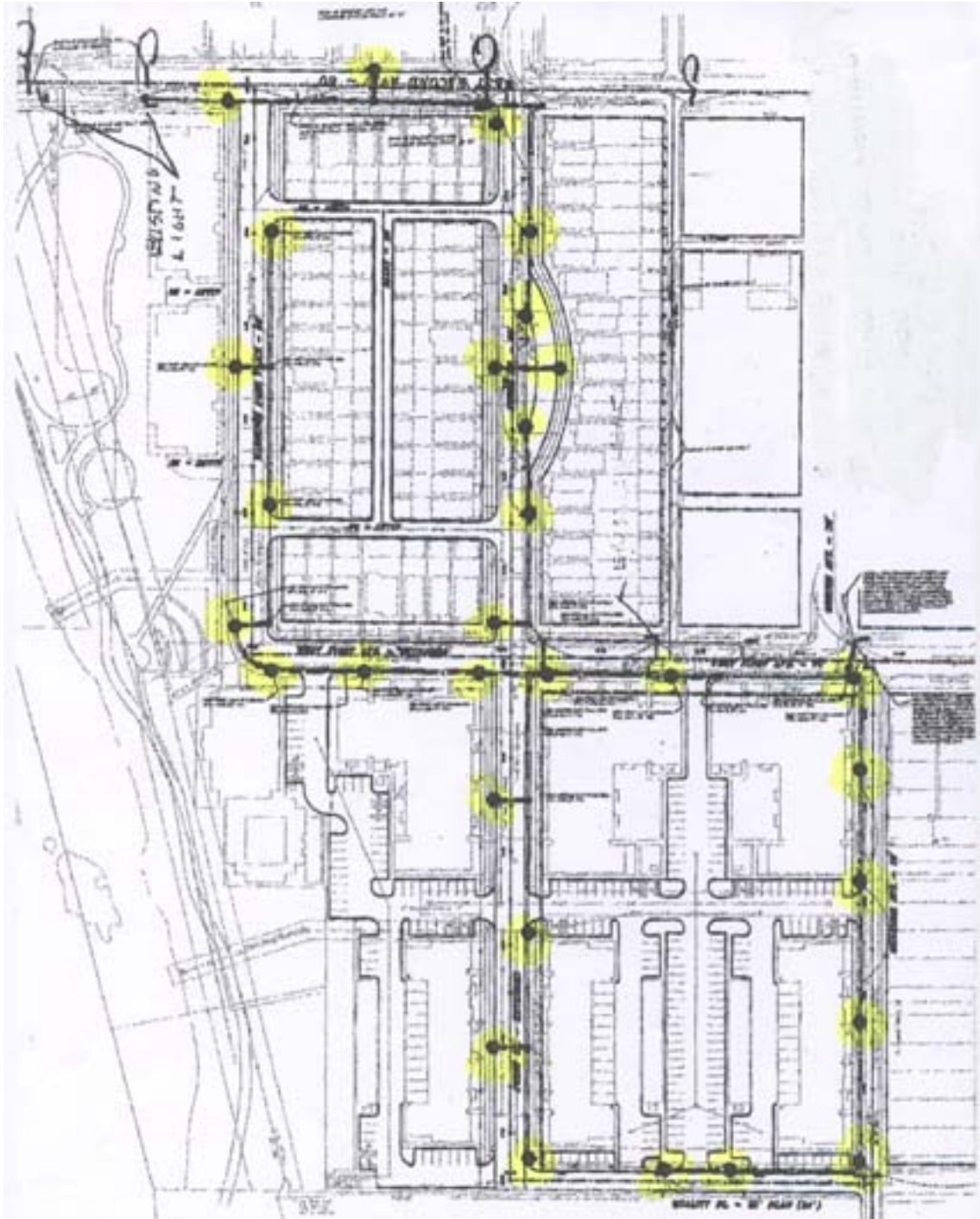
### **Next Meeting**

Monday, March 28, 2005, 6:00 PM to 8:00 PM. Location to be determined later.

# Street Lighting

Monday, March 7, 2005

Proposed street light locations for the newly dedicated streets pending approval from the City of Columbus, Division of electricity.



# **Avenue One Lofts Conceptual Proposal**

**Monday, March 11, 2005**

## **Santer Communities**

Proposed development at the Southeast corner of West Third Avenue and Thurber Drive

### **Meeting:**

Friday, March 11, 2005, 12:00 Noon

### **Attending:**

Chip Santer, Santer Communities/Developer  
David A. Brehm, Design Group /Architects  
Michael Bongiorno, Design Group/Architects  
James V. Maniace, Chester Willcox & Saxbe, LLP/Legal Council  
Dave Butler, Harrison West Society President  
Tom Maxwell, Harrison West Society Treasurer  
Rob Harris, Harrison West Society Architectural council

### **Project Description:**

The proposed development is to build a residential 24-unit condominium over a 24 space-parking garage. The proposed development will occupy the majority of the site and will be maximizing the development potential of the land. PID: 010-140794, Zoning Classification ARO, Apartment Residential Office, Site parking of 24 cars supports a maximum of 12 units over 650 sq. ft., Site parking of 24 cars supports 16 units under 650 sq. ft.



