

EAST WALNUT HILLS ASSEMBLY MONTHLY MEETING MINUTES

Wednesday, April 3, 2019 at 7:00 PM
St Francis de Sales School Second Fl. Classroom

Agenda Item	Discussion	Action
Welcome	President Tony Fischer called the meeting to order at 7:03 p.m.	None
1. Acceptance March 2019 Minutes	The March 13, 2019 Minutes were posted to the EWH website at eastwalnuthills.org prior to the meeting. There being no revisions or corrections to the Minutes, the Minutes were deemed approved as posted.	None
2. Cincinnati Police Report	Officer Perry Locke presented the crime statistics for EWH for March 2019. A copy of the crime statistics is attached. Captain Aaron Jones reported on the successful "Theft from Autos" campaign and reminded the attendees that the police are looking for three EWH 'hot spots' identified by the community for focused and heightened enforcement to reduce speeding and accidents.	None
3. Bush Recreation Cntr Report	Vanessa Henderson from the Bush Recreation Center reported membership rates are changing. The rates can be found online. Cincinnati Recreation is looking for lifeguards and other staff for the summer. Details can also be found online. Summer camp starts June 3; the application is available at the Center.	None
4. Treasurer's Report	No report.	None
5. Presentation & Vote on Redevelopment of Anthem Site	<p>Rae Vuic introduced Stephen Dronen from Fortus and Josh Hughes from Buckingham, the two developer partners in the redevelopment of the former Anthem site. She stated that the Stakeholder Committee, representing key constituent groups, has been meeting with the developer since April 2017 and reminded attendees that the first part (of two) of the Planned Development process (PD) was approved by Assembly members in September 2017, when the site concept plan was approved. She stated that the concept design plans for the final development plans (2nd part of PD) that Dronen was presenting were approved by the Stakeholder Committee and by the EWH Board and were being presented this evening for discussion and possible vote of approval. Stephen Dronen walked through the slides of the presentation (copy of the presentation is attached). Included in his comments:</p> <ol style="list-style-type: none"> (1) The "View Woodburn" shows retail at the corner of Woodburn and Taft and along the length of Woodburn to the New Street. Restaurants and other small shops are likely tenants; the developer will be working with the EWH to find tenants. (2) "View New Street" shows balconies and terraces on the top. (3) "View Taft and Bell" shows a recessed courtyard and direct access to the street from individual apartments. (4) "View Taft" shows architectural focus at the main entryways. (5) "View McMillan" shows the dark brick on the garage that will help it fade into the background and how the proposed next phase of development will visually hide the garage. (6) "Taft Faces" shows the grade change on Taft. (7) "Pedestrian Street Faces" - apartments have walkouts to the street. (8) "Process Remaining" lists developer steps to be taken to approve the final design, while working through the PD process with the Planning Department/Commission (Planning Commission in May?) and City Council for final financing (in June?). 	Unanimous Vote

EAST WALNUT HILLS ASSEMBLY MONTHLY MEETING MINUTES

Wednesday, April 3, 2019 at 7:00 PM
St Francis de Sales School Second Fl. Classroom

