

EAST WALNUT HILLS ASSEMBLY MONTHLY MEETING MINUTES

Wednesday, June 5, 2019 at 7:00 PM
St Francis de Sales School Cafeteria

Agenda Item	Discussion	Action
Welcome	President Tony Fischer called the meeting to order at 7:07 p.m.	None
1. Acceptance May 2019 Minutes	The May 1, 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 May 2019. A copy of the crime statistics is attached. He reported that the annual National Night Out will be held on August 6 in Owl's Nest Park, starting at 5:00 p.m. He reported that there will be high police presence in the area for the next couple of weeks due to unrest with uptick in shootings.	None
3. Bush Recreation Center Report	Vanessa Henderson reported. Summer camp started three days ago. The planters in front of the Rec Center were planted recently by WH and EWH volunteers. Summer hours are: 7:00 a.m.-7:30 p.m. M-Th and 7:00 a.m.-7:00 p.m. Friday.	None
4. Proposed 1920 Kemper Lane Development	<p>Paul Schirmer and Barry Rosenberg of R2 Partners presented. A copy of the visual presentation is attached. Torti Gallas + Partners is proposed architect. The site is approximately 2 acres at Francis and Kemper Lane and Columbia Parkway. The company also owns the existing 9 unit apartment building at the corner of Francis Lane and Kemper. A relocation of a sewer that crossed through the middle of the site has been approved by MSD and the EPA. The sewer will be relocated to the right-of-way along Kemper. The developer is focusing on landslide issues; this property is less prone to landslides since it is less steep than the properties abutting the site. Further presentation and discussion points:</p> <ol style="list-style-type: none"> (1) There are two levels of parking proposed; 42 spots in each level. (2) There is a 10 story apartment building proposed that would sit on the garage parking deck. There are no plans to increase height. (3) The property will be empty-nester rental property. Most unit will be 2 bedrooms with den. 70 units are contemplated with 1.3 parking spaces per unit provided. The proposed monthly rental is \$3000+ for a 2 bedroom and \$1400+ for a one bedroom. Towne Properties will manage the property once it is built. (4) Current zoning is RM-0.7 which permits 84 units and 1:1 parking ratio. The developer plans to comply with all zoning and not ask for any zoning variances. (5) The property is subject to a hillside overlay. The developer will be requesting a variance on the allowed 8 ft. cut/8ft. fill under the hillside overlay rules. Where the garage tucks into the hillside, the proposed wall, that will go down to bedrock will exceed the 8 ft. cut and the fill needed will also require a variance. The developer believes that the wall embedded in the bedrock will enhance the stability of the hillside. (6) The current plan shows two entry/exits from the site on Kemper Lane. (7) The view from the Edgecliff will not be blocked; the view from some of the properties on Calvin Cliff would be impeded, mostly looking up river. Calvin Cliff properties are not protected by a "view corridor", so this blocking is permitted. 	None

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	<p>(8) The developer attended the recent ESHA Board meeting and will address issues raised to prevent loading and unloading on Kemper and to prevent traffic backups and address circulation issues on the site related to traffic and deliveries coming off of Kemper.</p> <p>(9) The developer is now also looking at one entry/exit on Francis Lane and one on Kemper. DOTE will need to be consulted and a traffic study would be done. It is possible the 9 unit apartment building would be torn down to allow for more parking.</p> <p>Next steps - The developer plans to apply to the City for the hillside overlay variances. The developer would like to get a vote of approval from the Assembly. The developer is open to working with a community group on the project.</p> <p>The ESHA Board took no position on the request for cut/fill variance. It was agreed that the Board did not have the technical expertise/engineering capacity to vote on the request.</p>	
5. Treasurer's Report	Freeman Durham reported. The Treasurer's Monthly Report with April 30, 2019 numbers is attached.	None
6. Report Beautification Committee	Sue Fullen reported. Flowers have been planted around the fountain, around the kiosk and in the pots in the business district. All traffic islands are being mulched. Sue recognized a new volunteer (Melissa Cook) for her work maintaining the Victory/Madison traffic island. Extra plants from the spring planting were donated to the Stowe House.	None
7. Events Committee Report	Alexandra Rock reported. (1) The June 1 Movie Night in the Woodburn lot was well attended. (2) The next monthly trash pick-up on June 8 at 9:00 a.m. will start at Landlocked coffee house and WH will be targeted. (3) The family oriented movie night will be August 31 at the Hoffman ball field . <i>Angels in the Outfield</i> will be shown.	None
8. TIF Funding Request	<p>Tony Fischer reported. The ESHA Board is working with the City to find funding for the ESHA approved proposed two-way street conversion project in the 2020-2021 budget. The request for City funding for the possible \$2 million project did not make it into the upcoming City budget due to the ESHA Stakeholder Committee's ongoing work that prevented timely requests from ESHA being submitted for this year's budget. To continue the forward momentum on the project, the ESHA Board approved asking the Assembly to approve the expenditure of up to \$200,000 in ESH Tax Increment Financing (TIF) funds to pay for the design work for the two-way project. The design work will produce actual, rather than estimated, costs for the project and will allow the Board to continue active dialogue with City Council to get their support for the funding in next year's City budget. There was discussion about whether the City's legal department would permit TIF funding of design work that is associated with a project that is not ongoing. Tony assured the attendees that no funds would be spent if the legal department determined that the TIF funds cannot be used for the design work. Upon motion, second, and there being no further discussion, the attendees unanimously voted to approve the expenditure of up to \$200,000 of ESH TIF funds for design work for the two-way project.</p>	Unanimous Vote
9. Other Business	(1) Tony and Drew Gores reported that the City's Planning Department's staff conference for the approval of the final development plan for the Planned Development(PD) of Phase 1 of the Anthem site is June 11 at 4:00 p.m. The	none

