

**THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, June 1, 2022 at 7:00 PM via Zoom**

Agenda Item	Discussion	Vote
Welcome	Both Freeman Durham, President and Adam Rockel, Vice-President of the EWHA Board being unable to lead the June Assembly meeting, Drew Gores, a member of the EWHA Executive Committee was appointed by the EWHA Board to lead the meeting. She called the Monthly meeting to order at 7:04 p.m. Approximately 29 people attended the meeting.	None
1. Cincinnati Police Report	Officer Perry Locke discussed the crime statistics for May 2022 (posted on the website prior to the meeting and attached). The crime statistics for East Walnut Hills remain low. With warm weather, groups of motorcycles become more active in Eden Park and EWH. The police will begin to increase focus on motorcycle enforcement and enforcing speed limits throughout EWH. Officer Perry Locke: 513-979-4433; Email: perry.locke@cincinnati-oh.gov Supervisor Sergeant Sellers: 513-979-4470	None
2. Bush Recreation Center Report	Vanessa Henderson was not present. Contact Ms. Henderson for further information (vanessa.henderson@cincinnati-oh.gov).	None
3. Public Library – Walnut Hills Branch Update	Ashley Barnhill, manager of the Walnut Hills branch of the Public Library, presented an update on the programs being held at the library this summer and provided an update on the renovations of the building on Kemper Lane. More can be found at https://chpl.org/locations/WH . The branch remains in its temporary location at 961 E McMillan while renovations and an expansion take place on the historic Carnegie building on Kemper. A fall opening of the renovated/expanded building is planned.	None
4. Approval of the Annual and Monthly Meeting Minutes	There being no revisions to the May 4 th Annual Meeting Minutes and May 4 th Monthly Assembly Minutes (posted on the website prior to the meeting), each set of the Minutes was deemed approved as posted.	None
5. Onyx + East Proposed Development	<p><u>Woodburn Properties Project.</u> Jake Dietrich, Onyx + East, presented (presentation is attached). His company is proposing to purchase 7 lots on the northeast side of Woodburn Avenue starting at De Sales Lane (known by the community as the Woodburn Properties). They plan to demolish the existing houses and build 26 three-story townhouses and 3 single family homes. The curb cut for access to the development will be off of Woodburn Avenue. A purchase agreement is in the works. The site technically is in Evanston. Jake has met with the Evanston Community Council to gain their approval. Jake has meant multiple times with the EWHA Development Committee and presented to EWHA Board prior to coming to the Assembly. Onyx + East is requesting that the EWHA members vote to support the following:</p> <ol style="list-style-type: none"> (1) The current zoned RMX - the developer is requesting support for a zone change to RM-0.7; (2) Support for a conditional use variance to allow four connected townhouses, current zoning allows for three connected buildings; (3) Support for a height variance to allow fourth floor rooftop decks on the townhouses. <p>Jake reported that the zone change (RMX to RM-0.7) will allow the development to fit the site and allow the buildings to be brought to approximately 10 feet from the sidewalk. A stone wall with planter boxes built of a stone similar to that used in the base of the building will be built between the townhouses and the sidewalk. There will be a brick masonry facade, with a different stone on the base. The rooftop projection will allow for the stairs to access the rooftop. The parapet at the roof will be high enough to work as a barrier -there will be no fence. The windows will be dark bronze or similar colors. Fiber cement is to be used on the siding and metal roofing on the capped bumped out. The exteriors are to be at the discretion of the builder, but the interiors are to be custom. Discussion ensued. There were questions about on-street guest parking, particularly on De Sale Ln. This is an item that needs to be monitored and addressed</p>	Approved