	<p>Stephen Dronen provided the following information to questions:</p> <ul style="list-style-type: none"> (1) There will be 1 (65% of total), 2 (25%), & 3 (10%) bedroom units. (2) Square footage of the apartments ranges from 750 sq. ft.-1200 sq. ft. (3) 10% of the apartments will be 'affordable' and capped below market rate (120% of AMI). (4) At this point Dronen does not know what average rental rates will be. (5) There will be surface parking on the existing lots to the south; lighting will be done to be sensitive to surrounding properties. (6) The setback on the building on Taft will be 25 ft; the buildings on Woodburn will abut the sidewalk. (7) A hub of activity with a space for pop-ups is proposed near the corner of Woodburn and the New Street. (8) It is hoped that construction will begin by the end of this year. In the meantime, the developer will clean up and maintain the site. <p>Upon motion and second to approve the concept design plans of the final development plan as presented, the members unanimously voted to approve.</p>	
6. Report Beautification Committee	Sue Fullen reported that the traffic island clean-up is continuing. She reported new people have volunteered and she is always looking for more volunteers. There was a car accident at the traffic island at McMillan and Woodburn.	None
7. Business Assoc. Report	Simon Coriell reported. The next Walk on Woodburn is April 19. He encouraged everyone to visit the business district and support the businesses.	None
8. Events Committee Report Pottery Fair Update	<ul style="list-style-type: none"> (1) Alexandra Rock reported. The Events Committee hosted its first monthly trash pick-up walk in EWH on April 6. The next monthly trash pick-up will take place May 4; volunteers should meet at Cafe de Sales at 9:00 a.m. (2) Drake Ash from the Clay Alliance reported. The spring Pottery Fair, featuring over 65 artists, will take place in the Madison parking lot on May 4 from 10:00 a.m. until 4:00 p.m. She is looking for volunteers. 	None
9. Cincinnati State Educational Economic Center	Betty Richard reported on the Center's work with students age 19 and above. The Center focuses on low income students and/or 1 st generation students who are planning for a job opportunity or further university education. The Center assists with scholarship information, financial aid and high school diploma programs.	None
10. The Mission Presentation	Charles Dudley, from Mission Cincinnati that meets at the Evanston Recreational Center, invited people to attend the church and talked about increasing outreach between Evanston and EWH communities.	None
11. Landslides	Valerie Daley, from the Board of EWH, reported that the Board is monitoring the City's talks about allocating approximately \$17 million to fix landslides along Columbia Parkway. The EWH border runs along Columbia Parkway from Torrence to Kemper.	None
Adjournment	The meeting was adjourned at 8:19 p.m.	None

Recorded by Drew Gores, Secretary

Attachments: Agenda, Police Department Crime Statistics, Anthem Concept Plans, Sign-in Sheetsff

Next EWH Board Meeting Wednesday April 24, 2019 at 7:00 p.m. at MRC

Next EWH Assembly Monthly Meeting May 1, 2019 at 7:00 p.m. at St Francis de Sales School Cafeteria

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

EAST WALNUT HILLS ASSEMBLY AGENDA

April 3, 2019 at 7:00 p.m.

St Francis de Sales School

1. Welcome *Tony Fischer*
 2. Approval of Minutes
 3. City Departments
 - a. Cincinnati Fire Department
 - b. Cincinnati Police Department
 - c. Cincinnati Recreation Commission
 4. Presentation & Request for Support for the Anthem Site Project *Stephen Dronen*
 5. Committee Reports *Various Committee Chairs*
 6. Other Business
- Adjournment

**The next Assembly will be held on the 1st Wednesday in May
May 1, 2019 at 7:00 pm**

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

Membership – To join go to www.eastwalnuthills.org

**PLEASE NOTE: The May Assembly is our statutory annual meeting when
the Assembly votes for new board members.**



EAST WALNUT HILLS COMMUNITY

CRIME STATISTICS

April 2019

FELONIOUS ASSAULT/AGGRAVATED ASSAULT

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199005926	3/24/2019 23:53	2627 ASHLAND AV	Felonious Assault

BURGLARY/BREAKING & ENTERING

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199004925	3/12/2019 8:27	1831 KEYS CRESCENT LN	Burglary
199006244	3/29/2019 1:22	2701 JOHNSTONE PL	Burglary

THEFT FROM AUTOS

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199004860	3/11/2019 12:50	1402 LOCUST ST	TFA
199005051	3/13/2019 16:01	2718 CLEINVIEW AV	TFA
199005421	3/18/2019 9:30	2935 HACKBERRY ST	TFA
199005571	3/20/2019 10:10	2719 WOODBURN AV	TFA
199006053	3/25/2019 1:00	2531 MOORMAN AV	TFA
199C000130	3/25/2019 9:50	2 BEECHCREST LN	TFA
199C000136	3/27/2019 20:54	1859 MADISON RD	TFA
199006171	3/28/2019 12:17	1339 E MCMILLAN ST	TFA
199006294	3/29/2019 19:31	2515 HACKBERRY ST	TFA