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MONTHLY MEETING MINUTES**

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	Planning Commission will meet to vote on the approval of the PD on June 21 at 9:00 a.m. Both meetings are open to the public. Details for both meetings may be found on the EWHA website. (2) Simon Coriell reported that the next Walk on Woodburn is July 12. (3) Juneteenth on June 15, 16 in Eden Park will celebrate the Emancipation Proclamation and the freeing of the last slaves. See: https://www.juneteenthcincinnati.org/	
Adjournment	The meeting was adjourned at 8:16 p.m.	None

Recorded by Drew Gores, Secretary

Attachments: Agenda, Police Department Crime Statistics, 1902 Kemper Lane Presentation, Treasurer's Report, Sign-in Sheet

Next EWHA Board Meeting: Wednesday June 26, 2019 at 7:00 p.m. at MRC

THE ASSEMBLY WILL NOT MEET IN JULY AND AUGUST. Next Assembly Meeting is scheduled for September 4, 2019.

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

EAST WALNUT HILLS ASSEMBLY ANNUAL MEETING AGENDA

**June 5, 2019 at 7:00 p.m.
St Francis de Sales School Cafeteria**

1. Welcome
2. Introduction of Board Nominations for Assembly Trustee
3. Voting for new Trustees

EAST WALNUT HILLS ASSEMBLY JUNE MEETING AGENDA

June 5, 2019 at 7:00 p.m.

4. Approval of Minutes from May 1, 2019 *Tony Fischer*
5. City Reports
 - a. Cincinnati Fire Department Report
 - b. Cincinnati Police Department Report
 - c. Cincinnati Recreation Commission Report
6. Short Presentations on Kemper & Francis Development
7. Treasurer's Report *Freeman Durham*
8. Other Business
9. Committee Reports
10. Other Business

Adjournment

PLEASE NOTE: The Assembly does not meet for the following two months.

**The next Assembly will be held on the 1st Wednesday in September
September 4, 2019 at 7:00 pm**

Reach out to the EWAH Board at: info@eastwalnuthills.org
Membership – To join go to www.eastwalnuthills.org



EAST WALNUT HILLS COMMUNITY

CRIME STATISTICS

June 2019

AGGRAVATED ROBBERY/ROBBERY

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199011403	5/29/2019 14:36	2847 WOODBURN AV	Robbery

THEFT FROM AUTOS

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199009514	5/8/2019 11:40	1504 LINCOLN AV	TFA
199C000202	5/8/2019 12:12	1201 EDGECLIFF PL	TFA
199009740	5/10/2019 15:50	2544 BELL PL	TFA
199009751	5/10/2019 17:13	1411 E MCMILLAN ST	TFA
199009939	5/13/2019 16:15	1520 WILLIAM HOWARD TAFT RD	TFA
199011277	5/28/2019 8:06	1404 E MCMILLAN ST	TFA
199011388	5/29/2019 13:08	2625 CLEINVIEW AV	TFA

THEFT

INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199009609	5/9/2019 9:35	1815 WILLIAM HOWARD TAFT RD	Theft
199011058	5/25/2019 19:52	1815 WILLIAM HOWARD TAFT RD	Theft