	<p>further if it becomes an issue for the residents. The developer will go through a coordinated site review, where it will meet with various City departments, (including MSD) to discuss upgrades to utilities. There were concerns about the density of the project, focusing specifically on the two structures that will have 4 attached units. This is a permitted use under RM-0.7 but would likely require an approved conditional use under RMX. There was further discussion about the projection on the rooftop that allows for the stairs to the rooftop. Jake explained that the roof projection would be set back and that it would only be visible from across the street on Woodburn. When asked about having the building look more like historic architecture, Jake said that his company builds for the times and does not mimic old architecture; zoning, fire codes also make it difficult to build as was done in the past. The design of the buildings is split into three parts, similar to historic architecture: it has a base, a middle and a top cornice. There is no affordable housing included in the development. Townhouses will be priced in the \$400 - \$450,000 range depending on whether the townhouse is 2 or 3 bedrooms. The houses will be priced in the \$600,000 range. Drew spoke about the last six years where the EWHA Board tried to save the properties. She spoke about the multiple owners, the foreclosures on the properties, and the EWHA Board's inability to gain control of the properties.</p> <p>Following discussion, and upon motion and second, the Assembly members voted to approve the following (vote approximately 17 yeas and 5 nays):</p> <ol style="list-style-type: none"> (1) To support the proposed zone change from RMX to RM-0.7; (2) To support the proposed conditional use variance to allow for 4 attached townhouses; (3) To support a height variance that would allow roof-top decks on townhouse units; and (4) All support approved by the Assembly members is for Onyx +East only and not for any other developer or owner of the property and is only for the proposal as presented at the Assembly meeting on June 1, 2022. 	
6. Treasurer's Report	Drew reported on the April Treasurer's Report that had been posted online prior to the meeting (see attached Report). She reported that there was \$8200 in income, related to parking lot revenues and membership dues. The grant listed is the AIG grant distributed annually to community councils by Invest in Neighborhoods. There were \$4200 in expenses, related to the parking lots and expenses of the Business Association. There was a positive balance for the month of \$4050. There was approximately \$56,000 on hand at the end of April.	None
7. Membership Committee Report.	Valerie Dailey reported. It's not too late to join or pay dues - https://eastwalnuthills.org/join-now/ .	None
8. Events Committee Report.	Christine Johnson reported. The June 4 th monthly trash walk is happening this Saturday at Parkside Cafe in Walnut Hills at 9:00 a.m. This summer EWHA is collaborating with Evanston Community Council for 5 music events: June 26 th in Hoffman Park for a Gospel Fest; June 26 for a family friendly event with Push Play in Owls Nest Park; August 6 th at Owls Nest Park where the Cincinnati Symphony will perform (Shuttles will be supplied so that people will be able to park and ride); September 3 rd at the Evanston Playground on Dana Avenue with the Cincinnati Music Accelerator; and finally, October 1 st for Jazz Fest in Owls Nest Park. Go to Festivalsofevanston.org to find out more about the music events. You can see the schedule, sign up to volunteer or have a community resource table or vendor table, and donate to help with these special community events. Christine Johnson: (301) 922-8294 or email scorpio.chris57@gmail.com	None
9. CMHA Committee Report.	Jinny Berten reported. Their main point of contact has left the San Marco and a replacement is not in place. CMHA is now in agreement on working towards a collaborative engagement for a solution to management of the pocket park. A solution is yet to be found, but is in process. The work on getting the fountain running continues.	None

10. Infrastructure Committee & Farmer's Market	Deb Dereshkevich reported. (1) EWHA had applied for a grant with the city for pedestrian safety for two EWH streets. The two streets did not score high enough (which is good because it means that there was not a significant number of crashes or pedestrians being hit). Councilmember Mark Jeffreys has communicated his desire to fund and focus on pedestrian safety. (2) The Farmers Market's initial Friday opening will be July 8. Social media is live: @EWHfarmersmarket.	None
7. Parking Committee Report	Rick Boydston reported. There are two lots that EWHA owns or leases with approximately 120 spaces in the two lots. The fees from the lots come from two sources: hourly parking, paid by app or at a parking kiosk, and monthly parking passes that can be applied for and paid online. Discussions with the City continue about the renewal of the lease on the Madison lot that the City owns. The Committee members are waiting for the City to deliver a draft agreement, but the process has not been expeditious.	None
8. Business Association Report.	Sara Sieftring reported that there are new street signs and new banners to be used to advertise Walk on Woodburn (WoW). Drew reported that Symposium, in the old Cafe de Sales space, recently opened.	None
9. Development Committee Report	Drew reported. (1) The two-way street conversion project is currently going on and will likely be completed before St Ursula School reconvenes in August. The entire project, including new sidewalks and trees, is projected to be completed in October. The \$150,000 TIF allocation request to complete the funding for the project will be presented to City Council for a vote in June. (2) The developers of the Kemper/Francis Lane site have begun clearing the site. The developer further reported that the architectural plans are being produced. The developer is open to presenting an update to Assembly members in September.	None
10. Owls Nest Park Update.	Benjamin Strohm reported. Meetings on-site have been held with the Cincinnati Parks at Owls Nest Park. They have committed to working with the Advisory Council to try and create a solution for the fence posts (stay or be modified) while solving the problem of vehicles illegally accessing the park grounds. There is an RFP out for construction analysis for the re-stabilization of the pavilion.	None
11. Misc.	Gwen Parham asked about zoning for restaurant/bars in the EWH business district regarding how late liquor is served. Residents on Myrtle are struggling with after-hours noise from Woodburn establishments. Drew agreed to share some suggestions with her offline.	None
Adjournment	There being no other business, the meeting was adjourned at 8:39 p.m.	

