

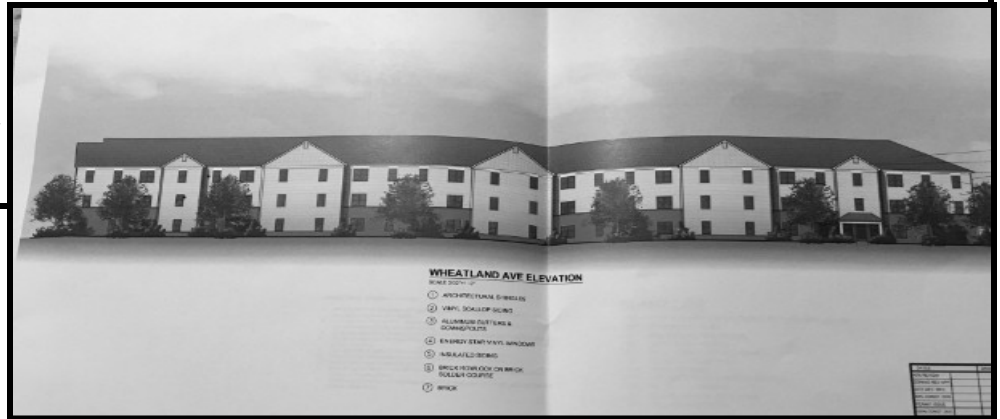


The Highland West Civic Association,
 Publisher

Winter 2018

Wheatland Crossing Apartment Project Sent Back by City Development Commission for Community Input

News Commentary



What began as a proposed rezoning of a 3-acre parcel to Apartment Residential 1, and a 60-unit apartment building at 102 N. Wheatland Avenue, migrated to a next-door 3-acre tract to the north at 158 N. Wheatland Avenue, in front of the current Senior Housing Complex as “Inter-generational Housing with fruit tree orchards. Although this was for a lesser density rezoning request to ARLD (but still greater than the 2010 Hilltop Plan Amendment called for on that site), it still had 60 units. The project finally transmigrated into becoming a “Gardening Community” 60-unit apartment complex in conjunction with the Mid-Ohio Food Bank Garden which would remain on the original site at 102 S. Wheatland, with the fruit orchards from the second plan retained and the urban farm added. Throughout the process the building remained a large scale 3-story building set directly across the street from much smaller scale single family homes. All of this was without any proposal to widen North Wheatland Avenue and the developer asking that the parking requirements be reduced from 90 to 69 parking spaces for the 60-unit building. During the process there was no public input, the HWCA was not even contacted, and it was to all be rushed through during a very busy holiday season, with what appeared to be the full blessing of the Area Commission leadership and the Hilltop Business Association’s designate as the “leader” of the NCR District (Highland West) along Broad Street who currently serves as an “appointed” commissioner on our Area Commission through June 2018.

The Westgate Neighbors Association came to the aid of The Highland West Civic Association, and **together we fought to bring this to a halt** because it did not fit into any of the development plans that the City had for the Hilltop, particularly concerning the open acreage behind the old firehouse, and to have real community input before any plans be put forward for approval and execution.

Repeatedly this new apartment building was made to look as if it were simply “Senior Housing”, but it was not—it was for the general population. Although it was to be funded with the use of Low Income Housing Tax Credits (LIHTC), it was difficult to pin down any ratio from the developer as to how much of it was to be developed under the LIHTC program. On December 5th, we learned that amount was 75% was to be developed as low income housing and 25% was to be made available for regular work force housing with rents ranging from about \$650 (for a one bedroom) to almost \$1,300 per month. The community fully supports affordable housing, but at the same ratio we see in the new developments in other struggling areas of the City, 75% work force rentals and 25% set aside as affordable housing units. If the West Broad Street corridor is to ever come back and be viable, we MUST have mixed income housing development in its surrounding residential areas, which we will continue to advocate for with the GHAC and the HBA, as long as the business association is in charge of the Highland West NCR Strip on Broad. Our area commission had a tie vote on the zoning recommendation which constituted a “no” and voted “no” on the variances requested as to the parking and the screening requirements. The HWCA circulated petitions, door to door, throughout the area on the north side of Broad Street which showed that 93% of residents opposed having an apartment complex put on N. Wheatland; this percentage remained consistent with each street covered.

Representatives from the Westgate Neighbors Association and the Highland West Civic Association, together with many neighbors from Westgate and Highland West attended the City of Columbus Development Commission Hearing on Thursday evening, December 14th. The Development Commission agreed with us in that the proposed development did not fit into our area development plans, describing it as “heavy handed” and a “monolithic wall that would overpower a residential street.” Notably, in their opinion, the plan did not seem fully developed and they felt the developer could do better. They did agree that there were some good elements in the plan such as a “community room” and a partnership with the Mid Ohio Food Bank farm, but the developer needed to come back to the community and together put together a plan that not only fits into the area, but also follows the neighborhoods development plans approved by the City.

The two communities of Westgate and Highland West, with their civic associations, joining together and acting as one and with one voice, is what made the difference. We see value in all our neighborhoods and there is no such thing as “good enough” or “we won’t be able to do any better, so we have to accept whatever we can get”. That is old thinking. Uniting as a community and joining forces with other neighborhoods are the keys to making Highland West and all Hilltop neighborhoods the very best they can be. The potential is there, so during the coming year let’s go for it! Make it a New Year’s resolution to become actively involved in our civic association. Your involvement DOES matter.

