



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

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*Serving the University Community for over 30 Years*

Doreen Uhas-Sauer  
President

Susan Keeny  
1<sup>st</sup> Vice President

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2<sup>nd</sup> Vice President

Sharon Young  
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Terra Goodnight  
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Craig Bouska

Lucas Dixon

Ethan Hansen

Joyce Hughes

Jen Mankin

Brandyn McElroy

Colin Odden

Charles Robol

Richard Talbott

Tom Wildman

### MINUTES

August 20, 2014

The meeting was called to order at 6:40 by Commissioner Uhas-Sauer.

Roll call was conducted with 14 members present.

### APPROVAL OF MINUTES

- Minutes from the July meeting were approved (with corrections to be made based on commissioner input) by a voice vote.

### TREASURER REPORT

- Commissioner Golding reports the current account balance is \$558.32 with no activity. Spoke to Mike Puckett and confirmed there are no issues with the sound system purchase. It should be coming soon. The bus tour expense will come out of the current balance.

### DISTRICT VACANCIES

- A vacancy exists in District 2. Commissioner Young reports on behalf of that elections committee that annual elections will be held at the end of October and early November. If anyone applied for a vacancy now, they would only fill it for about a month once their paperwork was approved by the City. Committee recommends potential applicants run in the upcoming election.

### DISTRICT CONCERNS

- Commissioner Hughes notes that the Weinland Park story book is out and available to WP residents at no cost. Weinland Park calendar is also free and available to anyone.
- Commissioner McElroy reports that Weinland Park Community Festival was very successful and attracted between 500 and 600 people.
- Commissioner Young notes UCA held its ice cream social.
- Commissioner Keeny thanked Commissioner Uhas-Sauer for organizing a successful bus tour.
- Commissioner Uhas-Sauer has been informed that gypsy moth treatments in Luka ravine appear to be working. She also notes she has extra copies of her book on history of the university neighborhood.
- Commissioner Goodnight reports last Crew home game was much louder than Rock on the Range. Commissioner Uhas-Sauer notes she met with management today.

- Commissioner Golding reports Ace of Cups had an extremely loud tent party recently that was not approved by the commission.
- Commissioner Hansen reports neighborhood has filed a lawsuit over 160 King Ave and is meeting with the developer's new attorneys.
- Commissioner Wildman reports that neighbors held a successful clean-up of Summit and Maynard Park but would like assistance with park maintenance. Wildman also advised that multiple accidents have happened at Glenmawr and Hudson where traffic back-ups and the limited access routes into the neighborhood are contributing factors.

## REPORTS

### Officer Smith, Columbus Police Department

- Smith reports that the undercover officers at Comfest, a concern raised by Commissioner Robol at the July meeting, were not CPD but rather were there as part of the Ohio Investigative Unit, a state agency.
- Theft from auto problematic at north and south end of district, but expect it to expand as students return. Many arrests have been made.
- Homeless kids are camping out at 14<sup>th</sup> and High. Perhaps coincidentally, Smith notes he spoke with Starr House recently about their intake process and allowing them to come and go all day and night. CPD convinced them to institute a cut-off so they cannot use the facility as a home base to cause problems in the neighborhood. Immediately afterwards, he had homeless teens sleeping at 14<sup>th</sup>. Will keep an eye on it and continue discussions.
- Welcome event Friday for OSU students where they will distribute safety information.
- Commissioner Hansen called non-emergency about an empty garage in the neighborhood that has been a site of graffiti and a person living inside at times. Response time was excellent. Also have had magazine salespeople (scammers) coming through the neighborhood. Asked whether it is worth reporting. Officer Smith notes that they do take those calls and follow up.
- Commissioner Wildman passed on an observations in his district of a white utility moving van (box truck) ransacking homes in the neighborhood, encouraged all to be diligent, especially during move-in/move-out.

### Erin Prosser, Campus Partners

- They have sold all their NSP properties in Weinland Park. 11<sup>th</sup> Avenue work has begun on north side of the street, starting from west to east. First group of units will be available for occupancy in October. Next summer the streetscape improvements will begin.
- 6<sup>th</sup> and Grant model home has been constructed and they are beginning a spec home. Some applicants now on single family homes on Grant. Anyone interested in going through the model is welcome to contact Erin. 35 lots in total of single families on the west side of Grant. Had 130 people on Columbus Underground tour.
- 5<sup>th</sup> Avenue mobility improvements (from I-71 to 4<sup>th</sup>) are also under construction, very challenging to drive through. Will go through fall with some landscaping happening in 2015. Part of the economic development agreement for the Timken site at 5<sup>th</sup> and Cleveland.

### Matt Hansen, University District Organization

- Hansen will meet with Public Service next month, so commissioners should pass along their concerns.
- Move-in/move-out is wrapping up, so please send any feedback or concerns.
- Will be putting out panhandling awareness signs on High between Chittenden and Lane. Partnering with businesses to put out and take in some A-frame signs.
- Will be doing flags on High Street for football games right before September 5.