Submitted by Ben Strohm, Secretary

Attachments: Agenda, Police EWH Crime Statistics, Treasurers Report, Onyx + East Presentation

The next EWH Board meeting will take place on June 29 at 7:00 p.m. via Zoom

THE NEXT EWHA ASSEMBLY MEETING WILL TAKE PLACE ON SEPTEMBER 7 AT 7:00 P.M. AFTER THE SUMMER BREAK IN JULY AND AUGUST

Become a voting member of the Assembly by going to <https://eastwalnuthills.org> and signing up

EAST WALNUT HILLS ASSEMBLY AGENDA

June 1, 2022 at 7:00 p.m.

Via Zoom Call

1. Welcome *Drew Gores*

2. City Presentations
 - a. Cincinnati Fire Department
 - b. Cincinnati Police Department *Officer Perry Locke*
 - c. Bush Recreation Center, CRC *Director Vanessa Henderson*
 - d. Walnut Hills Branch, Cincinnati and
Hamilton County Public Library *Ashley Barnhill*

3. Approval of Minutes from Annual Meeting and Assembly Meeting on May 4, 2022

4. Request for Support for Zoning Change/Conditional Use/Variance: 3002-3026 Woodburn Avenue

5. Treasurer's Report *Vince Accorinti*

6. Committee Reports *Various Committee Chairs*

7. Other Business

- Adjournment

**The next Assembly will be held on
September 7, 2022 at 7:00 pm**

Check out these summer events!

Gospel Fest – Sunday, June 26, 3-6 pm – *Hoffman Field*

Community Celebration – Saturday, July 16, 4-8 pm – *Owls Nest Park*

Cincinnati Symphony Orchestra – Saturday, August 6, 4-9 pm – *Owls Nest Park*

EvanstonFEST – Saturday, September 3, 2-6 pm – *Evanston Park*

Reach out to the EWHA Board at: info@eastwalnuthills.org

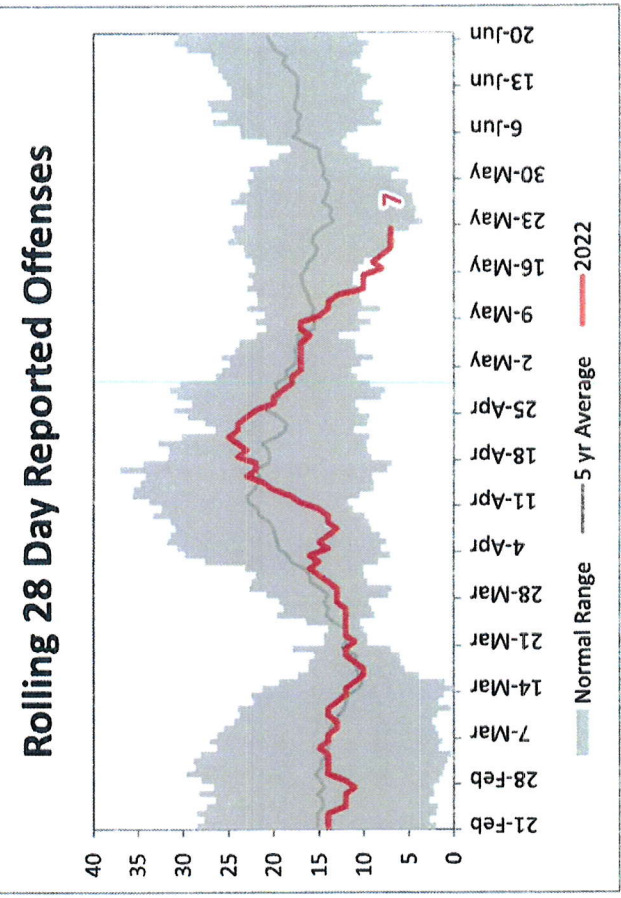
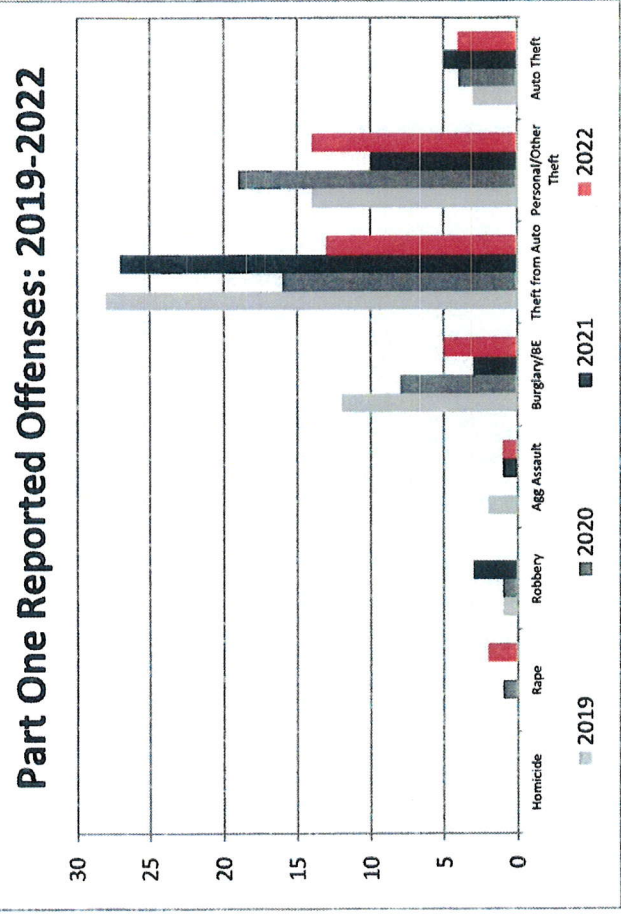
Membership – To join go to www.eastwalnuthills.org