AUTO THEFT

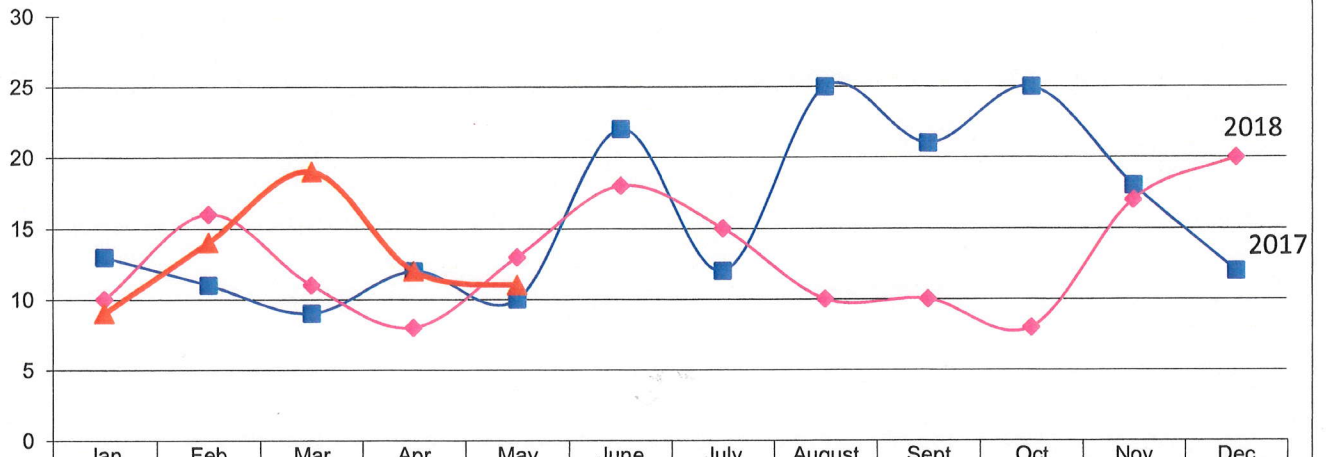
INCIDENT_NO	DATE_REPORTED	ADDRESS	OFFENSE
199011165	5/27/2019 1:11	2572 HACKBERRY ST	Auto Theft

OTHER CRIMES

Row Labels	Count of OFFENSE
Assault	2
Criminal Damaging/Endangering	2
Forgery	1
Menacing	1
Grand Total	6

East Walnut Hills

NUMBER OF OFFENSE



	Jan	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec
2017	13	11	9	12	10	22	12	25	21	25	18	12
2018	10	16	11	8	13	18	15	10	10	8	17	20
2019	9	14	19	12	11							

