

THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEMBER MEETING
Wednesday, September 6, 2017 at 7:00 PM
St. Francis De Sales School Cafeteria

Agenda Item	Discussion	Action
1. Welcome	EWHA President Drew Gores welcomed everyone to the monthly meeting.	None
2. Acceptance of 6/7/17 prior meeting minutes	The minutes of the immediately preceding monthly member meeting held 6/7/17, posted 9/25/17 on the Assembly's website at eastwalnuthills.org, were accepted with typo changes submitted by Walter Banach.	Unanimous Consent
3. Cincinnati Fire/Police Department	Cincinnati Police Department representative, Officer Locke, discussed National Night Out held in August and safety issues in the neighborhood.	None
4. Treasurer's Report	Freeman Durham gave the Treasurer's Report, based on Aug 30, 2017 numbers, which is attached below.	None
5. Burdett Ave. Speed Humps	Ken Kuley, a representative from the Burdett Ave. community group, asked for the Assembly members' support of his group's request to the City to add speed humps on Burdett Ave. to calm the traffic. A motion to support the Burdett residents' request to the City to add speed humps was presented for a vote.	Motion Passed
6. Anthem Development	<p>Steve Dronen, representing the developer of the Anthem site (Fortus, Al Neyer and Vandercar Holdings) came before the Assembly to request a change of zoning for the Anthem site from Office Limited (OL) to a Planned Development District (PD) and approval of Phase 1 of the PD. Mr. Dronen presented plans for Phase 1. Much discussion ensued. Drew presented the conditions that the EWHA Board voted to include in their approval for Phase 1 of the PD:</p> <p>(1) Street width on WH Taft is to be 40 feet and the setback of the buildings are to be a minimum of 15 feet (excluding courtyard on western building which will be deeper).</p> <p>(2) Each (and every) ground level residential unit in the development shall have its own individual ground floor entry way.</p> <p>(3) The first floor (street level) units on Woodburn shall have a design that is versatile so that units may be converted to commercial use as market demand dictates.</p> <p>A motion was presented to support the change of zoning and the PD Phase 1 plan with the above conditions.</p>	Motion Passed
7. NSP Budget	John McHugh presented a proposed NSP budget for the upcoming year as follows: \$2300 for Assembly Business (including Membership Letter), \$2000 for Events and Communications, \$2000 for Beautification, and \$500 for Kiosk Materials - for a total of \$6800. After discussion,	Motion Passed

	during which Drew reminded attendees that all residents (whether or not dues paying members) had a right to vote, a motion was made to support this budget as presented.	
8. Beautification	Sue Fullen thanked Susan and Mike Fisher for joining the Beautification Committee and for their hard work over the summer. She thanked Walter for continuing to be a hard-working volunteer. She discussed some of the projects that were accomplished over the summer.	None
9. Business Association	Kevin Wallace reported on a meeting with WHRF and Greg Kohler from the City to discuss TIF. He also reported that some businesses were reporting that business was down about 10% after the paid parking was established. He presented a letter requesting free parking during WOWs. He announced the next BA meeting would be held on Sept 25 th . Matthew Carle reported that the employees at the UDF on Victory were reporting the store was closing.	None
10. Development	Rae Vuic reported on development in the community like the redevelopment of the Rainbow Building by WHRF, the continuing redevelopment of the Bank Building, and streetscape redevelopment on Woodburn north of Madison. . Walter asked for a more in-depth discussion of TIF at the next meeting.	None
11. Events	Christine Johnson reported that new T-shirts are for sale; on National Night Out and Movie Night; and on upcoming events like Run For the Hills 5K, Candidates' Night, and Taste of the Neighborhood. Drew thanked everyone, especially the volunteers, for a great Movie Night.	None
12. Parking Committee	Richard Boydston reported on the Parking Lots going to paid lots starting July 5 th and announced that there was about \$4,000 for revenue each month. He discussed some of the plans for that revenue would be to rehab the parking lots. There was a discussion about residential parking in the neighborhood and Drew asked anyone interested to please get involved with the Parking Development Committee headed by Tony Fischer.	None
13. Old Business	None	None
14. Adjournment	The meeting was adjourned at 9:10 pm.	None

Recorded by: Mark Nelson, Secretary

Next EWA Board Meeting: Wednesday 9/27/17 at 7:00 pm at MRC

Attachments: Agenda, Treasurer's Report, Sign-in Sheet, Fortus PD Phase I material, and Cincinnati Police Department Crime Statistics.