### **Variiances:**

The following variances are illustrative only and will need to be confirmed by legal council and City of Columbus zoning staff. All variances should be established prior to obtaining Society support.

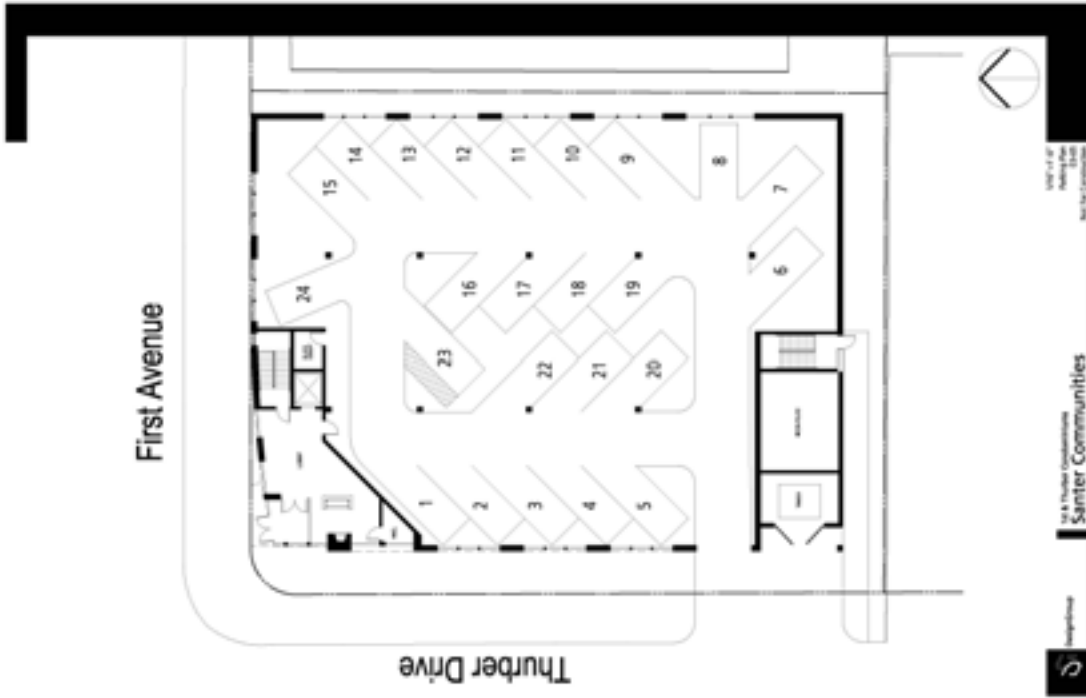
**Parking variance**-2 spaces are required per unit for a total of 48 spaces. 24 spaces are provided. 50% reduction in required parking.

**Units**- units are controlled by parking, variance to build 8-12 additional units for a total of 24 units.

**Height**- 35 ' maximum height will be exceeded by elevator/stair.

**Coverage**- approximately 90% of the site is covered.

Side-yard-side yard requirements may be an issue, open perimeter requirements.





Proposed Elevation Friday, March 11, 2005  
Brick/Stucco



Proposed Elevation Tuesday, March 15, 2005

Brick/Stone

## **Project Review:**

**Parking-** the plan needs to address the lack of required parking to support a development of such high density. Civic responsibility should be obtained by not causing parking issues for adjoining properties. Surrounding property rights should be respected. The existing parking lot of the First Avenue School office building is being reduced by this proposal. Consideration should be given for the reduction of residents per dwelling unit (usually single tenants) and the approximately 8 street spaces. Further study should be done to maximize the potential of parking in the design.

**Orientation-**The building turns its back to the primary street frontage, West First Avenue, while addressing the parking lot and side drive. A building of this size and scope should address the street and surrounding community. Residential walk-up units should face First Avenue and Thurber Drive

**Fenestration-** The West First Avenue elevation has minimal windows, opening, or doors. Windows should be significantly increased to soften the street façade and visually address the neighborhood.

**Mechanicals-** the primary street façade is occupied by the elevator, stair tower, and open-air screens of a parking garage. The elevator needs to be taken away or visually reduced from the street façade and hidden by the building. The stair tower needs windows to soften the look. The screening of the parking garage needs to be addressed in detail.

**Materials-** the proposed stucco is a foreign material to the neighborhood and should not be used. A building of this scale would be more appropriate in brick. The base of the building should have a stone or split faced block foundation that matches existing buildings in the area. Details should be added to the façade to give a more residential appearance, such as transoms, brick headers, and sill details.