The developer has reached out to us to us since the December 14th meeting and we will keep everyone informed as this phase begins. To be sure you are kept up to date on this project, please visit us at www.highlandwest.us and request to be on our email list, or come to one of our meetings and sign up there. We are not done and we look forward to continue working together toward meaningful development for our area that will contribute to the renaissance that we have all hoped for and know is possible.

Our heartfelt thanks go out to everyone in our community who came to meetings, signed petitions, and helped us in our efforts. A special thanks as well goes to our neighbors to the west in Westgate because without their assistance and involvement, there may have been a very difficult outcome. Now, on to the next phase— Everyone’s help will be needed!

Glenwood Community Center Happenings!

1888 Fairmont Avenue

Phone: 614-645-3282

FITNESS ROOM MEMBERSHIPS! Why look for a gym for strength training when there's one right here? Hours of Operation are: Tuesdays 9 AM-8:45 PM, Wednesday 3-8:45 PM, Thursday 9 AM-8:45PM, Friday 1-8:45 PM, and Saturday 9 AM-5 PM. Fees are \$15.00 per session or \$60/year. Seniors \$10.00/session or \$40/year. Sign up now!

CHILDREN'S HUNGER ALLIANCE AFTERSCHOOL MEAL PROGRAM. Tuesday through Friday, 4:00-4:30 PM. Meals are provided to children ages 18 and younger.

APPLICATIONS FOR PRIDE, PURPOSE, AND SUCCESS (APPS). The mission of the APPS program is to enrich the lives of our youth and young adults. THURSDAY thru SATURDAY, 6:00 PM—10:00 PM. Ages 14—23.

Opportunities for INVOLVEMENT in Highland West in 2018

During this time of the year when New Year's resolutions abound, please consider making one of them to become involved in your community during the coming year. There are many opportunities to help and be a part of "bringing back" the Highland West area of the hilltop.

- (1) The Highland West Civic Association meets the first Thursday of every month at 7:00 PM at the Glenwood Park Recreation Center. Community business is discussed, decisions made, and there are also informational presentations and community discussions. Plan now to attend regularly.
- (2) Join the Highland West Civic Association as a regular member. The cost is \$10.00 per year. The money is used to fund our programs, events, and to cover the cost of supplies, newsletters, and the like. Beginning in 2018, you will no longer have to live in Highland West to be a regular voting member in the association. Membership is open to all. You may join at any event or meeting and soon there will be a place on our website where you can join/pay dues online.
- (3) We invite residents to consider "giving one year to the community" by putting yourself forward as a prospective board member. We always strive to involve new people in shaping policy, area goals, and neighborhood decisions, so our organization continues to be a reflection of who we are as a community.
- (4) Volunteer to chair a committee or become a part of someone else's committee, allowing you to focus on whatever it is that YOU are interested in and giving you the freedom to develop that into something powerful that could play an important role in the redevelopment of our community.
- (5) Become part of our community gardens on Wheatland Avenue and at Glenwood Park, beginning this Spring.

Many ways to be involved and to serve. Some might mean more work, BUT, all of them working together are important and VERY NECESSARY. Please give this your thoughtful consideration and let us know!



**The Highland West
Civic Association**

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Local
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Highland West CALENDAR of EVENTS: What's Happening

Highland West,

a proud community
in Columbus' original
historic
Hilltop District
Come join us as we
continue to create a
very
special community at
the top of the hill!



- Thursday, January 4, 2018, 7:00 PM. **The Highland West Civic Association Annual Meeting**, Glenwood Community Center, 1888 Fairmont Avenue.
- Thursday, February 1, 2018, 7:00 PM, **The Highland West Civic Association February Meeting**, Glenwood Community Center, 1888 Fairmont Avenue.
- Thursday, March 1, 2018, 7:00 PM, **The Highland West Civic Association March Meeting**, Glenwood Community Center, 1888 Fairmont Avenue.
- Saturday, May 31, 2018, 10:00 A.M. **SHARP! The GLENWOOD EASTER EGG HUNT!** Ages 10 and younger. **BRING A BASKET** to collect all your goodies! This is a Hilltop tradition, come and be a part of it!
- Thursday, April 5, 2018, 7:00 PM, **The High-**

land West Civic Association Meeting, Glenwood Community Center, 1888 Fairmont Avenue.

- **SATURDAY, April 7, 2018, 10-Noon. WEST BROAD STREET LITTER PICK-UP: Meet at the Highland West Gardens, 29 N. Wheatland Avenue.** All supplies will be provided! Other communities will be participating as well. **POT LUCK Picnic follows** for all who volunteered at the Highland West Gardens, 29 N. Wheatland Avenue. All are invited! **Bring a dish to pass**, if you can. Most importantly, though, just **bring yourself!**
- **MARK YOUR CALENDARS!!!** Saturday, June 2, 2018. 9 Am -1:00 PM. **Westgate Farmers Market Opening Day.** West Gate Masonic Lodge, 2925 W. Broad Street. EBT accepted. Lots of produce (not the free surplus, but the good stuff), food, crafts, and fun!

This newsletter is funded by a grant through the United Way's Neighborhood Partnership Grant Program and their partners for 2016:

