



City of Columbus
Mayor Michael B. Coleman

University Area Commission

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Serving the University Community for over 30 Years

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Craig Bouska

Lucas Dixon

Ethan Hansen

Joyce Hughes

Jen Mankin

Brandyn McElroy

Colin Odden

Charles Robol

Gena Shelton

Richard Talbott

Tom Wildman

July 16, 2014

MINUTES

The meeting was called to order at 6:35 by Commissioner Uhas-Sauer.

Roll call was conducted with 14 members present.

APPROVAL OF MINUTES

- Minutes from the March and June meetings were approved (with corrections to be made based on commissioner input) by a roll call vote of 13-0 with 2 abstaining.

TREASURER REPORT

- Balance \$558.32. Commissioner Golding reviewed expenditures from the prior year. We used all but \$40 of the \$2,500 available to us. This year we have the bus tour. Treasurer's report approved by a voice vote (Motion: Odden, Second: Hughes).
- Commissioner Uhas-Sauer noted that the orientation bus tour of the district will be held the first Wednesday in August from 6:30-8:30. Starting point TBD.

DISTRICT VACANCIES

- Gena Shelton has moved away from the district and has resigned. We will hear from anyone interested in filling the District 2 vacancy at next month's meeting.

DISTRICT CONCERNS

- Hansen noted that Matt Hansen of UDO has been greatly helpful in dealing with alley trash at a residence on Smith Place.

REPORTS

Officer Smith, Columbus Police Department

- Minor sporadic robberies and in the vast majority, arrests were made.
- Working with an OSU-affiliated property whose clientele are created problems in the neighborhood.
- Student festivals were no big deal.
- National Night Out to be held the first Tuesday in August.
- Weinland Park has quieted down somewhat. Carryout acquisitions will help.
- Commissioner Robol asked about arrest of an individual who photographed officers making drug arrests at Comfest and questioned the continued pursuit of the war on drugs. Officer Smith indicated that was not their primary purpose in being there. After an exchange, the matter was referred to Code Enforcement.

- Commissioner Wildman noted a high number of vehicle break-ins on 6th, 7th and 8th Avenues in Weinland Park.

Isom Nivins, City of Columbus

- Graffiti removal coordinator started June 23, is returning to City Government. Code Enforcement is writing a lot of orders to work through the backlog. If residents or business owners have property tagged, they simply have to sign paperwork and the city will take care of it. Start the process by calling 311.
- Community Relations Commission holding a series of outreach meetings, including one tomorrow at new Driving Park Branch Library, 1422 E. Livingston Ave from 6-7:30. Hearing citizen concerns to relate to the Mayor's Office.
- Neighborhood Best Practices Conference will be held October 11 from 7:30-4 at Downtown High School.
- Council Member Klein will hold a hearing on Liquor Objection Process next Wednesday July 23 at 5pm in City Council Chambers about any troublesome businesses in the community.
- Commission funds not allowed for equipment purchase, mainly due to problem in keeping track of them. Commissioner Golding asked to have such clarification communicated through him. Commissioner Wildman asked whether Council would provide equipment we need to conduct meetings if we cannot purchase it directly.
- Commissioner Talbott asked about alleys where it appears they have been ground down, leaving it dusty. Mr. Nivens clarified that they will follow up with tar & chip treatment.

Matt Hansen, University District Organization

- Distributed guidance about move-in/move-out bulk trash collection process. If anyone is having a problem before or after that date, contact Matt.
- Electronic N. Central Mental Health parking lot Smith Place and High on August 2.
- Meeting of University District block watch groups will meet again on July 30 at 6:00 p.m. at 2231 N High, Room 100.
- Short North parking study meeting to announce recommendations was cancelled yesterday. Matt will work with Commissioner Mankin to coordinate a presentation to the commission.
- At the Public Service meeting last week, upon request asked about dealing with neighbors who don't put out or pull in trash bins. City advised that they have tags for the bins, but was unsuccessful. Problem not unique to our area, but Citywide. Matt is working on some sort of "warning" notice that could be distributed by neighbors.
- Commissioner Keeny asked whether the City actually fines anyone for not moving their trash bins. It is indeed a possible outcome through the court system, though likely infrequently used.
- Commissioner Hansen commended Mr. Hansen for pursuing enforcement against a delinquent property owner in his neighborhood.
- Commissioner Wildman encouraged ending City refuse pickups for chronically delinquent residents.