**Height-** the proposed building should not exceed the 35' maximum height, including the stair tower and elevator penthouse. The building should respect the mass and scale of surrounding structures. If the height is exceeded by the need of vertical circulation to the penthouse terrace, then the tower should be simplified in detail. The proposed shade valance should be lowered to the third floor balcony ceiling height and possibly repeated at the entry doors on First Avenue.

**Aesthetics-** the building tends to look more commercial than residential. The modernist approach to the façade is foreign to the neighborhood and lacks contextual harmony. The architectural vernacular of the neighborhood is turn of the century Victorian. Stylized aspects of surrounding buildings should be incorporated into the design. The late 60's and 70's architecture to the South needs to be ignored due to its non-contributing form and quality.

**Streetscape-** the sidewalk and tree lawn need to be addressed to soften the façade due to its proximity to the property lines. The tree lawn needs to be strongly established by incorporating a 5' tree lawn, 5' sidewalk, and minimum 10' green space to the building

**Density-** the proposed density of the building is foreign to our single and two-family neighborhood to the North. Substandard units that have windowless bedrooms will not add to the quality of life in our neighborhood. This site is in a



transitional area that bridges residential with commercial, so exception should be considered. Due to the proposed high density of the project and consumption of land, the aesthetics and quality of material will be readily apparent.

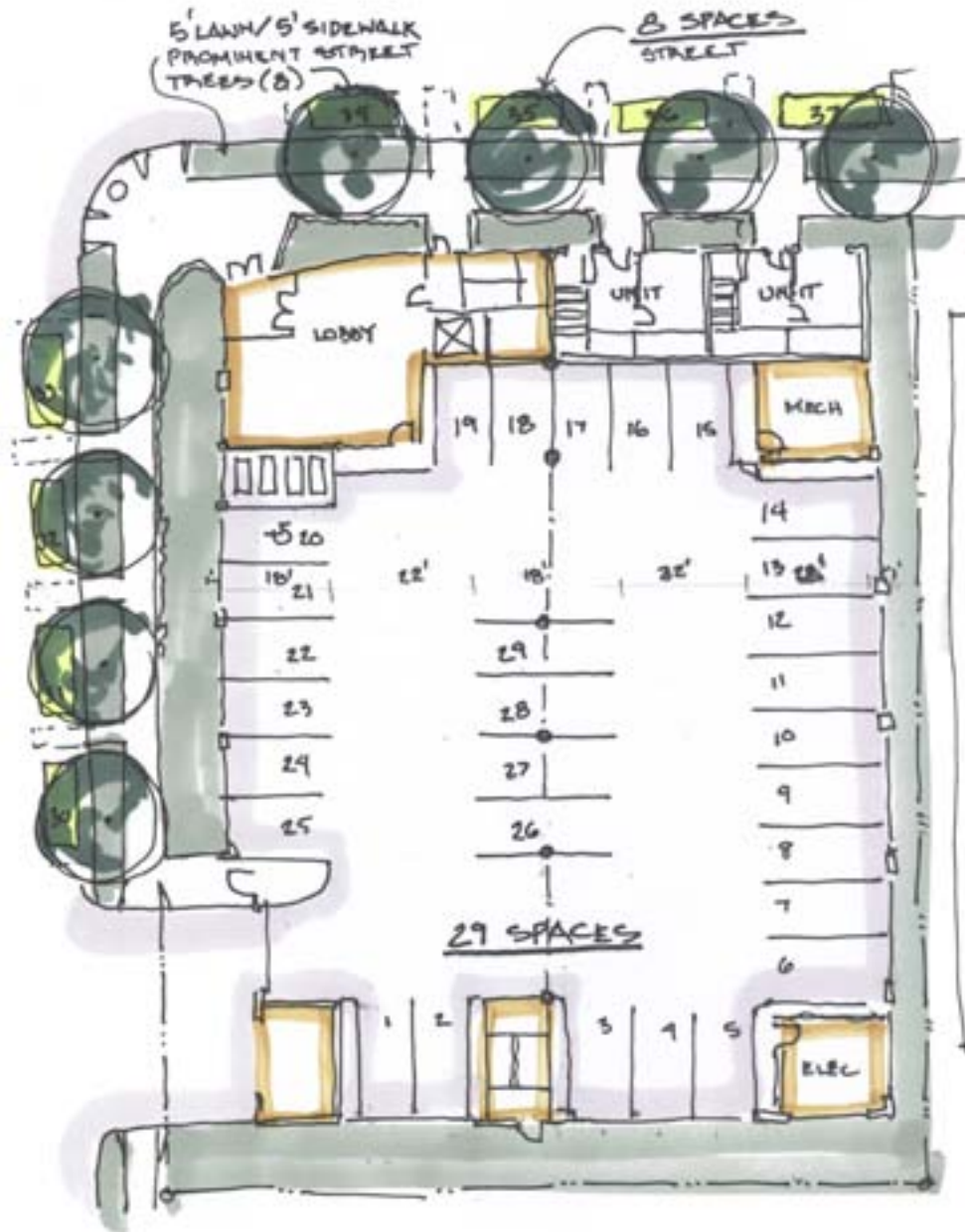
**Greens space-** the minimal amount of green space provided for the future tenants diminishes the quality of life in a residential neighborhood. Green space should be provided in some manner.