Next Assembly Meeting: Wednesday, 10/4/17 at 7:00 PM – St. Francis De Sales School Cafeteria

EAST WALNUT HILLS ASSEMBLY AGENDA

September 6, 2017 at 7:00 p.m.

St Francis de Sales School Cafeteria

1. Welcome (Drew Gores)
2. Approval of Minutes from June 7, 2017 (Drew Gores)
3. Safety (John McHugh)
 - a. Cincinnati CFD Report
 - b. Cincinnati CPD Report
4. Treasurer's Report (Freeman Durham)
5. Request for Support for City Study to Support Street Humps on Burdette Ave. (Ken Kuley)
6. Presentation on Anthem Site Development (Rae Vuic, Stephen Dronen from Fortus)
7. Neighborhood Support Program (NSP) Presentation (John McHugh)
8. Beautification (Sue Fullen)
9. EWH Business Association (Kevin Wallace)
10. Development (Rae Vuic)
11. Events: Report on Movie Night (Christine Johnson)
 - a. Run for the Hills 5k event (Frankie Young)
12. Parking (Rick Boydston)
13. Other Business

Adjournment

**The next Assembly meeting is October 4, 2017 at 7:00 p.m.
Reach out to the EWA Board at: EWA@eastwalnuthills.org
Membership – To join go to www.eastwalnuthills.org**

Category	Annual Budget	Month 7/1/2017 7/31/2017	Prior Budget 7/1/2016 6/30/2017	Prior Actual 7/1/2016 6/30/2017
INCOME				
Membership Dues	12,000.00	20.00	11,000.00	13,080.00
Grants	42,050.00	0.00	42,950.00	12,139.30
Parking Revenue	38,890.00	6,185.25	21,640.00	22,113.32
Beautification	0.00	0.00	0.00	1,135.90
Events	500.00	0.00	2,000.00	1,089.00
Sales	500.00	0.00	500.00	165.00
Other	0.00	0.00	2,000.00	300.00
TOTAL INCOME	93,940.00	6,205.25	80,090.00	50,022.52
EXPENSES				
Outreach	4,820.00	0.00	4,536.00	5,189.36
Administration	2,898.00	5.00	4,167.00	3,796.95
Business Association	5,250.00	0.00	5,250.00	1,130.00
Beautification	8,600.00	24.99	7,500.00	8,687.12
Event Committee	5,220.00	250.00	7,450.00	4,942.59
Woodburn Parking Lot	51,440.00	80.00	29,000.00	5,008.38
Madison Parking Lot	65,270.00	111.80	37,550.00	10,317.10
Contingency	5,000.00	0.00	5,000.00	1,676.12
TOTAL EXPENSES	148,498.00	471.79	100,453.00	40,747.62
OVERALL TOTAL	-54,558.00	5,733.46	-20,363.00	9,274.90

BALANCE SHEET (Month)

	6/30/2017	7/31/2017	Net Change
Operating Account	24,380.58	23,990.67	-389.91
Madison Parking Lot Acct (Restricted)	51,279.10	57,402.47	6,123.37
Cash	0.00	0.00	0.00

TOTAL CASH ACCOUNTS

	75,659.68	81,393.14	5,733.46
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BALANCE SHEET (Last Fiscal Year)

	7/1/2016	6/30/2017	Net Change
Operating Account	22,151.90	24,380.58	2,228.68
Madison Parking Lot Acct (Restricted)	44,232.88	51,279.10	7,046.22
Cash	0.00	0.00	0.00