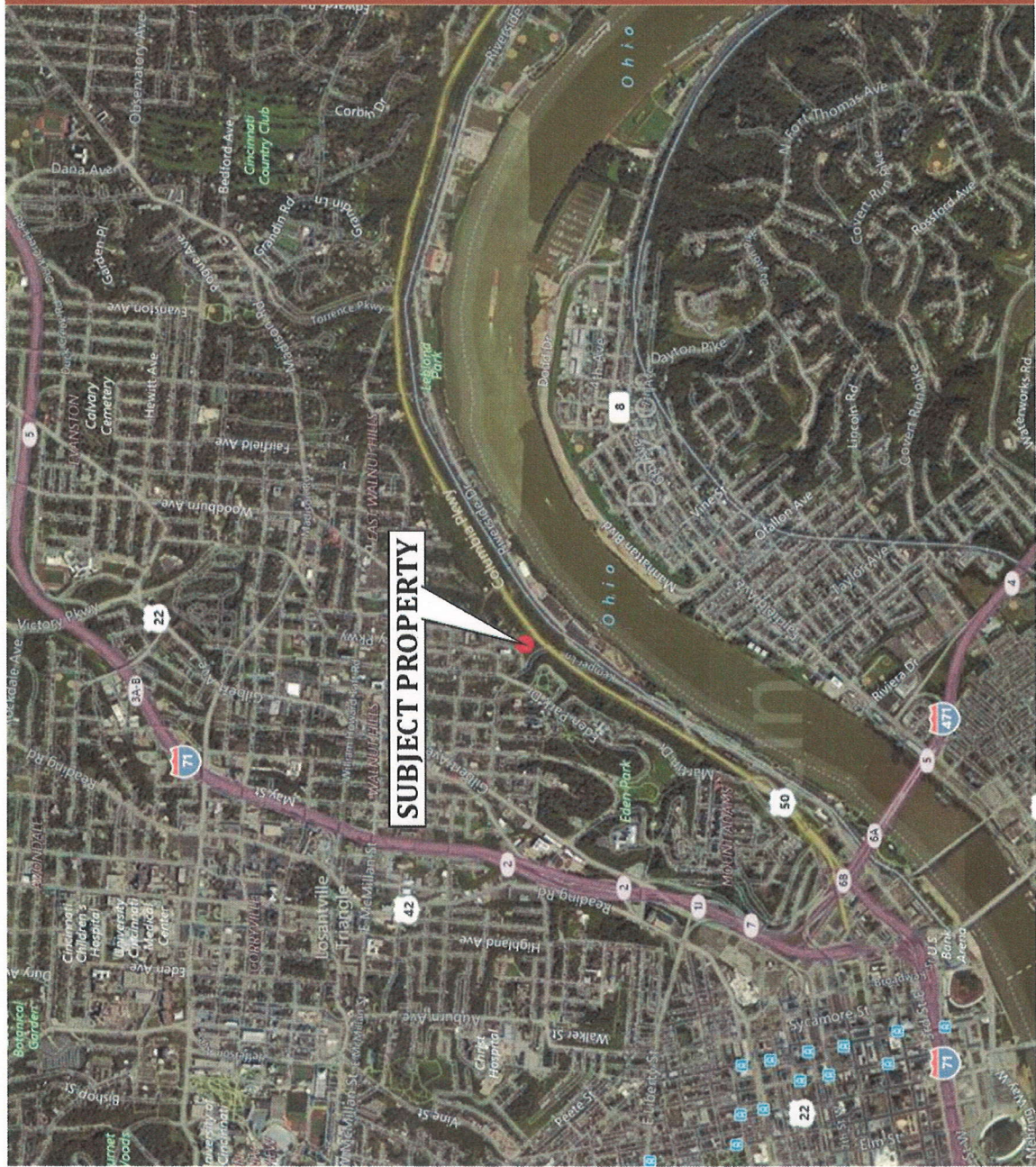
MONTH

1902 KEMPER LN

PROPOSED DEVELOPMENT

1902 KEMPER

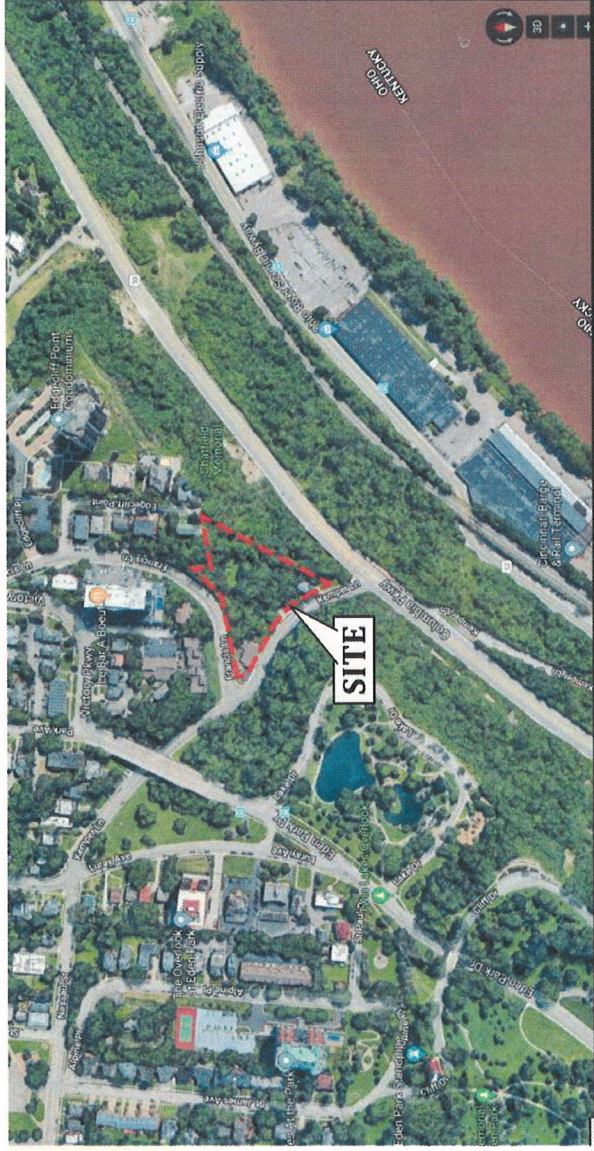
Eden Park is home to the most scenic overlooks Cincinnati has to offer as well as the Cincinnati Art Museum, Cincinnati Playhouse in the Park, the Krohn Conservatory, Mirror Lake and 12 acres of beautiful, wooded rolling hillside. Located less than two miles from downtown, Eden Park is a prime location for tourists and residents alike.



1902 KEMPER

AREA DESCRIPTION:

The Building at Eden Park will be within walking distance of the cultural and natural amenities of the Park. Residents will experience the dramatic vistas up river and down through downtown while living with all the amenities of new, luxury apartment living.