**Balconies-** The balcony at the First Avenue façade should be closed in with glass on the second floor and left open with no roof on the third floor. This will visually soften the entry and formalize the main entry. The balcony rails on the second floor should be partially closed with brick, while leaving the third floor railings open to visually soften the height.



### **Illustrative Example**

- Entry doors on First Avenue and Thurber Drive
- Increased windows on First Avenue
- Double hung windows
- Balcony glazed in on First Avenue
- Third floor balcony roof removed to visually soften height and downplay balcony
- Traditional brick details added
- Sunshades lowered on façade, repeated at First Avenue doors
- Tree lawn addressed
- Renovated factory appearance
- Recommend treating the façade with more historic proportions and details



29

Santer Communities  
SCALE: 1"=20'-0"

**Illustrative example-** addressing additional parking under the building designated street spaces, tree lawn, and units facing West First Avenue. 37 spaces/ 1.5 spaces per unit.

# **Avenue One Lofts Presentation**

**Monday, March 28, 2005**

## **Harrison West Park Committee**

Mary Funk, Rob Harris, Doug Swartz, Veda Gilp, Tom Maxwell, Stephanie Tresso, Pastor Morris, Debby Colvin, Dave Butler, Bob Mangia, Tim Bledsoe

## **Harrison West Guest**

Tony Celebrezze, Jerry Colvin, Barb Kobee, Rick Kobee, Jacob Sukosd

## **Santer Communities**

Chip Santer, Jim Maniace, Mike Bongiorno

### Comments

- Why would we want another project, which requires so many variances to get built?
- Do we need another influx of individuals with no place to park? We are not just talking about visitors; we are talking about individuals who would require parking on a long-term basis.
- The rendition of the complex looks way too "office-building" like for our neighborhood
- It doesn't fit the neighborhood.
- It's the wrong architecture for our neighborhood: totally contemporary, with thin, oversized windows, modern balconies at the corners, an elevator tower, and strange "eyebrows" at the roofline.
- It's going to have a first floor parking garage! That's what people will see as they walk and drive by -- the parking garage.
- It's the wrong materials for our neighborhood: stucco and metal.
- It's the wrong massing for our neighborhood, no matter that it's near the First Avenue School. The school is surrounded by open green space.
- It's without green space at all. It's built up to the lot line on all-4 sides.
- It has an elevator tower on First Ave.
- It's going to depend on my over-parked street for parking.

- The bedrooms don't have windows, there's no dining room and only a very small kitchen.
- It's designed with no thought of the neighborhood, the space, or the people around it. It really looks as if the developer picked up a building plan designed for some really contemporary commercial neighborhood.
- I agree about the setback issue. This will allow for greenscaping, which I am all for.
- The variances are a big issue, because they dictate what can be built. I do think that should be the main focus at the HW meeting. Do we want a 24-unit condo building on the property? How many times have you heard form follows function?
- The "modern" feel of this building does not bother me. I like it. It adds interest to an otherwise flat piece of land after all we do live in an urban neighborhood. I'm sure there are other design options, but can we force the developer to change his plans because we don't like them? This is where I feel that we sometimes overstep our society boundaries.
- I agree walk-ups would be better than garage openings.

### Committee Recommendations

1. Established 10 foot setback from the property line on West First Avenue and Thurber Drive
2. Walk-up garden entrances on West First Avenue and Thurber Drive
3. Utility and common entrance doors should reflect the standards of the Urban Commercial Overlay Guidelines
4. No parking garage grates on West First Avenue and Thurber Drive and garage doors should be traditional in detail
5. Structures should be designed to reflect the architectural character of the neighborhood (revised elevation will be submitted at our April Society meeting.
6. All variances will be determined and discussed prior to obtaining Society approval.

# **Columbus Urban Growth Letter**

**Thursday, April 7, 2005**

April 7, 2005

Harrison West Park Committee  
C/O Harrison West Society  
P.O. Box 163442  
Columbus, Ohio 43216

Columbus Urban Growth Corporation  
415 East Main Street  
Columbus, Ohio 43215

Attn: Odis Jones, Managing Director

Re: Gowdy Field

Dear Sir:

Gowdy Field is a City of Columbus park rich in history and tradition. The park was annexed in 1922 and is presently zoned single family residential (R1). Named after our famous local baseball and war veteran Hank Gowdy, the park has served as ball field, victory garden, and general recreation fields for over 75 years. In the late 60's the field was used as a borrow pit for the construction of State Route 315; it was later filled with debris and left to return slowly to a natural state. The Northern part of the park has been transformed into a municipal complex including a police station, fire station, heliport, and park maintenance building.