TOTAL CASH ACCOUNTS

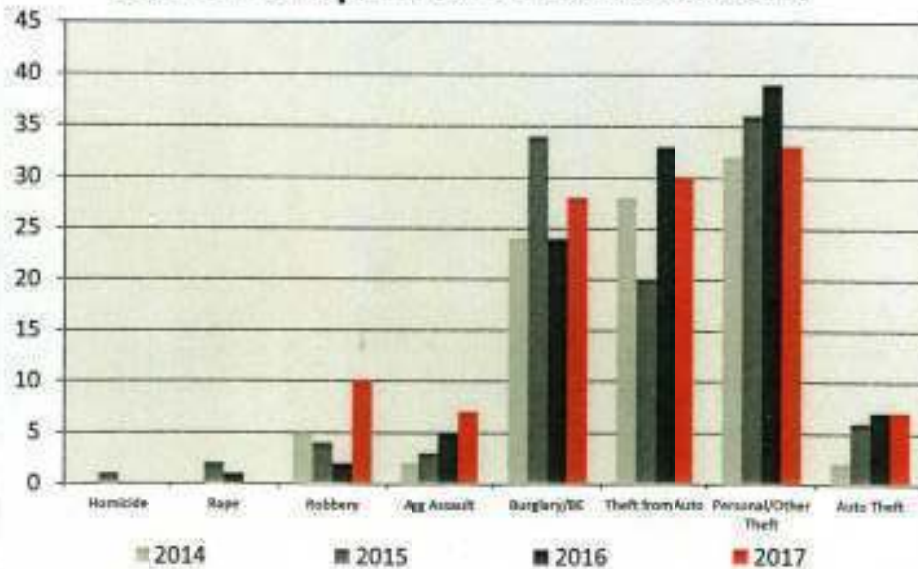
	66,384.78	75,659.68	9,274.90
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East Walnut Hills Neighborhood Report

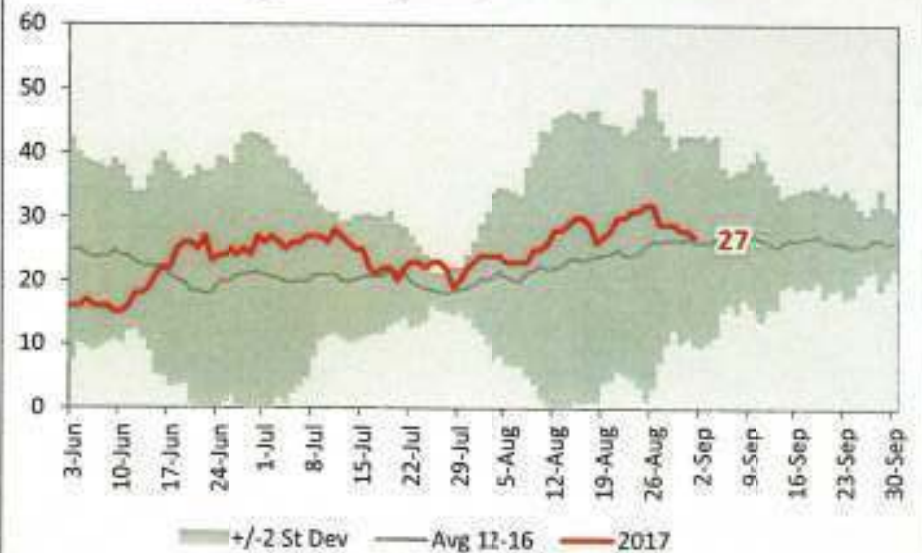
East Walnut Hills		Year-to-Date: 2-Sep					
	2014	2015	2016	Avg: 2014-6	2017	% Change: Avg / 17	% Change: 2016 / 2017
Part 1 Crime							
Homicide	0	1	0	0.3	0	↓ 0.3	N/C
Rape	0	2	1	1.0	0	↓ 1	↓ 1
Robbery	5	4	2	3.7	10	172.7%	400.0%
Agg Assault	2	3	5	3.3	7	110.0%	40.0%
Total P1 Violent Crime	7	10	8	8.3	17	104.0%	112.5%
Burglary/BE	24	34	24	27.3	28	2.4%	16.7%
Theft from Auto	28	20	33	27.0	30	11.1%	-9.1%
Personal/Other Theft	32	36	39	35.7	33	-7.5%	-15.4%
Auto Theft	2	6	7	5.0	7	40.0%	N/C
Total P1 Property Crime	86	96	103	95.0	98	3.2%	-4.9%
Total P1 Crime	93	106	111	103.3	115	11.3%	3.6%

East Walnut Hills		Rolling 28 ending: 9/2/2017					
Part 1 Crime	Period 4	Period 3	Period 2	Period 1	% Change:		
	05/14/17 -	06/11/17 -	07/09/17 -	08/06/17 -	P3-P1	P2-P1	
	6/10/17	7/8/17	8/5/17	9/2/17			
Homicide	0	0	0	0	N/C	N/C	
Rape	0	0	0	0	N/C	N/C	
Robbery	1	3	2	3	N/C	50.0%	
Agg Assault	1	0	1	0	N/C	↓ 1	
Total P1 Violent Crime	2	3	3	3	N/C	N/C	
Burglary/BE	2	0	3	9	↑ 9	200.0%	
Theft from Auto	5	9	2	2	-77.8%	N/C	
Personal/Other Theft	5	3	5	5	66.7%	N/C	
Auto Theft	0	2	1	1	-50.0%	N/C	
Total P1 Property Crime	12	14	11	17	21.4%	54.5%	
Total P1 Crime	14	17	14	20	17.6%	42.9%	