Follow Your Neighborhood on Facebook: [EastWalnutHills](#)
Follow Your Neighborhood on Instagram: [@EastWalnutHills](#)

East Walnut Hills Neighborhood Report

East Walnut Hills	Year-to-Date: 23-May							
	2019	2020	2021	Avg: 2019-21	2022	Avg / 22	% Change: 2021 / 2022	% Change: 2021 / 2022
Part 1 Crime								
Homicide	0	0	0	0.0	0	N/C	N/C	N/C
Rape	0	1	0	0.3	2	500.0%	↑ 2	↑ 2
Robbery	1	1	3	1.7	0	↓ 1.7	↓ 3	↓ 3
Agg Assault	2	0	1	1.0	1	N/C	N/C	N/C
Total P1 Violent Crime	3	2	4	3.0	3	N/C	-25.0%	-25.0%
Burglary/BE	12	8	3	7.7	5	-34.8%	66.7%	66.7%
Theft from Auto	28	16	27	23.7	13	-45.1%	-51.9%	-51.9%
Personal/Other Theft	14	19	10	14.3	14	-2.3%	40.0%	40.0%
Auto Theft	3	4	5	4.0	4	N/C	-20.0%	-20.0%
Total P1 Property Crime	57	47	45	49.7	36	-27.5%	-20.0%	-20.0%
Total P1 Crime	60	49	49	52.7	39	-25.9%	-20.4%	-20.4%

East Walnut Hills	Rolling 28 ending: 5/23/2022					% Change: P2-P1
	Period 4 02/01/22 - 2/28/22	Period 3 03/01/22 - 3/28/22	Period 2 03/29/22 - 4/25/22	Period 1 04/26/22 - 5/23/22	Period 1 04/26/22 - 5/23/22	
Part 1 Crime						
Homicide	0	0	0	0	0	N/C
Rape	1	0	0	0	0	N/C
Robbery	0	0	0	0	0	N/C
Agg Assault	0	0	1	0	0	↓ 1
Total P1 Violent Crime	1	0	1	0	0	↓ 1
Burglary/BE	0	2	2	0	0	↓ 2
Theft from Auto	4	4	3	0	0	↓ 4
Personal/Other Theft	1	2	3	3	3	50.0%
Auto Theft	0	1	1	0	0	↓ 1
Total P1 Property Crime	5	9	9	3	3	-66.7%
Total P1 Crime	6	9	10	3	3	-66.7%



