

## Harrison West & Battelle Compromise on Parking Lot Expansion

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**monthly**

OPINIONS & ?? - NEXT HWS MEETING

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Society meets Thurs. August 8, 7:30, at the  
Godman Guild  
Guest Speaker  
Traffic Plan  
Battelle Parking Lot Expansion Report  
Coffee and dessert served at 7:30 PM

HARRISON WEST  
SOCIETY  
20TH  
ANNIVERSARY

# Harrison West News

1976-1996

AUGUST 1996

VOL. 7 NO.8

"A Neighborhood on the National Register of Historic Places"

WIN-WIN COMPROMISE HAS ONE DISADVANTAGE:  
5TH AVENUE MAY BECOME RUSH HOUR PARKING LOT

## Harrison West Representatives and Battelle Compromise on Parking Lot Expansion

Battelle Memorial Institute has begun plans to construct a surface parking lot on the area west of Perry to the Olentangy River, from Fifth south past Fourth, with a capacity of about 1,000 cars.

Efforts to mitigate the potential adverse impact of this undertaking upon the neighborhood have been included in the plan following several meetings with representatives from the Harrison West Society.

Battelle has additionally granted an easement for the Olentangy Bikeway along the western edge of its property and through appropriate landscaping and lighting fixtures, has agreed to thematically connect the neighborhood to the river and the bikeway. The multi-purpose recreational facility or bikeway will connect Harrison West to downtown along the river when the Spring-Sandusky interchange is completed.

The remaining portion of Battelle's property south to Third will remain as a greenspace for at least three years. Battelle intends to configure the parking so that the homes facing west on Perry St. will be overlooking greenspace and not the parking lot. Many of the new spaces will be on the former RANCO or Building #15 site.

Battelle needs the additional 650 parking spaces because it plans to be-

gin leasing surplus office space to OSU and other commercial tenants.

The area is often thought of by Harrison West residents as a public park, but is in reality private property. Battelle bought many of the former homes through the 1960s and 70s, finally amassing all the properties including Vermont Av. west of Perry by the early 80s, when the houses were demolished and the area rezoned to C-2 with a special variance, allowing more than the usual commercial/institutional use. In the late 80s, Battelle planned to build a warehouse at Fourth and Perry, but withdrew the plans when the Harrison West Society opposed additional zoning requirements.

On July 2, the Battelle parking plan was presented as a proposal to an area resident's group that was weighted with architects from the neighborhood including Tim Bass, Frank Petruziello and Steve Shinn. Craig Copeland, Mary Funk, Gina Petruziello, *Harrison West News* editor Veda Gilp, Steve Tway and other area representatives also were part of the group. The proposal was met with general dismay for its "ordinary" quality and resultant traffic impact on the neighborhood. Copeland and Funk described the plan at the July 11 Society meeting and a resolution was passed op-

posing the parking lot as proposed.

A new meeting was hastily convened between Battelle and Harrison West representatives when it became apparent Battelle was bringing emergency legislation before City Council on July 29, to instruct the City to vacate and then sell to Battelle the remaining two abandoned streets, Hill and Fourth, and three associated alleys. Crafted into the legislative package was an easement to be granted by Battelle to the Recreation and Parks Dept. along the river between Fifth and Third Avenues for the Olentangy Bikeway, making it an irresistible deal for the City: its easement and more than \$70,000 from the sale of the streets.

The Harrison West Executive Committee felt the pending legislation was the point at which the neighborhood could have the most impact in presenting its point of view about the effect of the expanded parking lot on the neighborhood. Council member Matt Habash, Aide Chris Snyder, Council member Richard Sensenbrenner and Aide Steve Sobol consulted with Copeland and Funk, providing valuable assistance to the Harrison West negotiators as they went to City Hall.

Following negotiations on Monday, July 22 and Wednesday, July 24 with Battelle led by Tom McClain, an agreement was arrived at on Friday, July 26, and was discussed and approved by the Harrison West Society Executive Board.

(continued on Page 6)



## Harrison West Society Minutes July 1996

Meeting called to order at 7:40 p.m.