Part One Reported Offenses: 2014-17



Rolling 28 Day Reported Offenses



EAST WALNUT HILLS Neighborhood Crime Report: 06-Aug-17 to 02-Sep-17

*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



East Walnut Hills Assembly
Neighborhood Support Program (NSP)
September 6, 2017

The EWHHA Board approves and recommends Assembly approval of this grant request.

<u>Category</u>	<u>Past Request</u>	<u>New Request</u>	<u>+/-</u>
Assembly Business	\$2,420	\$2,300	(120)
Events & Communication	\$2,400	\$2,000	(400)
Beautification	\$2,480	\$2,000	(480)
Kiosk Materials	<u>\$400</u>	<u>\$500</u>	<u>100</u>
TOTAL	\$7,700	\$6,800	(900)

East Walnut Hills Assembly Meeting Sign-in
Date: September 6, 2017

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ANNON FIELER	1 P. Pyles
drea Fieker	alter Banach
Joe Carty	Robert L. Hatten
Senath Kulera	ason Franz
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Jelanie Bator	JOHN BERTEN
ANE MERANUS	Jim Fickham
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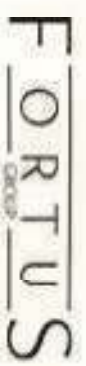
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Anthem Site Redevelopment

EWB Assembly Board – August 30, 2017

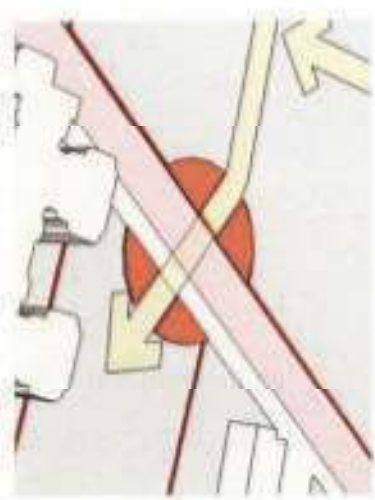
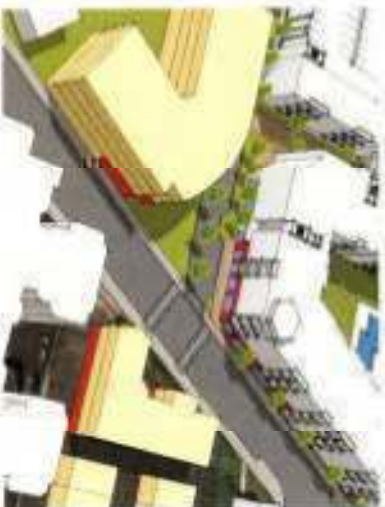
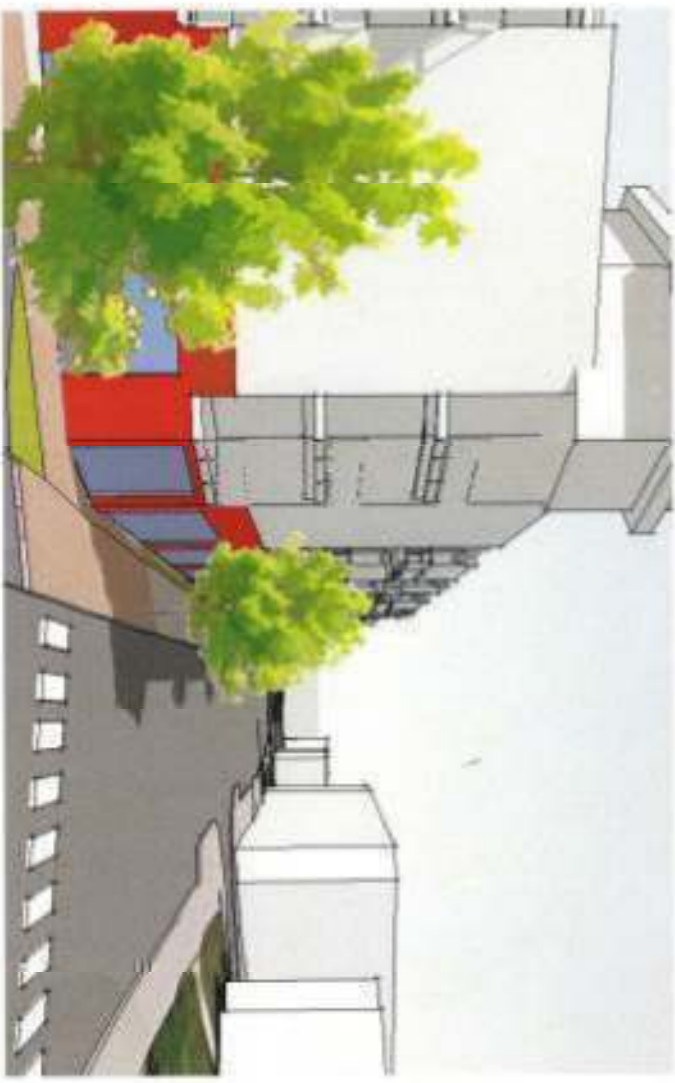