- Community ambassadors will be doing cleanups next Saturday as part of their environmental service project. Should be around 200 students. Commissioner Keeny asked how those individuals will be assigned – Hansen indicated they are assigned by zone and he will provide Keeny with a map.

## COMMITTEE REPORTS

Commissioner Uhas-Sauer asked commissioners to attend a mandatory workshop on the first Wednesday of September from 7-9 pm with Mark Dravillas on the draft Universit District plan. Regular meetings of the Planning and Community Relations committees are cancelled for the month. Food will be provided.

### Zoning, Commissioner Keeny

Reminded commissioners that applicants get 5 minutes, then the zoning committee report, public comment (3 people pro & 3 con, 3 minutes each), 2 minute applicant rebuttal and commissioner input (2 minutes max).

- South of Gateway Re-Zoning –rezoning for the parcel located south of Gateway between 8<sup>th</sup> and 9<sup>th</sup> Avenues, High and Section Alley.
  - Amanda Hoffsis, Campus Partners and Keith Myers, Ohio State University
    - Much work has been done since they were last at the Commission.
    - Proposal is a Commercial Planned Development (CPD).
    - Received input from stakeholders at a number of meetings in June and July, including several UAC Zoning, UARB and Weinland Park Civic Association meetings.
    - Dropped height requirement in Subarea D to 45 feet, which aligns with district framework plan. Moved setback from 0' to 10' on Pearl and Section Alleys and to 30' for the majority of the inner alley area to allow for more landscaping and parking screening.
    - Dropped height district from 75' to 60' in subarea C. Will allow for higher floor to ceiling heights in residential spaces and would create step-down from High Street back into the community.
    - 8<sup>th</sup> Ave: increased setback along from 10' to 20'.
    - Section Alley: Subareas B and C dropped from 75' to 60' and down to 45' along Section Alley. Increased setback by extra 10'
    - 9<sup>th</sup> Ave: dropped from 75' to 60' and adding an additional 10' of setback.
    - High Street: dropped from 90' height district to 72'. Original gateway is 71'. Setbacks reduced from 35' to 21' to be more consistent with current Gateway.
    - Other concerns addressed: units dropped from 525 to 500 and none beyond 4 bedrooms (max 145 3 and 4 bedrooms, combined and max 65 4-bedroom units), restricted use of current garage to use attributable to development in Subdistrict A so it can be used by commercial/retail and visitors. East of Pearl Alley, all the residential will have to park itself and that requirement will further restrain density. Architecture will no longer be consistent throughout with the current Gateway. Rather, east of Pearl will be more consistent with the neighborhood and incorporated design guidelines into CPD planning text.
    - Increased number of trees from 1 tree per 20 vehicles to 1 per 10 and increased screening of parking visible to Euclid. Allowed for acorn lighting throughout CPD. Specifically commit developer to principles in the framework plan.
    - Added prohibited uses: Funeral homes, Crematory, Pawn Brokers, Collection Agencies, Repossession Services and Hookah bars.
    - Since last meeting acquired last parcel (52 E 8<sup>th</sup>) and incorporated it into their plan.
  - Zoning Committee Report
    - Committee voted to approve rezoning, after working very hard through several meetings. They hashed out a lot of issues, feel it's not perfect. Came up with a lot of revisions to the plan.

- Public Comment
  - No public comment
- Applicant rebuttal
  - Mr. Meyer: we worked hard to understand UAC's process and incorporate its input. Appreciate the time that has been spent. Erin Prosser will continue to be a liaison between the project and the UAC.
- Commissioner Discussion
  - Commissioner Wildman: not happy about height.
  - Commissioner Hansen: very happy generally but would like to see less parking.
  - Commissioner Dixon asked who would manage it and was informed by Commissioner Keeny it would be run by the developer and not Campus Partners. Also inquired about parking requirements (1.5 per unit).
  - Commissioners Young and Uhas-Sauer asked that Campus Partners come back often as the project moves forward.
  - Commissioner McElroy thanked Campus Partners and fellow commissioners for coming to his neighborhood and listening to their concerns.
  - Commissioner Mankin thanked everyone but notably Commissioner Keeny for their time and effort on this project.
  - Commissioner Talbott was very satisfied the applicant took their concerns into account and "read our minds."
- The application was approved by a vote of 12-2.
- 1774 N High St., request to broaden approved CPD uses for former College Town Bookstore
  - Applicant – David Hodge, Smith and Hale.
    - Building to the north has Currito and Kaplan.
    - Historically zoned C-4 like most other properties along High.
    - In 1998, rezoned to a CPD along with a redevelopment and construction of bookstore (11,500 sq. feet).
    - Proposal rezones from CPD to a CPD to broaden allowable uses, taking it back to the C-4 uses. A bar is a permitted use in a C-4, which is a subject that came up in zoning. Some new information – the bar that was known as the Castle was originally in the Currito building, not the current bookstore building. There was also talk of a mezzanine level, but that is not going to be part of the plan.
    - We don't know if it's going to be a bar, but philosophically this property owner should be entitled by the same family of uses that everything up and down High Street.
    - Tax bill is \$15,000 per year. Only allowable use in current CPD is for a bookstore. Bookstores really don't exist anymore. They are amenable to eliminating pawn shops, tattoo parlors, other undesirable uses, but want to be allowed to have restaurant and bar uses.
  - Zoning Committee
    - Committee had a lot of discussion about whether it was a 2-story space and its history as the Castle Bar and concerns it could become a mega-bar again. Seemed unfair that the property has only one allowable use. Vote was not unanimous but was in favor of allowing the broadening of uses. Did ask the agents whether the owner would entertain not allowing a bar, but they did not think the owner would be amenable.
  - Commissioner Discussion
    - Commissioner Talbott notes he was on UAC at the time of the original variance. Because the Castle had just closed and had been a trouble spot and the owners needed a variance to get it