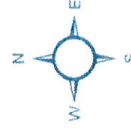
EAST WALNUT HILLS Neighborhood Crime Report: 28 DAY REPORTING PERIOD



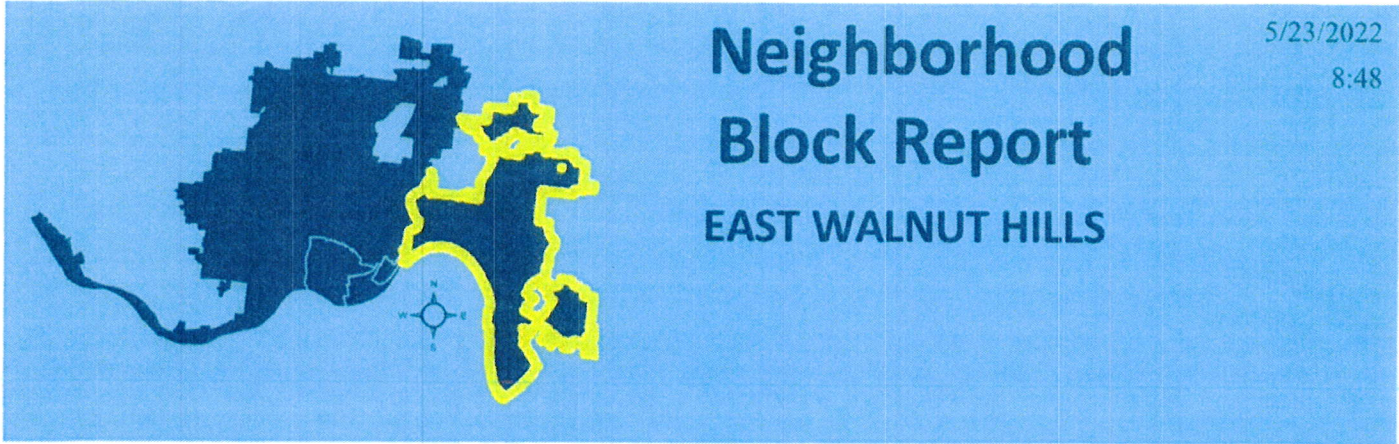
*All information shown here are preliminary and subject to change



- Neighborhoods
- Districts
- Violent Crimes**
 - Homicide
 - Rape
 - Robbery
 - Agg Assault
- Property Crimes**
 - Burglary/BE
 - Theft from Auto
 - Auto Theft
 - Personal/Other Theft



Data prepared on: 5/23/2022
Prepared by:
Crime Analysis & Problem Solving



Part 2 Offense

Incident No	Offense	Date of Offense	Street Block
229010810	Assault	5/7/2022 5:08:00 PM	25XX HACKBERRY ST
229010415	Criminal Damaging/Endangering	5/3/2022 2:06:00 PM	25XX HACKBERRY ST
229011128	Forgery	5/11/2022 11:28:51 AM	12XX EDGECLIFF PL
229010887	Menacing by Stalking	5/8/2022 11:00:00 PM	26XX CLEINVIEW AV

Personal/Other Theft

Incident No	Offense	Date of Offense	Street Block
229009898	Theft	4/27/2022 2:59:28 PM	26XX CLEINVIEW AV

Incident No	Offense	Date of Offense	Street Block
229011128	Theft	5/11/2022 11:28:51 AM	12XX EDGECLIFF PL
229011676	Theft	5/17/2022 9:30:00 AM	13XX WILLIAM HOWARD TAFT RD