Mixed-Use, Preliminary Massing



Woodburn

- Concentrate commercial activity on Woodburn at New Street and radiate from there
- Reserve areas for temporary cross-commercial activity
- Provide residential or quasi-commercial spaces that relate directly to the street
- Use hardscape treatments to welcome public and reduce threshold resistance



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GROUND FLOOR COMMERCIAL CORNER



TEMPORARY POP-UP CROSS-COMMERCIAL ACTIVITY

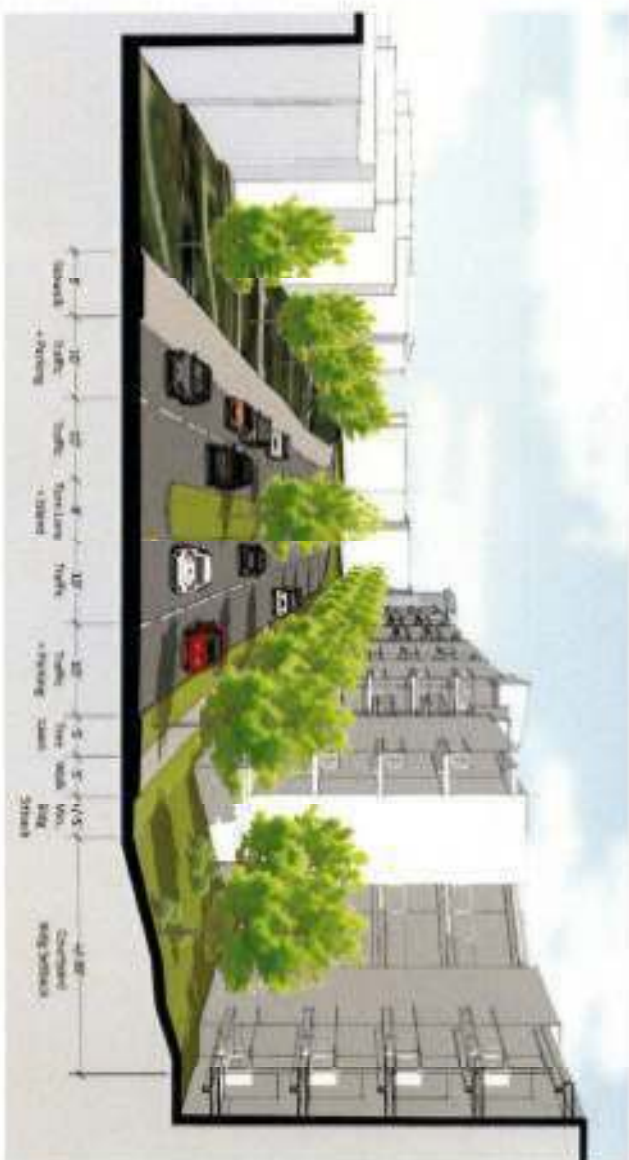


STREET HARDSCAPE TREATMENTS

RESIDENTIAL/QUASI-COMMERCIAL UNITS ON THE STREET

Taft

- Advocate for compact street section with plantings where possible
- Create a "green edge"
- Avoid "wall effect"
- Set site lines back in order to create planting island in Taft
- Set building in to create a street front "garden courtyard"



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COMPACT, LANDSCAPED STREET SECTION