COMMITTEE REPORTS

Zoning, Commissioner Keeny

- South of Gateway Re-Zoning – preliminary presentation and discussion about rezoning for the parcel located south of Gateway between 8th and 9th Avenues, High and Indianola.
 - Amanda Hoffsis, Keith Myers and Erin Prosser, Campus Partners
 - Using South Campus Gateway as a model. Rezoned as CPD in 2003. 7.5 acre, 225,000 sq retail, 88,000 sf office 184 1 & 2 bedroom apartments, 1200 parking spaces in garage.
 - Studied the draft University District Plan, and considered the regional mixed use designation along High Street and higher intensity residential east of Pearl.

- Two-step process proposed: re-zone before developer is selected or design exists. Then they will go back through UARB for design approval.
- Do not own three of the properties, but one of the property owners (south of Wendy's on High) has agreed to be part of the rezoning application.
- Looked at existing land use, street, pedestrian, transit and bike facilities.
- Parking: 1200 spaces in SCG garage. Zoning required 900, so 300 residual exist.
- Developed Urban Design Framework Plan, which will be attached to the zoning text.
- Came to UAC Zoning Committee and heard concerns about setbacks, public spaces and other matters. Will return in August to Zoning and Weinland Park Civic Association with a more complete plan.
- Commissioner Discussion
 - Mankin: Height exceeds limitation on University District plan of 75 feet on High, 35 ft in residential. Mr. Myers indicates they have heard a lot of feedback about that and will come back with adjustments. Similarly, setback range seems large – they will adjust. One tree per 20 parking spaces seems insufficient (they will come back with one per 10 surface parking spaces).
 - Bach: Existing Gateway doesn't contribute to needs of people who already live in the neighborhood. Mr. Myers did not offer a response.
 - Odden: A CPD typically comes with contextual information about the unique details of the case, but in this case we do not have the benefit of understanding what's being proposed. This was presented as putting "curbs" on potential proposals. But without specifics, we need to treat the upper bounds of the CPD text as what will actually be developed. We should lean heavily toward addressing the needs of the current neighbors, especially in light of Campus Partners prior characterization of this as an "experiment." Mr. Myers noted he doesn't recall the comment and they are committed to a high quality development.
 - Young: recalls that the process to review and approve the original Gateway project was lengthy and is shocked by the proposals here regarding height, density and lack of detail. Not clear what will happen from the documents that were presented. This is out of scale with the neighborhood and even in the Short North, which is cited frequently, neighbors are not happy about the out of scale developments that have occurred.
 - Goodnight: Urged Campus Partners to return with a detailed plan once a developer is selected. CP indicated they are not planning to do so, they feel they can work with us better than a developer could. Also requested that the plan clarify that the setback will exceed 10 feet only in the development of public space? Not for parking or restaurant patios.
 - Goodnight: who is the target resident – student, young professionals or families? How much of it will be affordable? CP: We don't want to promote student housing as a theme for the area, but the majority of the buildings replaced were multifamily residential units. Goal will be not to have a people-packer and would like to have people who are more integrated into the community. Haven't pinpointed a particular type of person. Goodnight encouraged future revisions to include details about the style of residential unit (rowhouses, townhomes, apartment towers), how many beds, how parking will be assigned and how much of it will be affordable.
 - Golding: concerned about height, density and the impact of the sophomore rule. Also notes that the buildings replaced were not 3-story, they were 2-story, not nearly the height considered here.
 - Wildman: recalls the development of High Street guidelines, feels Campus Partners is ignoring them. Height should be 70 feet, no more than five floors on High Street, 2-3 floors everywhere else. Also notes that the so-called "people-packers" they will replace were not zoned commercials. This is not revitalization of the neighborhood, it is bulldozing and displacement. Also concerned

- that if the state owns the property, the tax base will be diminished. CP clarified that they are not tax exempt. In response to Robol, they would not rule out doing Tax Increment Financing.
- Hughes: applauded the applicant for going through the process and considering our concerns.
 - Bouska: supports new development on High Street, filling that gap. Noted that Short North development along High drove reinvestment into single family homes in adjacent neighborhoods. Suggests other commissioners look at Keith Myers work in Over the Rhine. Noted that he doesn't like the current Gateway property, hopes this will attract families rather than offering only bars.
 - Hansen: appreciates efforts to work with the neighborhood. Asked what current residential mix is at Gateway. CP: all 1 and 2 bedroom apartments. West side is mostly law students, established during planning. Junior and visiting faculty.
 - Robol: would support a motion to approve it right now, does not support regulation. Is CP buying up the properties to drop adjacent property values so they can buy them? CP: OSU is incapable of the type of coordinated, planned strategy you describe. Too many divergent voices.
- Public Comment
 - Elizabeth Kloss, 60 Euclid Avenue – her backyard will back onto the new development. There are 20 buildings that translate into 34 units of housing. 50 percent are single family. Of those single family homes, seven are owner-occupied, which is high for Weinland Park. Two more are in long-term family rental situation with established long-time tenants. Only one is a traditional “people-packer” rental. Euclid Avenue is a special place with a diverse community. Some qualified for the housing subsidy, some do not. Singles, families, couples, elderly, teens, babies. This is an opportunity to build on what's working on Euclid Avenue but does not support what is currently described. While it might attract some young urban professionals, the density will not appeal to families, retirees.
 - Rory Krupp, 1356 Hamlet Street – was recruited by his neighbors as an architectural historian. Offers a number of things he would like to see changed: heights reduced in B1, B2, C2 and D2. CPD might be too broad in scope – people will fill every cubic inch of what the variance grants you. Density, FARs and height do not conform to draft university area plan which was developed with neighborhood consensus. Parking concern that CampusParc operates the garage and cost increases and profit motive might squeeze people out to compete for street parking. The pattern is that people will convert their property to highest and best use, architecture is not preserved. We currently have no design review, no design guidelines. We need to expand the design standards to include the neighborhood.
 - Applicant rebuttal – Keith Myers – respect the comments heard tonight, detect a common theme about height and density. They will go back and work on that. They don't want to see student housing expanding into what should be the community and families, so Rory's suggestion for expanding the architecture of Weinland Park is not something they are opposed to in the overall WP area.