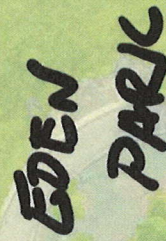


Google Earth

THE SITE:

Area: 60,000sf +/-

Minimum Parking: 84 spaces





EDEN PARK BUILDING PROPOSAL

 **TORTI
GALLAS +
PARTNERS** **R2 PARTNERS**

May 17, 2019



May 17, 2019 ©2019 Torti Gallas + Partners 1300 Spring Street, 4th Floor Silver Spring, Maryland 20910 301.598.6600

**TORTI
GALLAS +
PARTNERS**

R2 PARTNERS



Area = +/- 10,000 SF Per Floor
x 8 Floors = +/- 80,000 SF



May 17, 2016
©2019 Torti Gallas + Partners | 1500 Spring Street, 4th Floor | Silver Spring, Maryland 20910 | 301.586.4300

**TORTI
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PARTNERS** **R2 PARTNERS**

Third Through Tenth Floor Plan
EDEN PARK STUDIES



May 17, 2019
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G1 Parking Level
EDEN PARK STUDIES

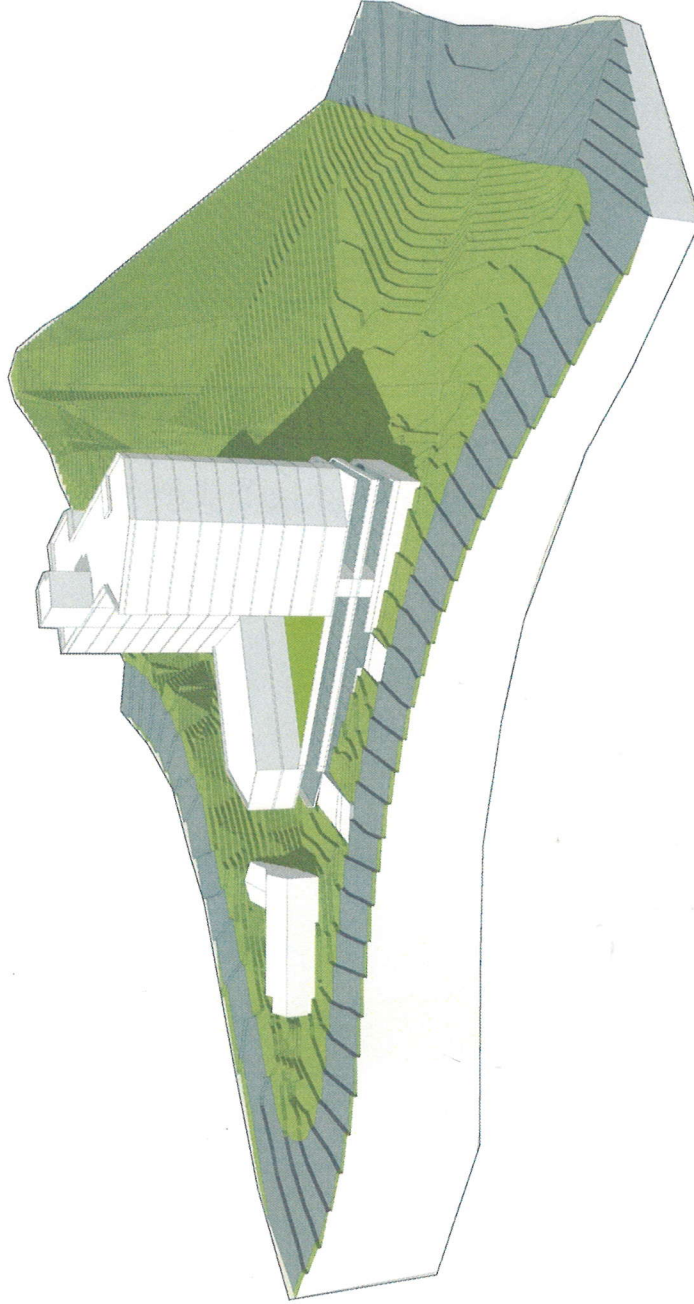


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R2 PARTNERS

G2 Parking Level
EDEN PARK STUDIES



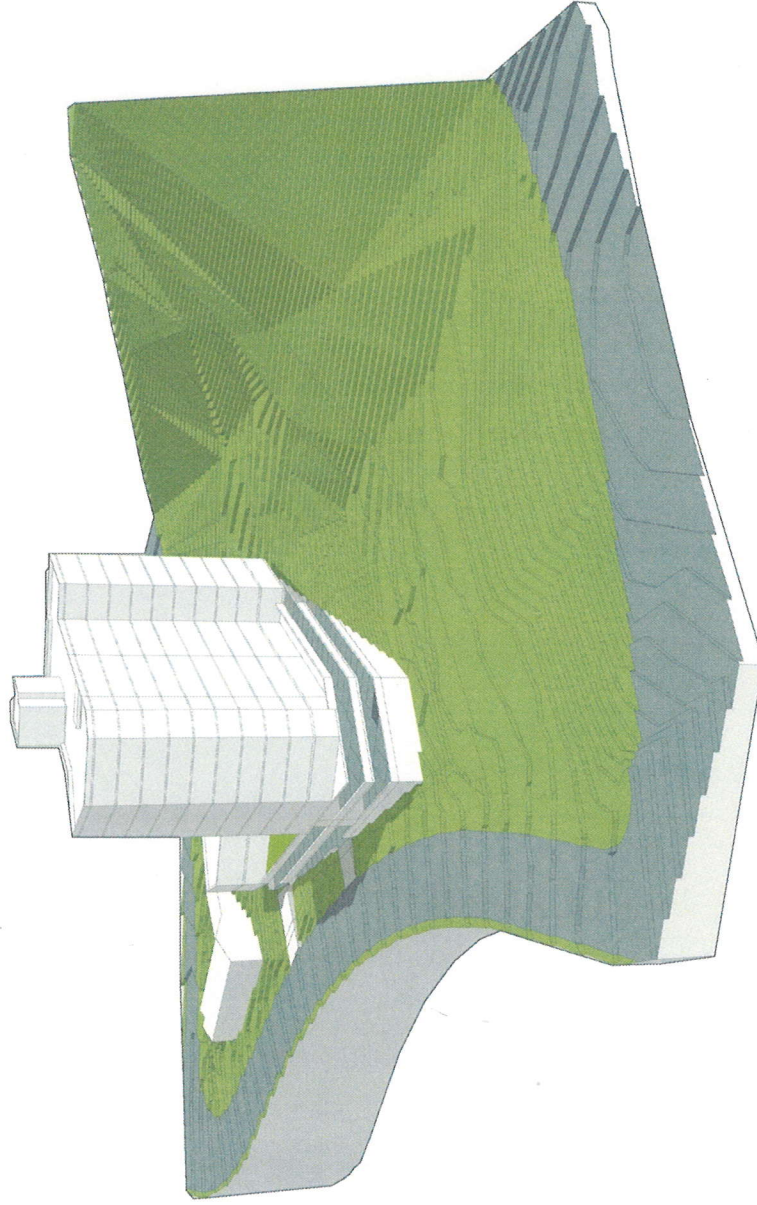
Aerial View 1

EDEN PARK STUDIES

7

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Aerial View 2
EDEN PARK STUDIES