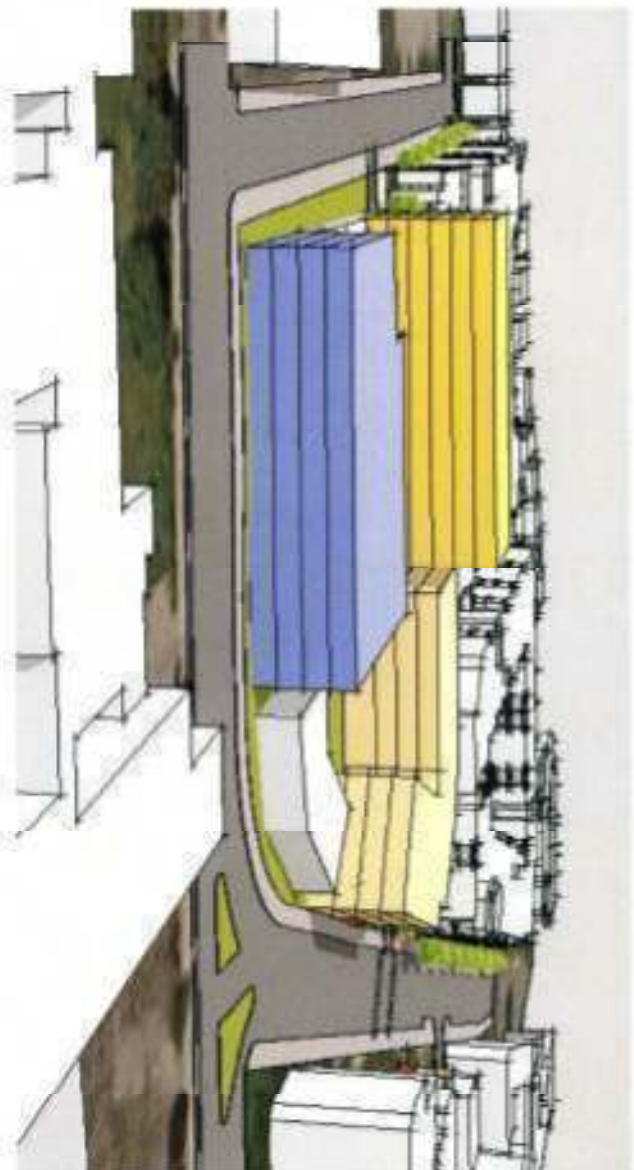
"GREEN EDGE" AND ARCHITECTURAL VARIETY



STREETSIDE GARDEN COURTYARD

McMillan

- Existing character is well suited to accommodate greater scale
- Opportunities for variety of uses and building types