EAST WALNUT HILLS ASSEMBLY

Monthly Report
4/1/2022 -- 4/30/2022

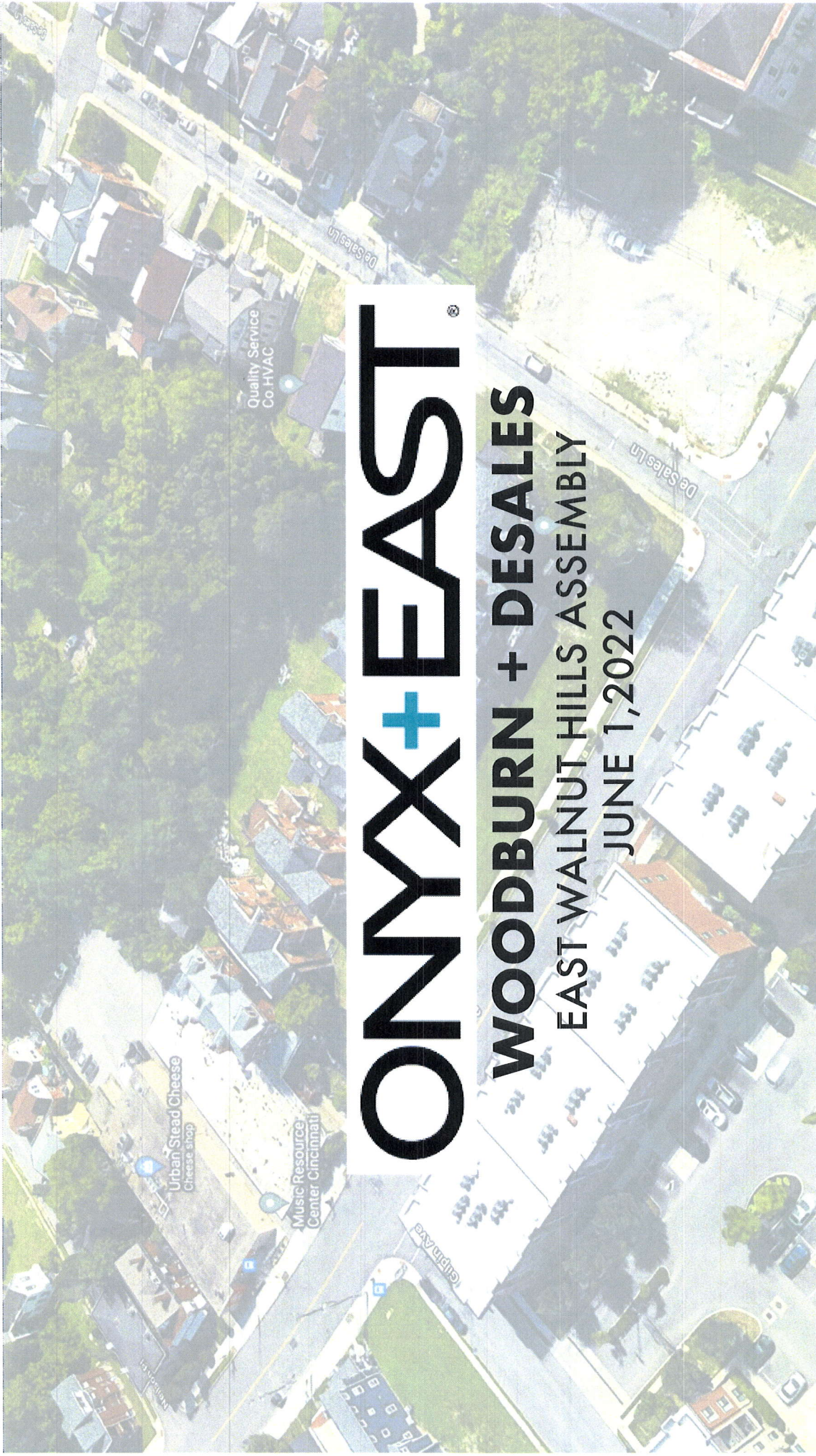
Category	Annual Budget	Month	Year to Date
	7/1/2021 6/30/2022	4/1/2022 4/30/2022	7/1/2021 4/30/2022
INCOME			
Membership Dues	9,700.00	220.00	8,565.00
Grants	22,398.00	861.00	21,999.00
Other Contributions	0.00	0.00	400.00
Parking Revenue	109,300.00	7,146.60	64,709.25
Event Income	100.00	0.00	0.00
Sales	200.00	36.00	121.15
Other	0.00	0.00	0.00
TOTAL INCOME	141,698.00	8,263.60	95,794.40
EXPENSES			
Outreach	10,300.00	450.00	8,093.58
Administration	1,190.00	5.55	216.15
Business Association	15,941.00	1,090.00	7,796.90
Beautification	22,550.00	0.00	19,193.98
Event Committee	5,500.00	0.00	899.72
Woodburn Parking Lot	37,695.00	1,022.69	20,426.23
Madison Parking Lot	51,498.00	1,640.70	39,648.43
NSP Repayment	0.00	0.00	0.00
TOTAL EXPENSES	144,674.00	4,208.94	96,274.99
OVERALL TOTAL	-2,976.00	4,054.66	-480.59

BALANCE SHEET (Month)