### OLD BUSINESS

Craig Copeland announced that the Harrison West Garden Tour was very successful with over 500 people touring the gardens. A motion was made by Mary Funk and seconded by Steve Tway to send thank you letters to all the residents who opened their gardens for the tour. In addition, a special thanks is to be extended to Gene Roe and Sandy Woolard for all they did planning the event. Motion passed.

Craig Copeland announced that Battelle confirmed a donation of \$1500 to purchase a cast iron fence for the flower garden in the Harrison West Park. A motion was made by Veda Gilp and seconded by Mary Funk to send a thank you letter to Battelle. Motion passed.

Craig Copeland brought us up to date on the West 3rd Avenue bridge renovation and proposed bikeway being built through Harrison West boarding the Olentangy River. There are some concerns regarding the safety of the route and the proposed area on the corner of Perry and West Third (Battelle's property) where the bike route would go through the neighborhood. He stressed the importance of the city sticking to the 1908 plan that was developed for our area.

A motion was made by Joe Spinelli and seconded by Veda Gilp for the HWS to develop a resolution opposing Battelle's plans to turn their property on Perry and Third into a parking lot. Motion passed. Steve Shinn, Frank Petruziello, Craig Copeland, Randy Morrison, Jerry Colvin, Veda Gilp and Steve Tway were appointed to write the resolution.

Joe Spinelli reported that he has been working with Pastor Morris and Helen Knapp on the Morretti's Poultry truck traffic. There has been significant damage to property, telephone lines and poles, curbs and sidewalks, and recently a parked car had been hit by one of the semis. A meeting was held with Jim Stowe and Deborah

Mullen-Pinckney with the Community Relations Commission. They will be working with the neighborhood in an attempt to getting some resolution regarding the truck traffic.

### NEW BUSINESS

A motion was made by Joe Spinelli and seconded by Steve Tway to form a Traffic and Safety Committee to address any problems in the neighborhood. Motion passed. The group will include: Joe Spinelli, Pastor Morris and Helen Knapp.

Mary Funk announced that a concerned citizens group has been formed by local neighborhoods to express their concerns to Broad Street Management regarding the problems with the property and/or certain tenants. Any concerns regarding these units should be directed to Mary Funk.

Joe Spinelli announced that the Michigan Market has been sold to a new owner and they will be taking possession of the store within the week. Their plans are to keep the store open and do some renovating.

Mary Funk announced that the Guardian had an article about Terry Price and encouraged residents to read it.

The Harrison West Park renovations are to be completed by early September. A motion was made by Steve Tway and seconded by Craig Copeland to have a park dedication and pot luck on Saturday, September 28, 1996. Motion passed.

Veda Gilp announced that articles for the Harrison West News will be accepted until the third Friday of each month by the end of the day. If you have any questions and/or articles of interest you can fax them to Veda at 444-1710 or call her at 299-6877 to arrange a time to drop off the article.

A motion was made by Pastor Morris and seconded by Peg Monigold to pay the bills. Motion passed.

A motion was made by Veda Gilp and seconded by Pastor Morris to develop a resolution for the renovation of the West Third

### Harrison West News

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

#### Officers

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##### VICE PRESIDENT

Richard Morris 861-3003

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Joe Spinelli 294-3637

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#### Editorial and Advertising Information:

Editor Veda Gilp 299-6877

fax 444-1710

996 Pennsylvania Avenue

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THIRD FRIDAY OF THE MONTH

PRECEDING PUBLICATION MONTH

Advertising Rates:

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Harrison West Society meets 2nd Thursday of each month at Godman Guild, 7:30 pm.

Avenue bridge and proposed bikeway. Motion passed.

Meeting adjourned at 8:45 p.m.