Code Enforcement, Commissioner Wildman

- Meeting focused on crime in Weinland Park. More crime focused on students. Also discussed proposed changes in code that will put bike paths at street grade and whether putting them at sidewalk grade might be better for safety of families. Also looking at expansion of homes in northern part of the district.
- Commissioner Uhas-Sauer reminded commissioners that the process for reviewing liquor permits is starting again.
- Commissioner Hansen noted that owner of Till is very concerned about Hamptons across the street with loud amplified music on the patio. The liquor permit is up for renewal. Wildman notes that we have learned not to bring these concerns at the last minute – we bring them from committee to the full commission every January, and the full commission sends them to the city in March so it's submitted in time for the September review.

Commissioner Keeny advised that she has contact information for that property owner. Commissioner Golding recalls that we need to turn it over to the City and let them investigate. Commissioner Uhas-Sauer recommends it be taken up by committee.

Governance, Commissioner Hegley

- Had planned for a second reading of the bylaws change but has subsequently received feedback that requires taking it back to committee.

Planning, Commissioner Bach

- Did not have a quorum this month so the committee cannot make a motion for how UIRF money be used. Bach will bring a motion himself during New Business.

Community Relations, Commissioner Goodnight

- Did not have a full committee this month, did not act.

Election Committee, Commissioner Young

- Sharon will call a meeting of all eligible to help with elections. Those individuals are district representatives Goodnight, Hansen, Keeny & Wildman and appointed commissioners Hegley, Talbott, Odden & Young.
- We have 12 elected seats and eight of them are running on this year's election.

PUBLIC COMMENT

- Deborah Supelak, 415 E. Maynard Ave. Move-out bulk trash dumping has already begun. She is reaching out to local news and Channel 4 aired a story tonight at 6 to clarify what is bulk, what is trash and what is recycling. She wants to ramp up awareness of the bulk trash pickup events that are occurring. Advises that we should consider starting bulk pickup earlier in the month. Commissioner Odden advises that he is in talks with Matt Hansen and Martin Butler to engage students to encourage taking things like clothing and electronics out of the trash stream before they go in. Commissioner Wildman suggests we work with Matt Hansen on asking for twice a week bulk pick up prior to the heavy move-in period. The neighborhood has been very engaged lately with cookouts, community gardening which stands in stark contrast to what she often hears about the lack of community and engaged residents in our area. There is a gap between the information used by this commission to make decisions and the reality where she lives. She doesn't believe anyone joined the commission to destroy communities and uproot families, but personal motivations and lack of broad experience make people think they are well informed when they are not. Made the appeal to remember to do due diligence – don't just ask your friends but do a survey, find out what more residents think.

PRESENTATIONS

Martin Butler, Neighborhood Services Inc.

- NSI serves area including campus, Clintonville, Linden in 43201, 43202, 43210 and 43211. They operate a food pantry at 1950 N 4th. Open M-Th 10-1. Residents can come once per week. Must show photo ID and proof of residents (utility bill, lease, etc). Also operate a children's clothing room. Function as an Ohio Benefits Bank site where they can sign you up for benefits, offer tax preparation. Served 4044 households and 9312 individuals. Distributed 95 Easter baskets, 338 thanksgiving baskets and 260 Christmas baskets. Back to school items for 293 families. Tax assistance for 124 individuals. Don't ever charge for their services.
- Many parts of the community are in a food desert (1-mile to a grocery store), no doctors, dentists or optometrists.
- Mr. Butler encouraged commissioners to spread the word about what they do, how neighbors can help.