	3/31/2022	4/30/2022	Net Change
Operating Account	22,675.84	26,353.29	3,677.45
Madison Parking Lot Acct (Restricted)	6,368.40	8,329.85	1,961.45
Woodburn Lot Acct	9,747.02	12,268.78	2,521.76
Business Association Acct	5,506.11	6,326.11	820.00
Business Association PayPal	11.97	11.97	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	7,768.00	2,842.00	-4,926.00
TOTAL CASH ACCOUNTS	52,077.34	56,132.00	4,054.66

BALANCE SHEET (Year to Date)

	6/30/2021	4/30/2022	Net Change
Operating Account	24,367.47	26,353.29	1,985.82
Madison Parking Lot Acct (Restricted)	11,175.86	8,329.85	-2,846.01
Woodburn Lot Acct	13,528.18	12,268.78	-1,259.40
Business Association Acct	761.11	6,326.11	5,565.00
Business Association PayPal	11.97	11.97	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	6,768.00	2,842.00	-3,926.00
TOTAL CASH ACCOUNTS	56,612.59	56,132.00	-480.59



ONLYX+EAST®

WOODBURN + DESALES

EAST WALNUT HILLS ASSEMBLY

JUNE 1, 2022

WHERE ARE WE?

OUR OFFICES

1 Indianapolis, IN

1828 N. Central Avenue

2 Tampa, FL

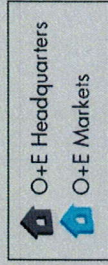
2002 E. Fourth Avenue

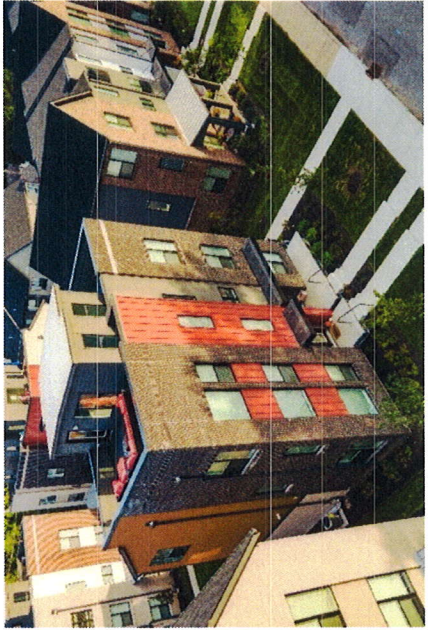
3 Columbus, OH

243 N. 5th St. Suite 330

4 Cincinnati, OH

Coming Soon









STILL WALNUT HILLS

EVANSON

1.9 ACRES

WOODBURN AVE

DE SALES LN

Urban Stead Cheese
Cheese shop

Music Resource
Center Cincinnati

Lawn Life

Quality Service
Co HVAC





WOODBURN AVENUE

DESALES LANE

NORTH
SCALE: 1" = 40'

UNIT 1
(CHRISHAW)

UNIT 2
(FLETCHER)

UNIT 3
(CHRISHAW)

UNIT 4
(CHRISHAW)

UNIT 5
(CHRISHAW)

UNIT 6
(CHRISHAW)

UNIT 7
(CHRISHAW)

UNIT 8
(FLETCHER)

UNIT 9
(CHRISHAW)

UNIT 10
(CHRISHAW)

UNIT 11
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UNIT 12
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UNIT 13
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UNIT 21
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UNIT 22
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UNIT 23
(CHRISHAW)

UNIT 24
(CHRISHAW)

UNIT 25
(FLETCHER)

UNIT 26
(CHRISHAW)

UNIT 27
(BECKER)

UNIT 28
(BECKER)

UNIT 29
(BECKER)

UNIT 30
(BECKER)



