



Dear East Walnut Hills Community Members and Friends:

Please join us on Wednesday, September 6 for the monthly East Walnut Hills Assembly meeting. Everyone is welcome and encouraged to attend. The meeting will be held at the St Francis de Sales School cafeteria at 7:00 p.m. (1602 Madison Rd.). **This month is a particularly important meeting. So, please plan to attend. Please share this information with your neighbors as well.**

As many of you know, the former Anthem site, consisting of over 7 acres, sits between William Howard Taft, Woodburn, McMillan and Bell. It is being developed by Fortus, Al Neyer and Vandercar Holdings. This large-scale development will have a significant impact on our community. The developers will be attending this Wednesday's meeting and will be requesting a vote from Assembly members to approve a zone change to the site. The zoning would change from Office Limited (OL) to a Planned Development District (PD). With the request for zone change, the developers will request the Assembly members to vote for the first of two approvals needed in the PD development process.

The development of the entire Anthem site will be broken down into 3 separate phases. Under the PD regulations, the construction of Phase 1 (see map) requires the developers to solicit 2 approvals from the community. The first approval, **which will be voted on this Wednesday**, is to agree on the site plan concept for Phase 1. This site plan concept will determine buildings uses, where buildings are sited, setbacks, massing, height and density, etc. If approved, the developers will begin to work on the detailed architectural plans for Phase 1. Once those plans are complete, the developers will come back to the community with specific construction drawings for the second approval.

In Phase 1, The developer is proposing to demolish the Anthem building to accommodate approximately 300 residential units in two new 4 (or 5) story buildings, construct approximately 5000-8500 sq. ft. of retail on Woodburn, erect a parking garage to support the development with access from Bell, and build two new private streets (one will be for pedestrian traffic only) that will be open to the public.

The Board of the East Walnut Hills Assembly (EWHA), after soliciting participants at monthly Assembly meetings and reaching out specifically to other individuals, formed a Stakeholder Committee in April of this year to ensure that members of the community (and particularly those who are close to and most directly affected by the proposed development) have input on the proposed development. Stakeholder Committee members are East Walnut Hills residents, property owners and business owners. This was also an opportunity to create open lines of communication among EWHA, the developers and the City of Cincinnati. The developers and the Stakeholder Committee agreed to hire MKSK, a planning, urban design, landscape architecture and entertainment design firm, to guide the discussions on the development. Guided by MKSK, the Stakeholder Committee has met 5 times with the developers and representatives from the City's Planning, Zoning, Building and Inspections, Economic Development Departments, and the Department of Transportation. The original site concept plan submitted by the developers has evolved significantly during this process, influenced by the discussions and input provided by all participants during these meetings.

Attached is a map of the proposed development and here is a link to the [Development Program Statement](#), submitted by the developers to the City's Planning Department.

We look forward to seeing you at the Assembly meeting on Wednesday for this discussion and vote.

The Board of East Walnut Hills Assembly