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## WELCOME Harrison West Society Members

Brian Babcock	Bradley St
Tim Bledsoe	Fourth Av
Clement Burton	Fourth Av
June Carter	Michigan Av
Martin Carter	Michigan Av
Patricia Cathey	Harrison Av
Alec Chambers	Fifth Av
Dan Clements	Harrison Av
Debby Colvin	Fourth Av
Jerry Colvin	Fourth Av
Constance Connelly	Harrison Av
Sean Conway	Worthington
Tracie Conway	Worthington
Craig Copeland	Vermont Pl
Nava Couch	Harrison Av
Marsha Cox	Pennsylvannia
Mike Crosby	Bradley St
John Cowin	Michigan Av
Scott Davis	Fourth Av
Gregory Eyer	Second Av
Mary Fitzpatrick	Harrison Av
Linda Fowler	Vermont Pl
Viva Fowler	Vermont Pl
Tom Friend	Fourth Av
Jack Fry	Fourth Av
Mary Funk	Pennsylvania
Mark Gadzinski	Second Av
Carmen Hadley	Pennsylvannia
Rob Harris	Fourth Av
Carmen Hadley	Pennsylvania
Chris Hershberger	Fifth Av
Jill Geiger	Michigan Av
Rusty Geiger	Michigan Av
Veda Gilp	Pennsylvania

Dave Kapes
Sheri Kapes
Marty Kehlmeier
Steve Kabaiskos
Helen Knapp
Tom Knapp
Dan Konkus
Jeff Larson
Wayne Lloyd
Jeff Love
Molly Maccracken
William Miller
Brian Moore
Rev. Dick Morris
Michelle Mowery
Scott Musuraca
Andy Oberyshyn
Scott Van Ooyen
Maryanne Olson
Frank Petruziello
Gina Petruziello
Greg Phelps
Diane Poulton
Gene Roe
David Roe
Steve Rogers
Ben Rose
Nancy Rose
Steve Shinn
Jeff Short
Jim Slone
Del Smith
Gregory Smothers
Joe Spinelli
Scott Swaldo
Dee Titus
Fred Todt
Mildred Todd

Third Av
Third Av
Fourth Av
Third Av
Third Av
Third Av
Harrison Av
Pennsylvania
Michigan Av
Third Av
Harrison Av
Fourth Av
Fourth Av
Third Av
Second Av
Second Av
Vermont Pl
Second Av
Fifth Av
Vermont Pl
Vermont Pl
Harrison Av
Michigan Av
Fourth Av
Fourth Av
Fourth Av
Fourth Av
Fourth Av
Vermont Pl
Michigan Av
Third Av
Oregon Av
Harrison Av
Fourth Av
Harrison Av

Steve Tway
Phyllis Ware
Jane Wasman
Rob Wagner
Rob Watts
Maddy Weisz
Jack Wisniewski
Sandy Woolard
PATRONS
Bruce Dooley
Ken Wightman
Peg Monigold

Pennsylvania
Vermont Pl
Michigan Av
Fourth Av
Harrison Av
Harrison Av
Fourth Av
Fourth Av
Fifth Av
Harrison Av
Harrison Av

## Here's Why You Should Join HWS

Together, we can make positive change happen. On page 1, you read about the Harrison West-Battelle compromise on Battelle's parking expansion. It's situations such as this where the Harrison West Society makes the most impact: when our neighborhood needs an **organized group** to guard our quality of life, property values and safety.

The successes of the Harrison West Society are contingent upon the strength of its membership resources. Still only \$10.00, your membership dues are one of the best investments you'll make in the quality of life in your neighborhood.

The Society undertakes numerous capital improvements in the neighborhood: beautification efforts; tree plantings; legal assistance for zoning and variance issues; architectural research and preservation efforts; and *ad hoc* issues of common concern brought forth by your fellow Harrison West residents. Join us and make a difference in your neighborhood.

### Harrison West Society Membership Registration

Please complete this form and mail it, along with your appropriate contribution to **Joe Spinelli, Secretary, Harrison West Society, 465 Vermont Place, Columbus, Ohio 43201.** Membership dues are paid annually.

NAME \_\_\_\_\_

PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

Select one: ☐ Individual \$10 ☐ Senior (60 and over) \$5  
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## The Neighborhood Traffic Scene

by Peter Anderson

Harrison West and Victorian Village continue to weather the increased traffic flow generated by the Spring-Sandusky Interchange construction. The 25 mph speed limit on residential sections of Third, Fifth, King, and Neil will continue, to help reduce the impact of increased traffic.

The local police substation (645-4942) is interested in feedback from you. Please call to voice your interest to them.

The Joint Neighborhood Traffic Committee continues to work with the Columbus Traffic Engineering and Parking Division (CTEPD) to help make arterial streets in our neighborhood more livable. Recently, CTEPD created a new position of "Traffic calming engineer" to help address the increasing, negative impact of traffic on residential areas. Jim Davis temporarily is filling the post while CTEPD seeks a more permanent candidate. Currently, he is following up on a proposal from a January 1996 meeting to examine changes to Third, Fifth, King, and Neil Avenues that will help to visually reinforce the 25 mph speed limit.

Proposed changes involve islands, particularly at identified entrance points to Dennison Place, Harrison West, NECCO, and Victorian Village. The idea is that islands

would help visually narrow the streetscape at the entrance points, and provide motorists a transition to our neighborhoods.

Possible techniques to produce the transition islands include repainting the street, textured and colored street surfaces, embossed cobblestone street surfaces, and uncurbed and curbed islands. The last two options may permit landscaped transition islands.

Clearly, neighborhood input is important. Please contact Peter Anderson (294-5647) or Richard Gursky (421-7168) for more information.

Our committee sent a request to OSU that future contracts for delivered services to OSU — particularly those involving semi tractor-trailers or large trucks — specify nonresidential routes.

Currently our neighborhood is a popular delivery route for OSU. For example, Economy Linen and Towel Service operate several tractor trailer deliveries through the neighborhood at all hours of the day. It would appear that such long distance deliveries — from Zanesville in this case — could be routed through the

Lane Avenue exit with little change in travel distance. Gene Hansford, Senior Planner at OSU, proposed this action last fall.

Contact Mr. Hansford (400 Classroom Bldg., 2009 Millikin Road, OSU, 43210) to express your interest and concern to reduce neighborhood OSU truck traffic.

Our neighborhoods have weathered Phase I of the Spring-Sandusky Interchange Project. Phase II begins soon, when all southbound 315 traffic will be rerouted onto Olentangy at the Kinnear Road exit and directed back onto 315 at the Third Avenue entrance ramp.

This disruption of 315 will increase congestion in our neighborhood, particularly if Olentangy River Road becomes sufficiently congested to encourage highway traffic to head east on King, Fifth, and Third and then south on Neil or High.

Please voice your concern to the Columbus Traffic Engineering and Parking Division (645-7790)



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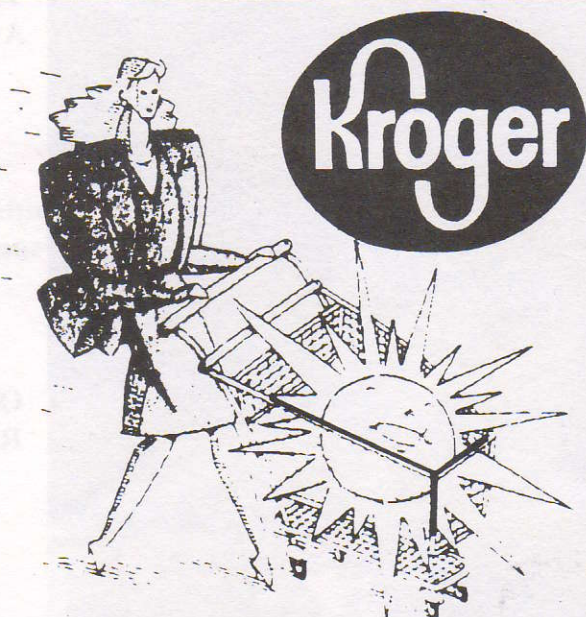
#### Holyday Masses Vigil: 6 p.m.

Holyday: 12 noon and 6 p.m.;  
7:30 p.m. (Tridentine Mass)

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## I-670 Freeway Cap Design Charrette

The I-670 Freeway expansion will change the way our neighborhoods interact with Downtown. To combat this, the city council, local businesses, and neighborhood residents are calling for a Cap to physically reconnect the High Street retail corridor with the North Market and Downtown areas as well as address the dead space which currently exists around the intersection of Park Street and Goodale Boulevard.

Recognizing that a successful cap must be well designed and economically feasible, neighborhood residents, city council members and local businesses have called for a design charrette to generate innovative, collaborative conceptual design solutions and allow for input from local stakeholders.

A design charrette is a kind of brainstorming design session of architects, design professionals, and representatives of the Short North, Italian Village, Victorian Village, and the North Market Merchants.

The Neighborhood Design Assistance Center and the Urban Design Committee of the Columbus Chapter of the American Institute of Architects are the charrette sponsors.

The Charrette is scheduled for August 24 from 8:30 to 5 PM at the Greek Orthodox Church. Five to 10 teams of architects will be assembled.

Each team will develop conceptual design solutions, including plan and elevation or perspective drawings, which will address the goals of the charrette and identify proposed uses. At day's end, each team will present their proposals. The presentations will be open to the public.

Participants must register by August 9. Call Frank Elmer at 461-1144 or Don DeVere at 221-5001 for info.

(continued from Page 1)

## Battelle Parking Lot Compromise

The agreement includes the following points:

In consideration of these issues,

1. Battelle will not seek any curb cuts into the parking lot south of Fifth Av. along Perry St. If the City of Columbus' Traffic Division indicates that the curb cuts are not necessary, Battelle will not install them. Battelle will join the neighborhood representatives to jointly meet with the City of Columbus Traffic Division to convey this message.

*COMMENT - (Traffic Engineering & Parking issued a letter on July 26 stating no access along Perry Street would be needed.) That there be no traffic entering/exiting the parking lot on Perry St. was the negotiating team's most important goal. Before, Battelle was free to configure the lot so that it used the existing streets and alleys on Perry, inundating the neighborhood's streets with autos. The legislation for the vacating/sale has this agreement not to seek curb cuts included in the City ordinance.*

2. Battelle will provide a walkway from Perry Street to the bike path and allow neighbors to use it. However, Battelle will not provide a dedicated right-of-way.

*COMMENT - The team had sought an access easement granting the privilege to cross the property at or about Fourth Ave. in perpetuity.*

3. Battelle will convert the Fifth Avenue and Perry Street surface parking lot to greenspace.

*COMMENT - The neighborhood representatives felt that after this small parking lot was landscaped with buffer zones reducing its capacity, that the relatively small number of cars it would hold could be*

*added to the main lot. This provides an opportunity to make a pleasant landscaped park-setting entrance to the neighborhood and visually mitigate the missing houses on Fifth Avenue.*

4. Battelle will create a 45 foot buffer zone (from the curb, which equates to 27 foot from the right-of-way) along the west side of Perry Street, including mounding, trees and low-level shrubbery. (Also, Battelle would eliminate from its plan seven "head-in" parking spaces at the intersections of Vermont Place and Perry Street and Fourth Avenue and Perry Street.)

*COMMENT - A 100 foot buffer zone was sought from the curb to provide ample space and in a more meaningful way connect the landscaped spaces at Fifth and Third Avenues.*

5. Battelle will engage a landscape architect to provide a tie-in of all greenspace and buffer zones along Battelle Blvd., Perry and Third through an architectural landscape theme to the riverfront, and will collaborate with neighborhood representative in overall design of the landscape architectural theme.

Neighborhood representatives include Architects Frank Petruziello and Steve Shinn.

In addition, Battelle has offered to provide improvements to its Harrison West property totalling about \$1.5 million:

1. Create tree-lined greenspace between Fourth Avenue and Third Avenue.
2. Provide mounding and landscaping in the buffer zones.
3. Provide decorative street lamps along Perry Street.
4. Provide easement for bike path along the river.
5. Provide an improved parking lot between Fifth Avenue and Third Avenue with substantial landscape improvements.
6. Provide improved landscaping along Third

Avenue and Fifth Avenue, including the four corners surrounding the Tisdale & Fifth Avenue intersection.

### HOME OF THE MONTH

Dennison Place brick home features 3 bedrooms, 2 baths, exposed brick, some wood floors, first floor laundry, wraparound porch, new furnace and central air - \$130's

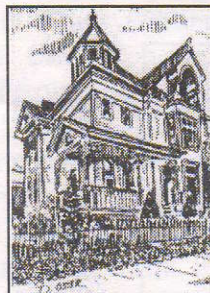
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