built, they put the restricted use in place to gain leverage. The three story nature of the property is helpful. Bars aren't the problem, it's clubs that concern us. This way, it could be divided up into two very decent size restaurants or bars, but doesn't have to be a club.

- Commissioner Young recalls the original rezoning and notes that it was very restrictive.
- Commissioner Keeny asked whether bike racks could be included (applicant responded yes, they will be there).
- Commissioner Dixon asked about non-permitted uses, which Commissioner Keeny advised include such things as hospitals, radio/TV towers and automotive repair.
- Commissioner Hansen asked how we ensure bike racks remain. Applicant indicated that zoning committee chair has a history of remaining involved and monitoring such commitments.
- Commissioner Odden says that while he dreads a mega-bar or club, he spoke to some female residents that large clubs are actually safer for young women. Ultimately he finds that equality in zoning is the most compelling argument.
- Commissioner Wildman recalls that UAC was formed because of disregard for community by developers, business owners and rampant crime and litter it generated. Disappointed to see fellow commissioners open the door to nightclubs (though he hopes it will attract the Little Bar to move away from his neighborhood). Believes we should know what is going in before approving.
  - Motion Passed 11-2.
- Iuka Park Commons – additional variances for a proposed off-premise monument sign (approved in June)
  - Applicant: Stan Young, DaNite Sign Company
    - Original application was for an 8-foot high sign with changeable copy. New design eliminates changeable copy, reduces sign height to 6 feet, eliminating the need for two variances. Three variances remain necessary: reduce setback of a ground sign from 15' to 5', reduce setback of illuminated ground sign from 50' to 0' and a off-premise sign (already voted on by UAC).
  - Zoning Committee
    - The plan we originally voted on was for a single variance, but that went up to five and now has been reduced
  - Commissioner Discussion
    - Commissioner Young does not want to see an illuminated sign in the neighborhood
  - Commissioners recommend approval of the requested variances on a vote of 9-1 with three abstaining.
- Four demolitions are planned in the neighborhood:
  - Batelle Institute, 5050 King Ave, Buildings 17 & 18
  - 215-17 E. Maynard – garage demo
  - 221 E. 16<sup>th</sup> Ave – garage demo
  - 235 E. 16<sup>th</sup> Ave – garage demo unsafe order

### **Code Enforcement, Commissioner Wildman**

- Did not have a quorum and did no business.

### **Governance, Commissioner Hegley**

- Continued discussion of extending time for hearing zoning cases at commission meetings with 5 times for committee report and 7 minutes for applicant presentation. Will try to move forward with language next month.

### **Planning, Commissioner Uhas-Sauer**

- Voted on UIRF priority list. It may not have been noted that sidewalks are lacking on the West side of Neil. Mark said it is on the list and will make sure it's carried over. As they get prices and know what they're dealing with on cost, they will come back to us so we're able to reprioritize.

## **Community Relations, Commissioner Goodnight**

- Did not have committee meeting this month, did not act. Continue to struggle with managing site updates, social media with the small committee.

## **Ad Hoc Committee on Education, Commissioner Uhas-Sauer**

- Four schools that were closed this year are up for sale, including the old Fifth Avenue school. Charter schools have 30 days to make an offer, then it will go out to the general public. Considering its presence in a historic district, she feels chances are good for the building's preservation.
- Will be announcing a new Chairperson for this committee next month.