NEW BUSINESS

- Daniel Lally, 65 E. Oakland Avenue – brought a petition seeking a modification to their permit parking status. Specifically, they want to limit the number of passes issued per household to 2 permits with 2 visitor passes to be enforced 24 hours a day. They also wish to change to a permit designation other than F, as residents of Patterson and Northwood are parking on their street. Commissioner Uhas-Sauer clarified that we are not recommending a code change or variance, just confirming to the City that a legitimate hardship exists. Motion: Robol, Second: Hughes.
- Commissioner Bach, UIRF funding priorities – the committee did not have a quorum in June, so Commissioner Bach has brought the matter as an individual commissioner. We will be approving a list of priority areas, rank ordered, that include individual projects that were identified during the University District planning process.
 - The priorities, in order, were: 1. Park and ravine improvements, 2 street and other trees, 3. New sidewalks, 4. Multi-use path or other bike facilities, 5. Traffic calming, bump-outs and road improvements.
 - If a project in a top priority category, such as new stairs to the bike path from Hudson, would consume all the funds available, we would remove it from the list. Should they get to a suggestion that is not feasible, the City can decide not to fund it. All this does is establish our priorities.
 - The recommendations will continue to live on into the future, so even if they are not completed this year, once the higher priority projects are funded, they will eventually get to them.
 - Parks and ravine improvements, street trees went to the top of the list out of a desire to spread the money around as much as possible. The lower priority items are so cost-prohibitive that they would rapidly consume all the funding.
 - Alley improvements to Bucks Alley, Ramlow Alley were pulled off the list to be handled through another funding mechanism.
 - Motion to approve the priority list (with attached spreadsheet): Bach, Second: Dixon.
- Commissioner Robol proposed continuation of the Ad Hoc Committee on Education and that he conduct research into the cost of administration and faculty salaries at Columbus State Community College. Commissioner Uhas-Sauer advised those were matters of public record but committed to urgently reconvening the committee in the wake of Commissioner Shelton’s resignation.
- Commissioner Robol wants to know what can be done to force the investigation and prosecution of sexual assaults on campus. Commissioner Uhas-Sauer sought to clarify whether Robol was pursuing this as an individual or as a member of the Commission. Robol indicated he would like to use committee funds to get an attorney to draft legal language. Commissioner Uhas-Sauer asked that he bring it to the agenda at the next committee meeting.
- Commissioner Robol made a motion to approve the expenditure of \$250 to retain an attorney to assist the victim and draft a document. Bach seconded.
- Commissioner Dixon advised that Robol can get legal services through his connections on campus and draft a recommendation that commissioners could approve at a later meeting, but without seeing what would be produced, he cannot support the motion. Commissioner Wildman said he needs a lot more information about the case in question in order to approve it, suggests we work through these things systematically. Commissioner Odden advises that Council of Graduate Students are very engaged on this issue and might be a good partner for Robol, rather than it coming from the UAC. Commissioner Hansen expressed concerns that we are forcing a victim to undergo a “DIY” legal process by force of the city prosecutor.
- Motion failed 1-12 with 2 abstaining

The meeting was adjourned on a voice vote at 9:46 pm. (Motion: Talbott. Second: Robol)

RECORD OF VOTES

Commissioner	Attendance	Oakland	UIRF	March	June	Legal
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		Ave Parking		minutes	minutes	assistance
James Bach	Present	Y	Y	Y	Y	N
Craig Bouska	Present, left at 8:45	Y	Y	Y	Y	N
Lucas Dixon	Absent	-	-	-	-	-
Seth Golding	Present	Y	Y	Y	Y	N
Terra Goodnight	Present	Y	Y	Abstained	Abstained	N
Ethan Hansen	Present	Y	Y	Y	Y	Abstain
David Hegley	Present	Y	Y	Y	Y	N
Joyce Hughes	Present	Y	Y	Y	Y	N
Susan Keeny	Present	Y	Y	Y	Y	N
Jennifer Mankin	Present	Y	Y	Y	Y	Abstain
Brandon McElroy	Absent - Excused	--	--	--	--	
Colin Odden	Present	Y	Y	Y	Y	N
Charles Robol	Arrived at 6:45	Abstained	Abstain	Y	Y	Y
Richard Talbott	Present	Y	Y	Y	Y	N
Doreen Uhas-Sauer	Present	Y	Y	Y	Y	N
Tom Wildman	Present	Abstained	Y	Abstained	Abstained	N
Sharon Young	Present	Y	Y	Y	Y	N
		13-0, 2 abstained	14-0, 1 abstained	13-0, 2 abstained	13-0, 2 abstained	1-12, 2 abstained