ELEVATION A



ELEVATION B



(26) TOWNHOMES

2-3 Bedrooms

2-Car Garages

Rooftop Decks

Balconies

Private Yards

(3) SINGLE-FAMILY HOMES

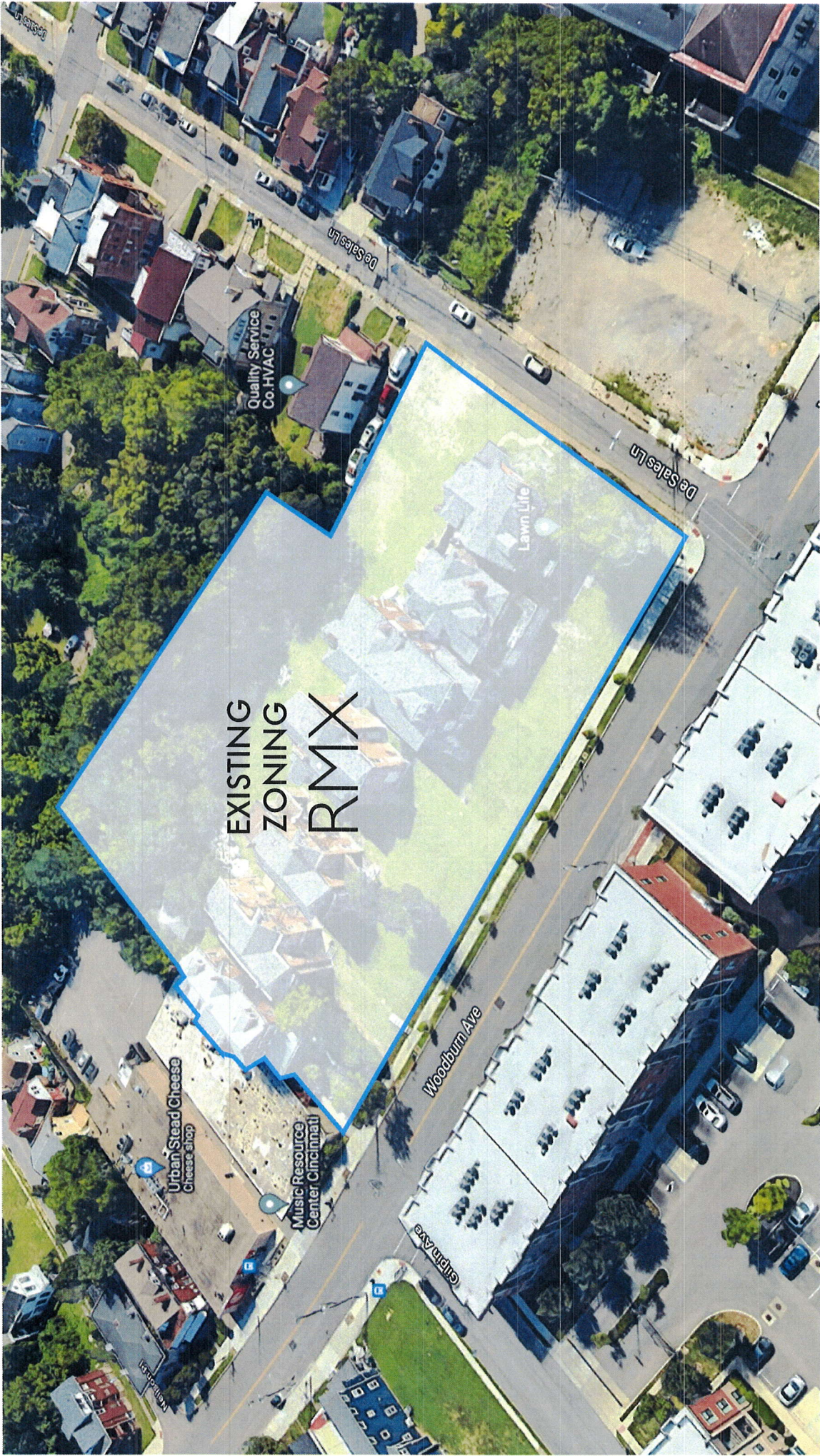
3-4 Bedrooms

2-Car Garages

Basements

Balconies

Private Yards



EXISTING
ZONING
RMX

Quality Service
Co HVAC

Lawn Life

Urban Stead Cheese
Cheese shop

Music Resource
Center Cincinnati

Woodburn Ave

DeSales Ln

Gipsy Ave



REQUESTED
ZONING
RM0.7

Quality Service
Co.HVAC

Lawn Life

Urban Stead Cheese
Cheese shop

Music Resource
Center Cincinnati

Woodburn Ave

DeSales Ln

DeSales Ln



REQUEST FOR CONSIDERATION

Onyx+East requests East Walnut Hills' support for our petition for:

- 1. Rezoning the property from RMX to RM0.7**
- 2. Conditional use variance to allow four (4) connected rowhomes**
- 3. Height variance to allow fourth (4th) floor access to rooftop decks on various units**

Conditional use variance to allow four (4) connected rowhomes



Height variance to allow fourth (4th) floor access to rooftop decks on various units