THEFT

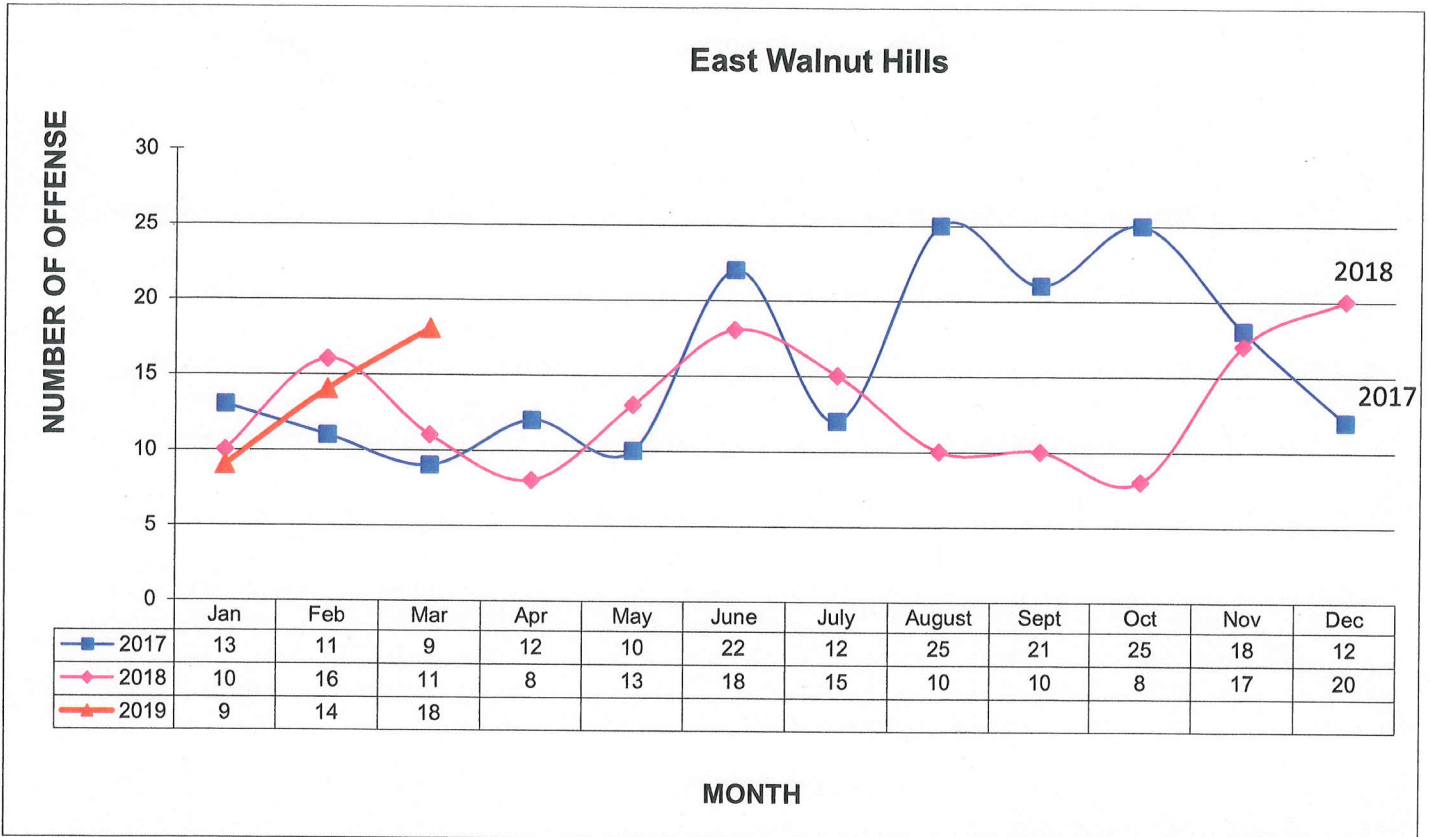
INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199004657	3/8/2019 15:10	2733 WOODBURN AV	Theft
199005941	3/25/2019 9:45	1520 MADISON RD	Theft
199006041	3/26/2019 16:46	1815 WILLIAM HOWARD TAFT RD	Theft