OFFICE



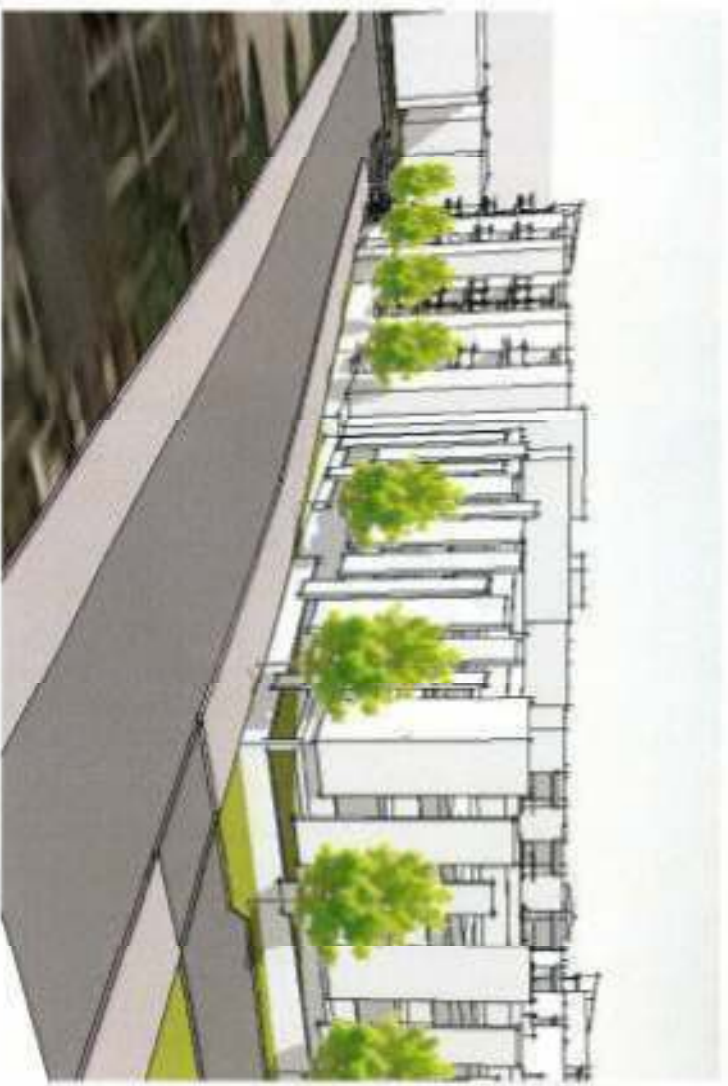
SENIOR LIVING PRODUCTS



MIXED USE RESIDENTIAL

Bell

- Service side of the project
- Comfortable for pedestrians but efficient for vehicular access



Internal Streets

- "Pedestrian" alley
 - Multi-use
 - Intimate
 - Well lit
 - Main "feature" of the development
- "New Street" – Woodburn -- Bell connector



NEW STREET



PEDESTRIAN ALLEY



Lot East of Woodburn

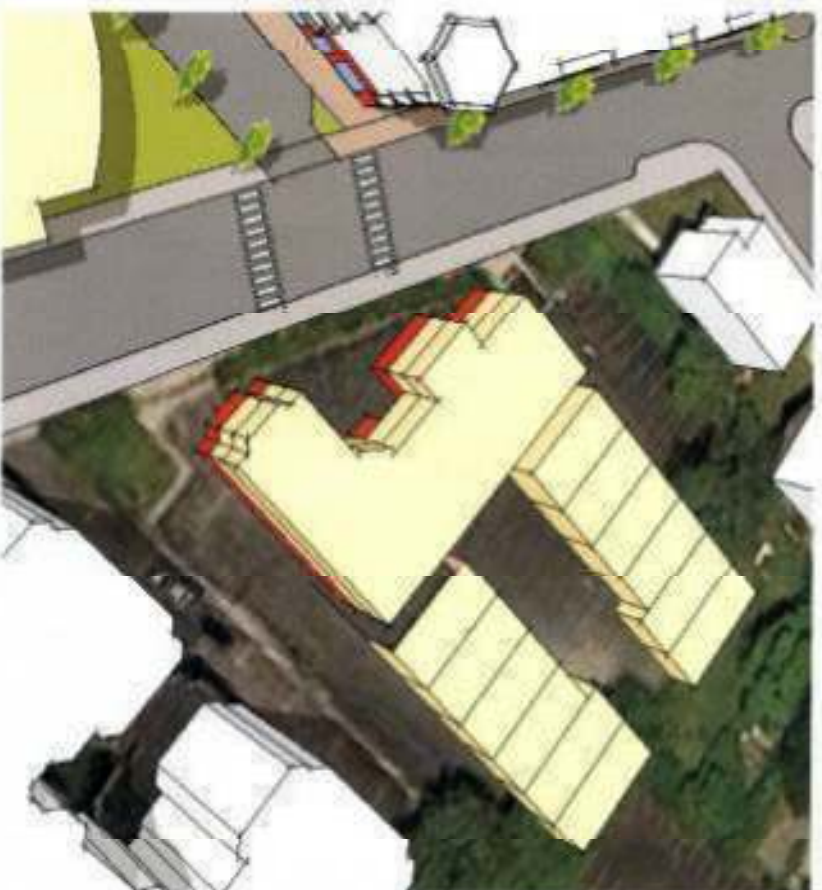
- Rowhouses that front on a central green.
- Woodburn frontage is combination of commercial and flats



Flats over commercial



Rowhouses fronting a green



Future Phases

- Variety of potential uses and building types:
- Office, retail, senior housing, mixed-use/ multi-family, owner-occupied housing
- Woodburn East Side:
- Smaller homes, attached single-family, rowhouse-style, condominium



Putting it all together



Massing



Guiding Principles Leading into Next Phase of Exterior Design

- Exteriors should be authentic and visually interesting
- Design palette should be responsive to the materials in the neighborhood
- Pedestrian needs to be prioritized. In addition to roadways, this applies to building entrances and how the buildings interact with the street.
- Retail should be outward facing and it should be obvious that they are open to the public and not just building residents.