The park is situated between State Route 315, the CSX railroad tracks, Olentangy River Road to the east, the Goodale interchange, and the municipal development to the north. The geographic positioning of the park has separated it from Harrison West and will eventually lead to its future transformation. The extensive evaluation of Gowdy Field by Columbus Urban Growth, Columbus Recreation and Parks, and the Harrison West Park Committee have brought us to the following conclusion:

- Geographically, the site is isolated from Harrison West and would pose danger in pedestrian traffic coming from our neighborhood across an active thoroughfare. The active railroad tracks, police heliport, and interstate off-ramp further the dangerous situation of combining a recreational facility in an active transportation corridor.

- Environmentally, the past history of the site as a landfill has caused numerous environmental issues on the site. Life safety would require the site to be extensively cleaned to bring it to a level of acceptable for park usage.
- Economically, the extensive amount of funds that is required to clean the site need to be offset with revenue from development and job creation. The conversion to parkland would further the economic burden of the situation.
- Community Value, Gowdy Field would better serve the greater good of the City by potential job creation and increased tax base of office development. This development would financially benefit Recreation and parks, thus allowing them to facilitate future parkland in geographic proximity to our neighborhood.

Gowdy Field would better serve the City of Columbus and its residents as a commercial office development, rather than conversion back to parkland. Odis Jones of Columbus Urban Growth in conjunction with Alan McKnight, Director of Planning for Recreation and Parks, and the Harrison West Park Committee support vacating the parkland for commercial office development.

Our neighborhood would be better served by parkland improvement and implementation that occurs on the East side of the Olentangy River. The Harrison West Park Committee, Harrison West Planning and Development Committee, and the Harrison West Society support the total sale of the site for office park development, with the proceeds specifically earmarked and immediately allocated to aide in geographically appropriate parkland acquisition. Harrison West, with full confidence in Director Roberts and the Recreation and Parks Department, would prefer the acquisition of parkland on the East Bank of the Olentangy River between West Third Avenue and West Fifth Avenue. Land further South along the East Bank of the river should also be considered to allow future implementation of the Riverfront Vision Plan in the Harrison West Reach.

The Harrison West Park Committee looks forward to working with the Columbus Urban Growth Corporation and the City of Columbus Recreation and Parks Department on this exciting project. Please feel free to contact us at any time.

Sincerely,  
Mary Funk  
Harrison West Park Committee Chair

Robert Harris  
Harrison West Park Committee Co-Chair

# Parkland Dedication 2007

Wednesday, October 17, 2007 Owner Occupied/Renter Occupied

[Title 33 ZONING CODE](#)

[Chapter 3318 PARKLAND DEDICATION](#)

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## **3318.05 Residential development.**

The land dedication requirement shall be computed as follows for residential development:

(A) Determine the number of proposed dwelling units.

(B) (1) Single-family: Multiply the number of proposed units by the "median household size for owner-occupied units" established by the most current U.S. Census data for the Columbus, OH MSA.

(2) Multifamily: Multiply the number of proposed units by the "median household size for renter-occupied units" established by the most current U.S. Census data for the city of Columbus, OH MSA.

(C) Divide the figure determined in step 2 by one thousand (1,000).

(D) Multiply the figure determined in step 3 by 5.5. This figure is the amount of acreage that shall be dedicated for public parkland/open space.

Dedicated areas that are disturbed during the development process shall be graded and seeded, resulting in a surface capable of being mowed. (Ord. 1985-98 § 1 (part).)

(A) **286 Dwelling Units** (all units are owner occupied condominiums)

(B) (1) **286 Single-family** x \*2.48=710

(B) (2) **Multi-family** x \*2.13=0 (no units are rental)

(C) **710** divided by 1,000 = 0.710

(D) **0.710 x 5.5 = 3.905 Acres** required land without improvements (25% can be wet .976)

\*Household size is from the 2000 U.S. Census for Columbus, Ohio

**Parkland Dedication from Parcel B is 2.295 Acres/land and 0.76 Acres/wet (25%) = 3.055 Acres total.**

**Parcel C (Central Beverage) contribution is 0.980 Acres**

**Parcel B (A.C. Humko) & C (Central Beverage) Dedication is 4.035**

**Acres** (park exceeds requirement by .13 Acres)

**Parcel D (Compton) contribution is 1.046 Acres**

**Total Park will be 5.081 Acres** (park exceeds requirement by 1.176 Acres)

# **Harrison West Society Bond Letter**

**Thursday, October 18, 2007**

## **HARRISON WEST SOCIETY**

*National Register of Historic Places*  
P.O. Box 163442 • Columbus • Ohio 43216  
[www.harrisonwest.org](http://www.harrisonwest.org)

October 18, 2007  
Alan D. McKnight, Director  
City of Columbus Recreation & Parks  
1111 East Broad Street,  
Columbus, Ohio 43205-1303

### **Re: Harrison West Riverfront Park - Bond Issuance**

Dear Mr. McKnight:

The Harrison West Society has been pleased with the working relationship between our neighborhood, the City of Columbus Recreation & Parks Department, and the Developer of Harrison Park (the Wagenbrenner Group).