AUTO THEFT

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199005618	3/20/2019 18:00	2400 UPLAND PL	Auto Theft
199006251	3/29/2019 9:11	2507 MOORMAN AV	Auto Theft

OTHER CRIMES

Row Labels	Count of OFFENSE
Assault	2
Criminal Damaging/Endangering	1
Grand Total	3



REDEVELOPMENT OF FORMER ANTHEM CAMPUS

EWI Assembly – April 3, 2019



BUCKINGHAM™
COMPANIES

F O R T U S
GROUP

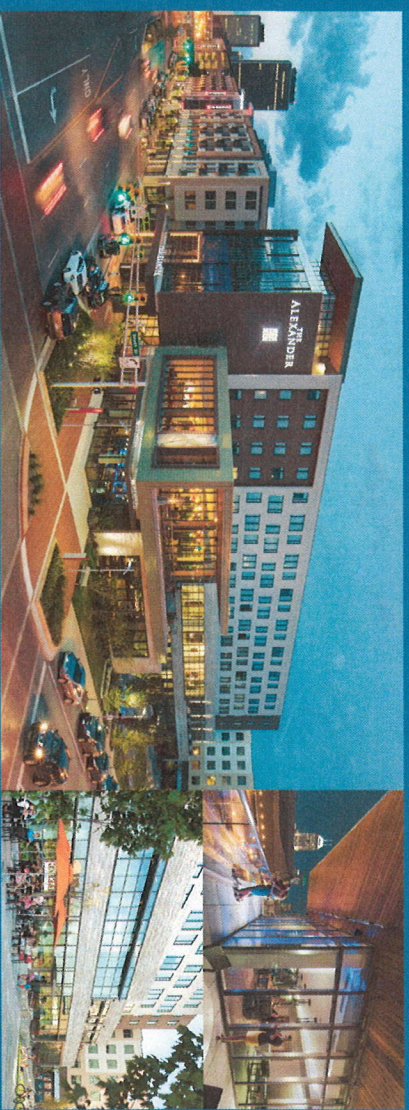
OVERVIEW

- Project Team
- Recap of Process
- Final Concepts
- Next Steps

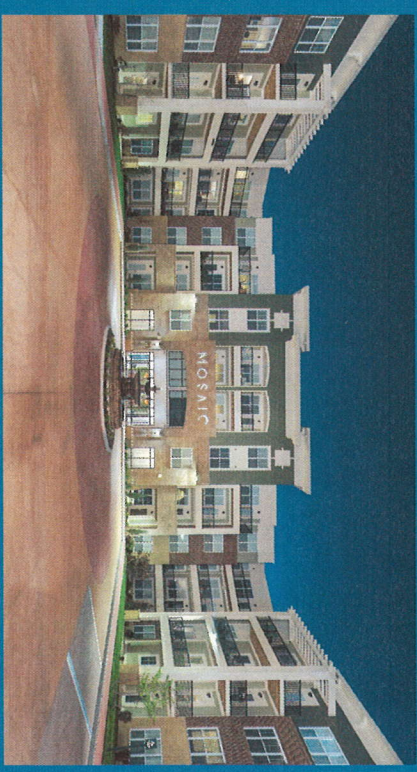
PROJECT TEAM



BUCKINGHAM[™]
COMPANIES



FORTUS
GROUP



PROCESS **RECAP**

- Began community conversations in December 2016
- EWH-A convened Stakeholder's Group
- Co-Engaged Planning Consultant to Advise
- Continued Stakeholder Meetings
- Concepts approved by EWH A Board in August 2017
- Approved by Assembly in September 2017
- Approved by Cincinnati Planning Commission in October 2017
- Approved by City Council in November 2017
- Continued meeting with Stakeholder's Group
- Stakeholders voted in support in February 2019