## **PUBLIC COMMENT**

- Deborah Supelak, 415 E. Maynard Ave. Property values have been increased by the County Auditor in the neighborhood by 12-15%. Multiple families are moving as a result of the increased taxes. Also asked that UAC put information out about the election publicly and often. Last year notice was only three weeks before packets were due.
  - Commissioner Talbott notes that his investment properties did not increase, the valuations seem to have only gone up for owner-occupied residences. He suggests that you can spend \$500 on a commercial appraisal and go in and make an appeal. Triennial is done by computer so you do best to individualize your case against the gradient.
  - Commissioner Young notes this impact is throughout the area and hits people in struggling communities like Linden and Milo-Grogan especially hard.
  - Commissioner Wildman says that all but one site for contesting a valuation are in the suburbs. We should request that these sites be established in the inner city. Commissioner Golding will contact the county Auditor's office and make a request.

## **PRESENTATIONS**

### **Dr. Schuler, Vice President of OSU Medical Center Expansion and Outreach**

- 12 years in the making. Largest project in OSU's 104 year history
- Cost of project involved demolition of three buildings (Means, Cramblett, MRI Bldg) and construction of 10 new buildings. New cancer hospital, critical care center and expansion of emergency department are main components. Total cost \$1.1 billion. Will employ 5,000 construction workers. Once operational, will add 6,000 new permanent jobs to Franklin County and another 4,000 from vendors throughout the state.
- Additional \$100 million of construction to build and renovate parking garages and for a chiller plan.
- Funded using university's bonding capacity, philanthropic aid and a \$100 million federal grant as part of the Affordable Care Act.
- New James Cancer center will be 21 stories, largest building on OSU campus, 4 times as big as current facility.
- Will gain LEED Silver Certification, one of the largest in the US to receive that designation.
- Clinical researchers will work alongside patient care.
- Building will have extensive green space on multiple levels and wifi throughout.
- Represents significant change and is hoped to improve quality of delivery of healthcare.
- Will begin to move equipment from September to November, then begin moving patients. Open Houses will be scheduled in early November.

## **NEW BUSINESS**

### **Elections Committee Report, Commissioner Young**

- Commissioner Young distributed notes from the August 2 meeting of the elections committee. Commissioner Goodnight will be posting information on the UAC website.
- There will be a public announcement sent to the Dispatch (legal notices or public notices) and a posting in the library. Packets for prospective candidates will be posted at the beginning of September.
- This year the Saturday election hours will take place on the same day as a home football game so the Northwood building is unavailable. Godman Guild will be available to cover the southern section of the district, and a site at Arcadia and High will be used for the northern portion of the district. Wednesday evening we will use the library and Northwood building.
- Commissioner Odden volunteered to work on Wednesday evening.
- In districts where more than one seat is up for election, the person with the most votes will get the longest term available.

Commissioner Hegley was recognized at the recent University Community Association for his work in the district.

Commissioner Odden thanked Commissioner Wildman for taking initiative to clean up the Maynard and Summit park, along with Jeremy from the SoHud community. The mulch was dumped today and tomorrow and some mornings later this week Tom will be there spreading it. Volunteers are welcome.

Commissioner McElroy notes that September 6 is Columbus Volunteer Challenge which will kick off in Weinland Park. Anyone wishing to volunteer is welcome beginning at 8:30 a.m.

Commissioner Uhas-Sauer reminded members about special meeting on September 3 at 7pm in the Northwood building to meet with Mark Dravillas about the draft University District plan. Commissioner Talbott asked whether there could be another meeting before the commission adopts the plan. He feels there is an undertone contained within it that expands the area subject to UARB approval while taking away some of UARB's authority. Meanwhile we get 72' heights along High Street and gives a predetermined blessing to nearly every variance we've ever turned down. He wants to understand what we get out of it. Commissioner Keeny advised that the Zoning committee will take up the issue at its September 6 meeting.

The meeting was adjourned on a voice vote at 9:15 pm. (Motion: McElroy. Second: Hughes)

## RECORD OF VOTES

Commissioner	Attendance	Gateway	1774 N. High	Iuka Park Commons
James Bach	Excused	--	--	--
Craig Bouska	Excused	--	--	--
Lucas Dixon	Present	Y	Y	Y
Seth Golding	Present	N	N	Y
Terra Goodnight	Present	Y	Y	A
Ethan Hansen	Present	Y	Y	A
David Hegley	Present	Y	Y	Y
Joyce Hughes	Present	Y	Y	Y
Susan Keeny	Present	Y	Y	Y
Jennifer Mankin	Arrived at 7pm, Left at 7:40	Y	--	--
Brandyn McElroy	Present	Y	Y	Y
Colin Odden	Present	Y	Y	Y
Charles Robol	Absent	--	--	--
Richard Talbott	Present	Y	Y	A
Doreen Uhas-Sauer	Present	Y	Y	Y
Tom Wildman	Present	N	N	Y
Sharon Young	Present	Y	Y	N
		12-2	11-2	9-1, 3 abstain