Our Society unanimously voted at our October 17, 2007 Membership Meeting to support the issuance and pursuit of bonds that will allow our park to become a reality. The Society will provide any assistance needed to complete work on the bonds in a timely fashion.

The Harrison West Park Committee has documented and illustrated the park design and has a clear understanding that the park will be fully completed and implemented by the developer. Our understanding is that the park will be developed based on the following documents generated by the Society and the Developer.

These documents include:

- Harrison West Park Committee planning document dated Tuesday, December 9, 2003 through Thursday, April 7, 2005. Consisting of meeting notes, design illustrations, recreation & parks guidance, etc. Document shared with City of Columbus Recreation & Parks Department. Please notify our Society for an electronic copy if needed.
- Acquisition of Central Beverage Parcel. Harrison West-.40 TIF Sources & Uses October 4, 2007.
- Bond Revenue Study. Harrison West-.40 TIF Sources & Uses October 4, 2007.
- Landscape Design. Harrison West-.40 TIF Sources & Uses October 4, 2007.
- Environmental Study. Harrison West-.40 TIF Sources & Uses October 4, 2007.



- Sources & Uses of Funds. Harrison West-.40 TIF Sources & Uses October 4, 2007.
- Option Agreement for the Compton Parcel. Harrison West-.40 TIF Sources & Uses October 4, 2007.
- Compton Parcel to be purchased, included, and used solely for the purpose of our new park.

Please inform the Society if a copy (electronic or paper) is needed by your office.

We thank you for the opportunity to develop a public park that will become an asset to the City of Columbus and fulfill the wishes of the Riverfront Vision Plan.

For the Society,

Christopher Ruder,  
President

Cc: Priscilla R. Tyson, Columbus City Council Member  
John Klein, Columbus City Attorney Chief Real Estate Attorney  
Mark Wagenbrenner, Wagenbrenner Realty/Harrison Park Developer  
Maureen Lorenz, City of Columbus Recreation & Parks Planning Manager  
Bob Mangia, Harrison West Society Park Committee Chair  
Jean Carter Ryan, Executive Director Columbus-Franklin County Finance Authority