OVERVIEW SITE PLAN



INSPIRATION OF FINISH TREATMENTS



VIEW **WOODBURN**



WOODBURN AVENUE

Conceptual Only – Subject to Change

VIEW NEW STREET



WOODBURN AVENUE

Conceptual Only – Subject to Change

VIEW TAFT & BELL



TAFT / BELL

Conceptual Only – Subject to Change

VIEW PEDESTRIAN STREET



PROPOSED PEDESTRIAN STREET

Conceptual Only – Subject to Change

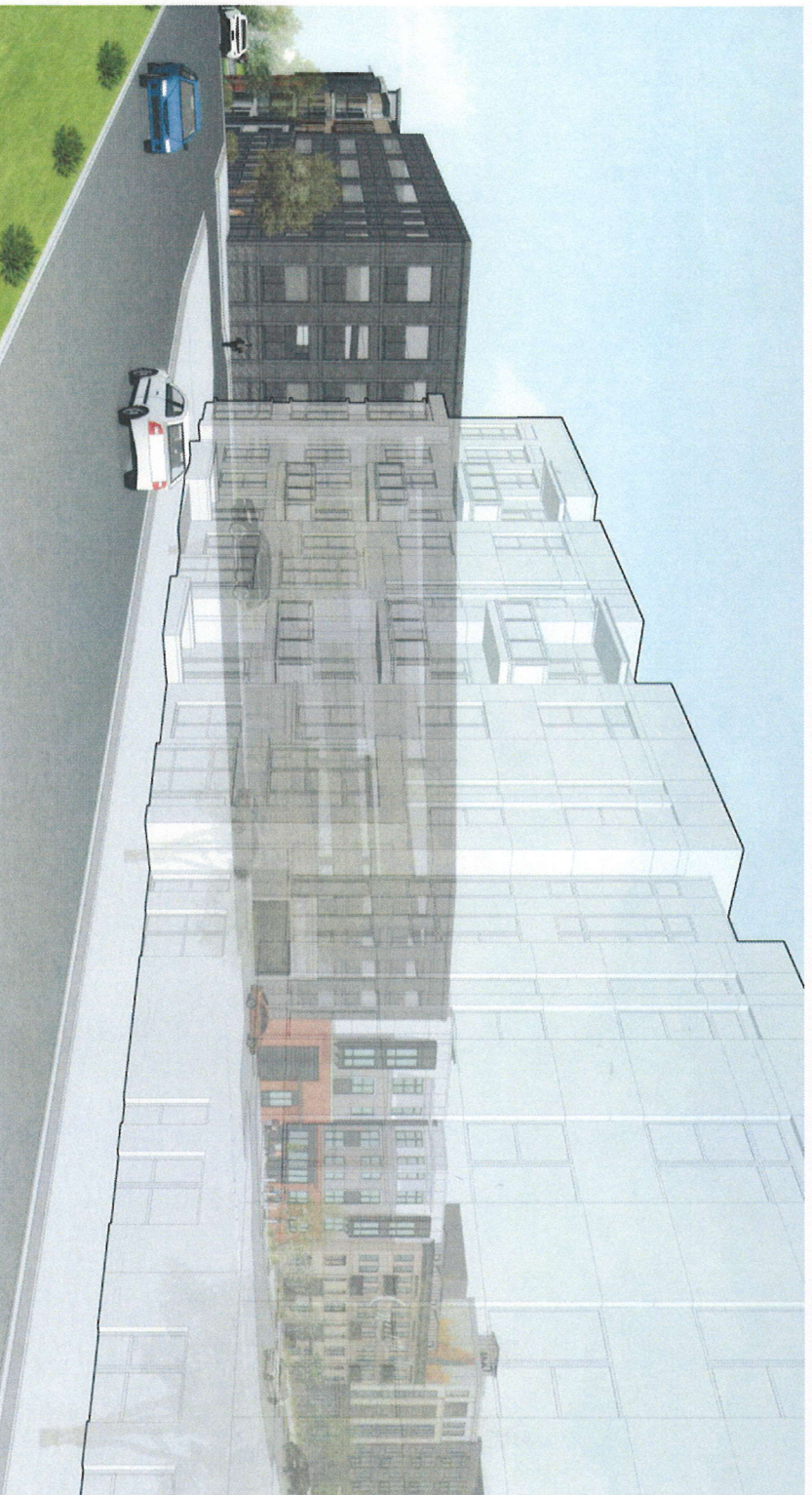
VIEW TAFT



WILLIAM HOWARD TAFT RD

Conceptual Only – Subject to Change

VIEW **MC**MILLAN



BLOCK A PARKING DECK

Conceptual Only – Subject to Change

WOODBURN **FACE**



ELEVATION FACING WOODBURN AVE (BLOCK B)

TAFT **FACES**



ELEVATION FACING TAFT (BLOCK B)



ELEVATION FACING TAFT (BLOCK A)

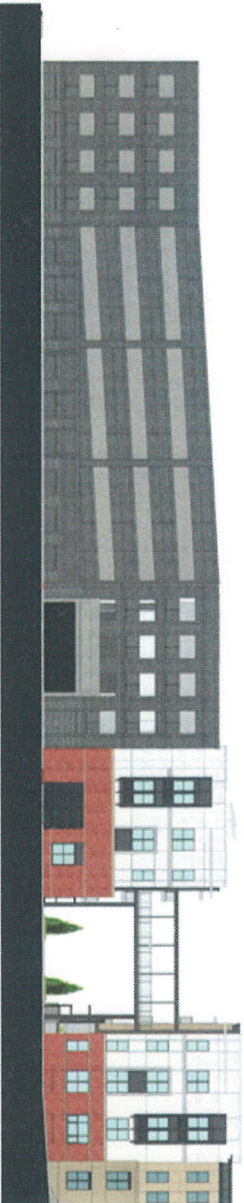
Conceptual Only – Subject to Change

NEW STREET FACES

ELEVATION FACING PROPOSED STREET (BLOCK B)



ELEVATION FACING PROPOSED STREET (BLOCK A)



Conceptual Only – Subject to Change

PEDESTRIAN STREET FACES



ELEVATION FACING PROPOSED PEDESTRIAN STREET (BLOCK A)



ELEVATION FACING PROPOSED PEDESTRIAN STREET (BLOCK B)

PROCESS REMAINING

- Progressing through City's technical review process
