



National Register of Historic Places
P.O. Box 163442 • Columbus, Ohio 43216
www.HarrisonWest.org

Harrison West Society Meeting ~ June 17, 2020

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

Presiding: Tim Price, President

Minutes: Motion to approve May minutes by Z.Nelson, Second by B. Mangia minutes PASSED.

President's Report: T. Price. C. Ruder motion, second by Z Nelson to approve letter to City about removal of large alley trash cans and small ones that need to be dragged out front PASSED.

Treasurer's Report: Z. Nelson: \$7,213.19 treasurer@harrisonwest.org

Development: D. Carey, 111 Perry St. garage structure, want to add a detached garage. Need a variance for height from 15' to 17'10". Reviewed by BZA. Mimics the style of the house. No dwelling units, just garage and storage. Has spoken with all adjacent neighbors and there are no objections. Simple proposal. Vote today. **Motion by D. Carey, motion to approve the construction of the garage a 1111 Perry St. with the height variance. Second by B. Mangia PASSED (unanimous).**

Presentation: J. Barnes, 840 Michigan Ave. (former Mulberry project), partially developed. New proposal. Complex proposal, no vote (Exec, public meeting, vote next meeting). Currently has partial structure with steel/concrete. Proposing a residential project using existing structure. Proposing 54 residential units, (1BR, 2BR, studio). Proposing 42 parking spaces (deficit of 12). Former project approved with deficit of 10 but including retail. Currently approved structure created space for retail at corner of Thurber & Buttles. Proposing maxing out site for parking and using corner for lobby/leasing office/amenity for space. 2-4 all residential units. Additional units per floor – smaller than the previous project. 5th floor has residential and building amenities. Would want to move retail to MI, but that would require tearing existing project down. Understands the desire for retail, doesn't believe this is the location for it. Considered workforce housing (not subsidized) considered affordable for blue collar worker. Won't give an estimate for what the estimated monthly rent cost will be for any of the units. D. Carey; 2018 project included restaurant space. There has been considerable density added. Drastic parking variance was supported by the City staff for the purpose of enabling restaurant use. This project loses restaurant use, increases the residential units and increased the parking deficit. Affordable housing may have a lesser impact on parking if people are willing to take the bus (7 min. walk). Seeking justification for the parking variance. J. Barnes: Trying to provide more "workforce housing". Does the parking provided work for the building and neighborhood? DC: seems like a luxury building and not workforce housing. If there's nowhere for people to eat/shop then they need a car to get to those. LO: willing to consider actual affordable housing? Workforce housing not well defined. JB: have not considered it for this project and don't intend to. ZN: have you talked to clients regarding included parking or will it be an extra fee? 12 pace deficit if they also have to pay for it compounds the problem. JB: does not know. Typically it is included. M. Metz: how does parking come off MI and what does parking look like? Trash removal?

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12 space deficit, any correlation to unit sizes? JB: says the other side will look a lot like the front. Also brick and similar materials. Can't give unit/parking correlation, it's a leasing strategy. How many 2BR/1BR/Studios? 8 2BR/33 2BR/13 studio. Definition of workforce housing: 60-120% of area median income? Columbus: 120% median income \$84K. HM: median income may also be based upon the City and not neighborhood. DC: seeking a Workforce Housing tax abatement from the City. What incentives has the City offered? Will it be tax abated and how so? Any exploration of retail or spoken to experts or potential clients or just presuming it won't work? JB: "from his experience" it won't work but would entertain reasonable proposals from an operator. Commercial tenants have not been sought. B.Mangia: sidewalks on 3 sides? None on Thurber right now and none shown on drawing. Sidewalks, street trees, screening along MI of the parking? No park space, no rooftop greenery known, yes to trees and lot screening. Without answers to many of these questions it makes it difficult to vote next month. DC: any parking analysis done? JB: No study. Possibly open to doing. Mike Stevens = head of Development Dept. LC: maximize density to maximize profit for owner and minimally meet the requirements to qualify for abatements for workforce housing. Metz: ask if there are any amenities that can be returned that would be of benefit to the neighborhood to enhance livability for all residents of HW. (Amazon drop, bike space, parks donation, etc.). DC: final variance list? JB: looking into it. SP: does this count as an initial review if we don't have the list of variances? DC: suggest coming to Exec Meeting on 7/1/20.

Parks: B. Mangia.. (parks@harrisonwest.org). City reopened the parks. Working on hand sanitation in some areas. Signage still indicates closed in some places. Harrison Park needs mulching. City has playground mulch and will drop next week that we can spread. Come help if there's a pile of mulch! Need riverbank warriors in Harrison Park. Need beds adopted. City aware of heavy use and trying to improve maintenance. Please clean up after your dog. M. Metz, Perry Street Park objectives: maintain openness of park, place to throw frisbee, run dogs. Engage river between 3rd & 5th: overlook, steps, pathway, ramp, etc. Welcome plazas (3rd & Perry). Shade trees, paths, benches, multi-use programmable aspect. Community aspects: fruit trees. Historical marker. Lisa will do research. Art in the future. Jordan Fromm volunteers to run potential commemorative brick project.

Membership: Tim taking over for Emily for now. 62 members. Happy to take a nomination. Pay your dues! We have business card promotions. membership@harrisonwest.org

Communications: B. Waldmann-Hinderliter. No report. Stay connected on FB and Nextdoor.com. communication@harrisonwest.org

Social: L. Cray, social distancing. social@harrisonwest.org

Short North Foundation: D. Carey for J. Hinderliter, grant \$ still has not been decided. Extensive discussion ensued. There will be some kind of funding, we just don't know how much.

Block Watch: L. Oldershaw. 30 days: theft of bikes and electronics. Mostly garages, sheds and commercial places. Package theft subsided. Issues or questions please contact blockwatch@harrisonwest.org or go to Short North Block Watch on Facebook.

Open Forum: 5th & Perry construction: reacted quickly to fix the access to the site. MMetz: interested in temporary stoplights. Might have better chance with 4-way stopsigns, but not optimistic about any of it. Traffic counter in front of Zach's house.

Meeting adjourned PM. M. MacDonald motion to adjourn 8:46, second by B. Mangia ADJOURNED.

Attendance: Tom Anderson, Jonathan Barnes, David Carey, Morgan Cichon, James & Lisa Cray, Robert Doult, Jordan Fromm, Jeffrey Jablonka, Kirstin Kiefer, Mary MacDonald, Bob Mangia, John Martin, Michael Metz, Doug Miller, Harvey & Susanne Miller, Tristan Navera, Zach Nelson, Leigh Oldershaw, Sam & Tania Peterson, Chris Ruder.