**City of Columbus Recreation & Parks**

1111 East Broad Street,  
Second Floor,  
Columbus, Ohio 43205-1303  
Attention: Director Alan D. McKnight

**Columbus City Council**

90 West Broad Street,  
2nd Floor,  
Columbus, Ohio 43215-9000  
Attention: Council Member Priscilla R. Tyson

**City of Columbus Recreation & Parks**

200 Greenlawn Avenue  
Columbus, Ohio 43223-2609  
Attention: Planning Manager Maureen Lorenz

**Wagenbrenner Realty**

575 West First Avenue,  
Suite #100,  
Columbus, Ohio 43215-5100  
Attention: Harrison Park Developer Mark Wagenbrenner

**City of Columbus Real Estate Division**

109 North Front Street  
Fourth Floor,  
Columbus, Ohio 43215-2806  
Attention: Chief Real Estate Attorney John Klein

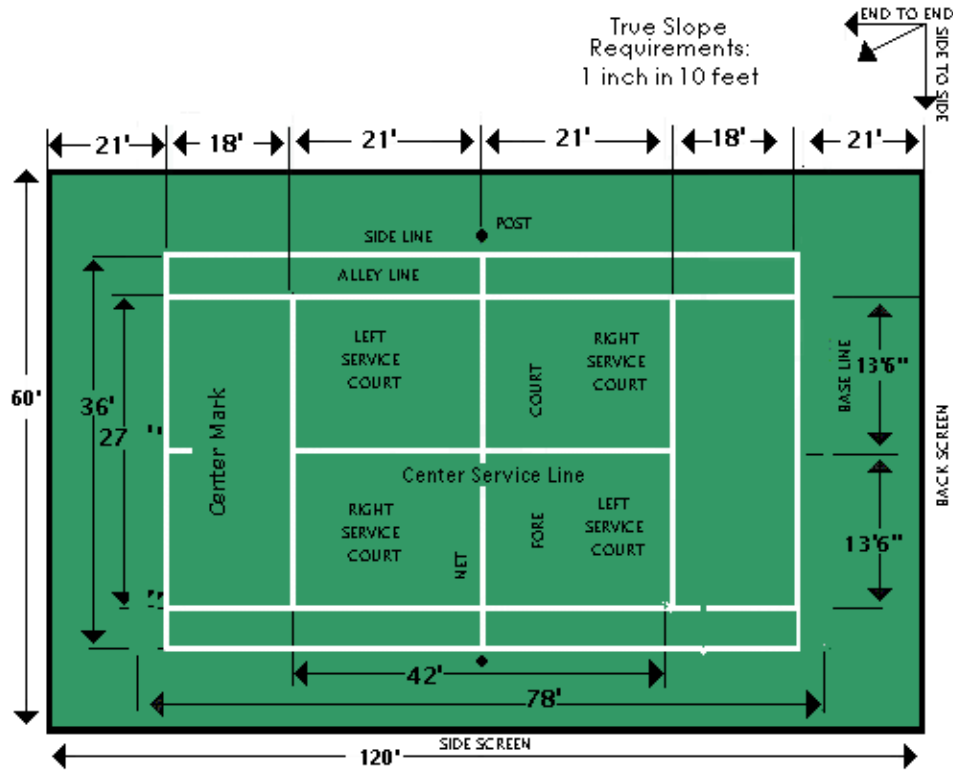
**Harrison West Society**

P.O. Box 163442  
Columbus, Ohio 43216-3442  
Attention: Park Committee Chair Bob Mangia

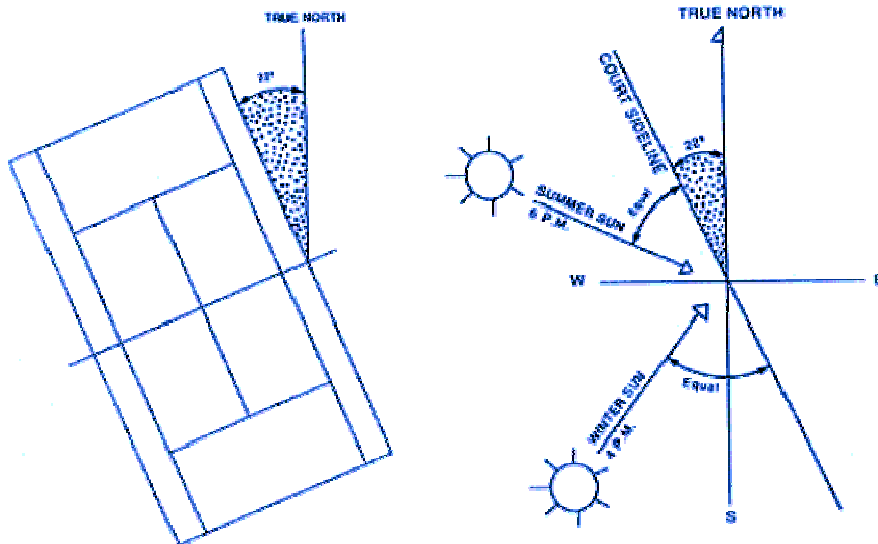
# Tennis Court Evaluation

Thursday, October 18, 2007

Tennis Court Dimensions and orientation for reference to scale for discussion purposes. Plot size is 60' x 120'. Land area required for one court is approximately the footprint of the community center. Park is not large enough to support the minimum of two required tennis courts required for ease of maintenance.



This court orientation has been officially approved by the United States Tennis Association and the U.S. Tennis Court and Track Builder's Association.



**City of Columbus Recreation & Parks  
Location of Tennis Courts**

<b>Location</b>	<b>Number/Lighted</b>	<b>Address</b>
Antrim	6 Yes	5800 Olentangy River Rd. 43085
Beatty	3	247 N. Ohio Ave. 43203
Big Walnut/Far East	4	1826 Lattimer Dr. 43227
Blackburn	2	263 Carpenter St. 43205
Brentnell	2	1280 Brentnell Ave. 43219
Carriage Place	2	4900 Sawmill Rd. 43235
Casto	4	5550 Westerville Rd. 43081
Champions	6	3900 Westerville Rd. 43224
Cooke	5 Yes	3911 Dresden St. 43224
Driving Park	2	1100 Rhoads Ave. 43206
Glenwood	2	1925 W. Broad St. 43223
Goodale	6	120 W. Goodale Blvd. 43215
Holton	3	303 N. Eureka Ave. 43204
Indian Mound	4 Yes	3901 Parsons Ave. 43207
Krumm	4 Yes	854 Alton Ave. 43219
Linden	3	1254 Briarwood Ave. 43211
Marion Franklin	5 Yes	2801 Lockbourne Rd. 43207
Mock	2	2520 Mock Rd. 43219
Riverside Green	2	6550 Canaan Circle 43017
Sawyer	1	1056 Atcheson St. 43203
Schiller	4 Yes	1069 Jaeger St. 43206
Sullivant Gardens	1	755 Renick St. 43223
Tuttle	4	240 W. Oakland Ave. 43201
Westgate	6 Yes	455 W. Westgate Ave. 43204
Whetstone	11 Yes	3923 N. High St. 43214
Wolfe	8 Yes	105 Park Dr. 43209
Woodward	6 Yes	147 Karl Rd. 43229