- Converting these visuals into detailed technical drawings for submission to City for Final Development Plan approval
- With support from Stakeholders and EVH Assembly, we will complete and submit those documents
- Planning Commission
- City Council

Buckingham

Josh Hughes

Josh.hughes@Buckingham.com

317.554.6647

Fortus

Stephen Dronen

sdronen@thefortusgroup.com

513.755.2571

NAME
Please Write or Print Legibly
DAVID ZACAND
Florence Parker
Chris Miller
John Eck
Sharon Linnery
Joe Curry
Christine Johnson
Sue Arnold
Dan Maxwell
Allen Leung Wolf
Rae Vuc
S. Sally Shuman

NAME
Please Write or Print Legibly
Kerry Dalton
Drake Ash
Courtney Ram
Tim Hillgrove
Melissa Galk
John Cook
Ed Polysten
Tom & Sue Fullen
William Cain & Sister
Mrs JORDAN
Stephen Brown
Steve Rans

NAME
Please Write or Print Legibly
Donet Self
The Brummers
CHRIS DAVIS
NATHALIE DALEY
Alan Rashed
ROCHELLE LEE
Mythra
Alexandra Besch
Bryan Coder
Nere Von Almen
Tom Tinkham

NAME
Please Write or Print Legibly

✓ Boydston

G. Warrington

Todd Lang

Walter Banach

~~Deborah~~
G M Stone

Matthews Locke

Jeremy Linney

Charles Dudley

Julie Doeple

Pat Vansickle

Kasey Pyrie