## Requests to be on the Park Committee

### **Requests to be on the park Committee Forwarded by the Developer of Harrison Park**

**Matthew Williams**

click! Publishing Services  
993 Perry St.  
Columbus, OH 43201

614.261.4645 (voice+fax)

[click@columbus.rr.com](mailto:click@columbus.rr.com)

**Elizabeth Cook**

Suite 308  
539 West First Avenue  
Columbus, Ohio 43215  
[elizcook@yahoo.com](mailto:elizcook@yahoo.com)

**Nick Kentris**

1050 Perry Street  
Columbus, Ohio 43201

# Park Committee Members 2008

Friday, January 18, 2008



Committee Member	Phone	E-mail
Bob Mangia, Chair	291-3727	<a href="mailto:mangiabob@hotmail.com">mangiabob@hotmail.com</a>
Rob Harris, Secretary	297-8388	<a href="mailto:rharris358@gmail.com">rharris358@gmail.com</a>
Tim Bledsoe	297-8388	<a href="mailto:tbledsoe8@gmail.com">tbledsoe8@gmail.com</a>
Mary Funk	291-9545	<a href="mailto:mfunk50@sbcglobal.net">mfunk50@sbcglobal.net</a>
Veda Gilp	299-6877	<a href="mailto:vedagilp@vedagilp.com">vedagilp@vedagilp.com</a>
Pastor Morris	299-3663	<a href="mailto:rwmMorris1@core.com">rwmMorris1@core.com</a>
Tom Maxwell	297-7663	<a href="mailto:tomax@juno.com">tomax@juno.com</a>
Nick Kentris	1-239-482-8381	<a href="mailto:Kentris70@comcast.net">Kentris70@comcast.net</a>
Elizabeth Cook	323-3582	<a href="mailto:elizcook@yahoo.com">elizcook@yahoo.com</a>
Matthew Williams	261-4645	<a href="mailto:click@cloumbus.rr.com">click@cloumbus.rr.com</a>
Mark Wagenbrenner	419-2804	<a href="mailto:mark@wagco.com">mark@wagco.com</a>
Mark Barrett	496-3560	<a href="mailto:mbarrett@wagco.com">mbarrett@wagco.com</a>

# Parkland Dedication News Article

Saturday, January 13, 2008

Harrison West News, January 2008

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## PARKLAND DEDICATION



*By Rob Harris*

*Property transferred to Columbus for our new river-front park*

Thanks to the combined efforts of Society leadership, private development, and City government, Harrison West will soon have a new public park following the eastern banks of the Olentangy River, flowing south from Second Avenue towards downtown.

The recent sale of our Tax Increment Finance (TIF) bond package (\$3,080,000) allowed for the purchase of the Compton parcel (\$1,589,000) to be used for public park land. The formerly blighted river-front property that was part of the old A.C. Humko factory was also transferred December 28th from private development to the City of Columbus, providing combined land for a 4.6 Acre public park. Plans for the new park consist of a Gazebo centered on First Avenue, an amphitheater, and recreation paths linking our parks and community with downtown. A partnership of community stake-holders will enable Harrison Park to become an integral and valuable

jewel in the Columbus Recreation & Park portfolio.

The Harrison West Society Park Committee will convene shortly to complete the final stages of park planning, under the guidance of Recreation & Parks Director Alan McKnight. Bravo to all for the many hours of hard work and dedication!



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## WHERE TO PUT THE TREE

*By Bob Mangia*

Remember to put your Christmas tree in front of your house for trash pickup.

The City will not pickup trees left by the dumpsters. Remove all decorations from the tree and place it by the curb for pickup. The City will pickup trees on Thursdays.

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# Director of Recreation & Parks Notes

**Friday, January 18, 2008**

Harrison West Park Committee: Bob Mangia, Mary Funk, Rob Harris, Mark Wagenbrenner, Mark Barrett, & Alan McKnight.

## Harrison West .40 TIF Sources and Uses (Anticipated) January, 3 2008

<b>Sources</b>	Incurred	Committed	Estimated	Total
Principal Bond Sales (6%)	3,080,000			3,080,000
Back Payments TIF 2005 & 2006 (estimated) 05&06 payment should be made in Mar 08			474,302	474,302
<b>TOTAL SOURCES</b>				<b>3,554,302</b>
 <b>USES</b>				
Bond Reserve Deposit	308,000			308,000
Capitalized Interest	81,256			81,256
Cost of Issuance	191,625			191,625
Land Acquisition				1,760,378
Compton	1,569,000			
Central Beverage	191,378			
Other Series Project Cost				98,016
PGAV Study	20,000			
Phase I	4,300			
Phase II	4,430			
Legal Council for Closing	5,000			
Survey	1,850			
Squire Sanders Dempsey (T.I.F. Legal Cost)	31,604			
Pod Land Design (need review invoices)		30,832		
<b>Park Improvements</b>				<b>1,115,027</b>
Demolition			32,500	
Remediation of Soils			12,000	
Erosion Control			4,200	