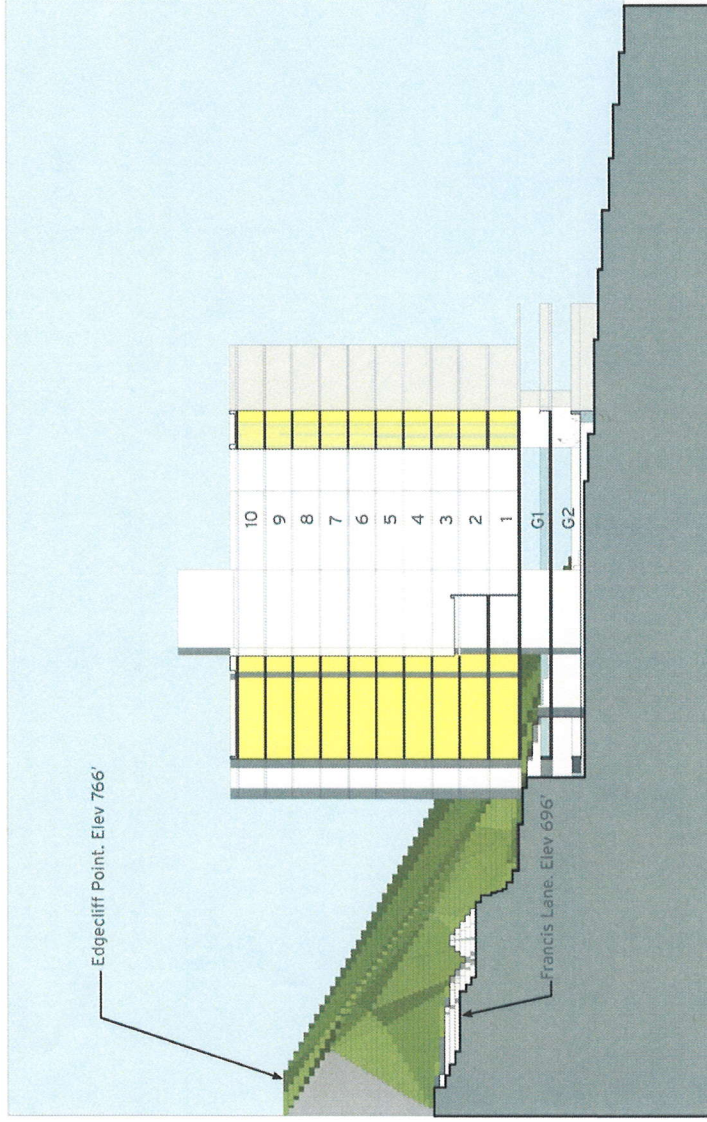
Building Tabulations

Building Area Calculations

First Floor & Second Floor	$\pm 15,000 \text{ SF} \times 2 = \pm 30,000$
Third Through Tenth Floor (8 Floors)	$\pm 10,000 \text{ SF} \times 8 = \pm 80,000 \text{ SF}$
Total Area (Not Including Parking)	$\pm 110,000 \text{ SF}$

Parking Total

Total Parking Area	$\pm 38,000 \text{ SF}$
Total Number of Cars	$\pm 84 \text{ Cars}$



1" = 40'
0 20 40 80

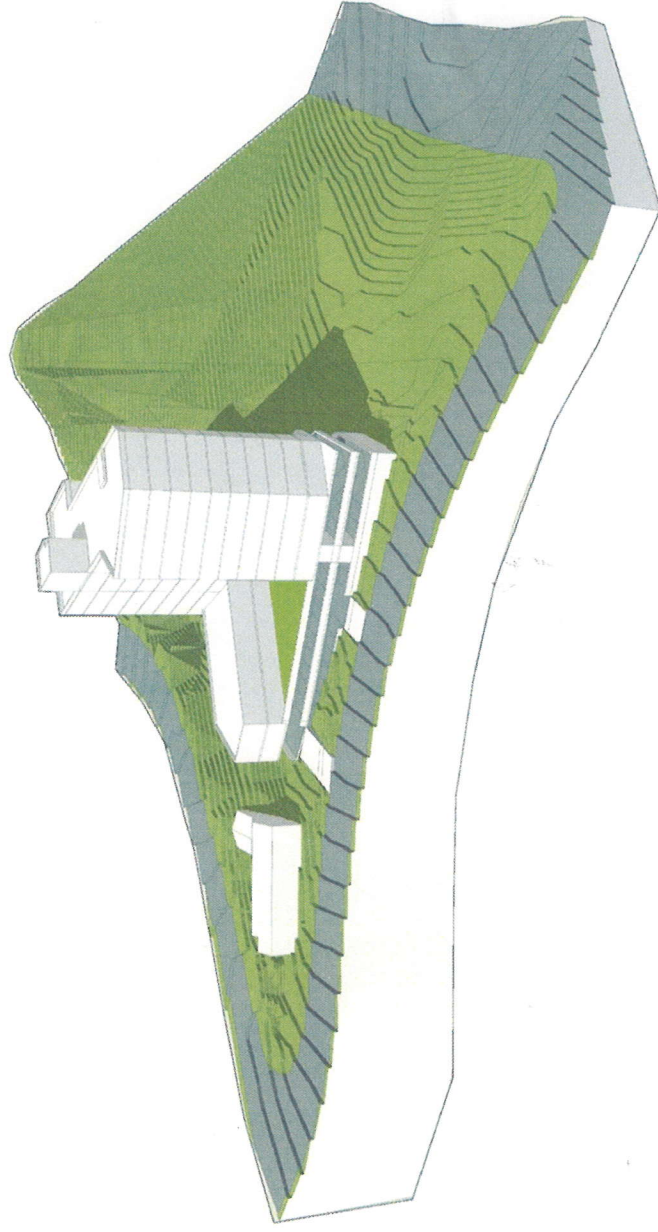
Building Section and Tabulations

EDEN PARK STUDIES

1902 KEMPER

NEIGHBORHOOD COMMENTS:

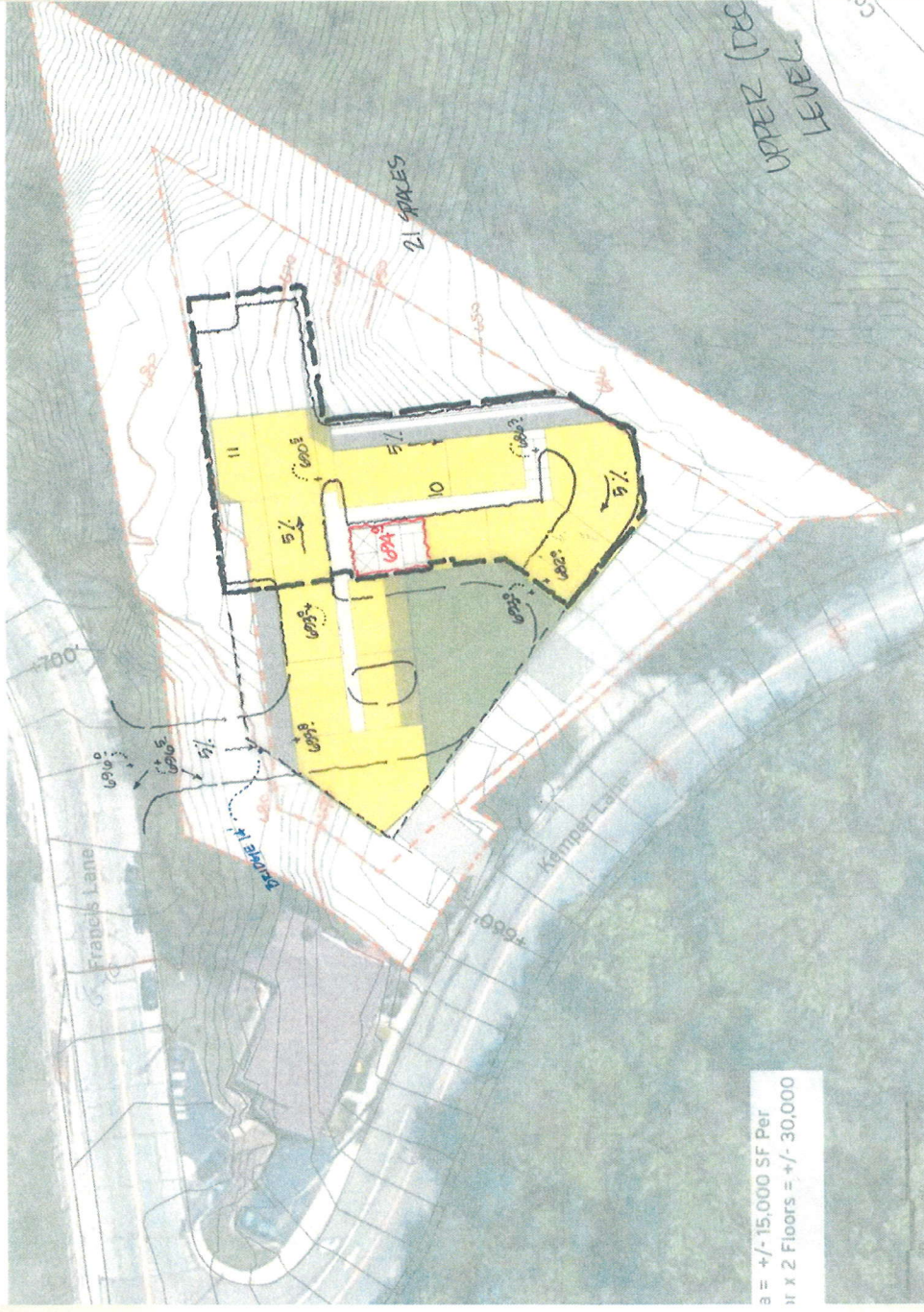
- Traffic
- Internal Circulation
- Hillside Stability Confirmation



1902 KEMPER

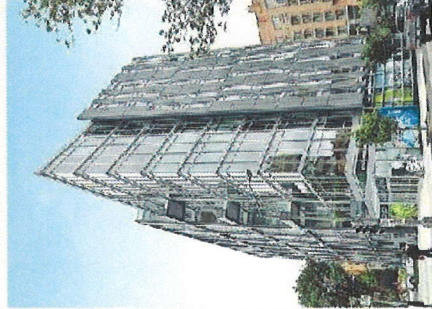
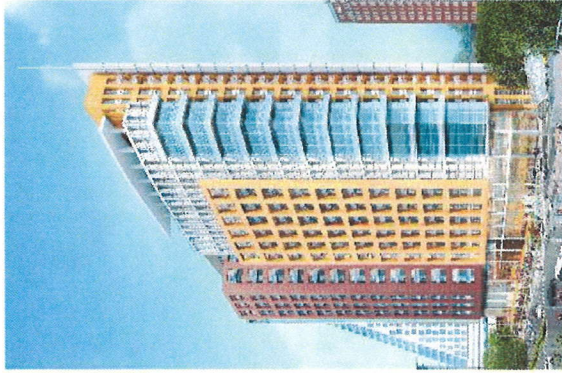
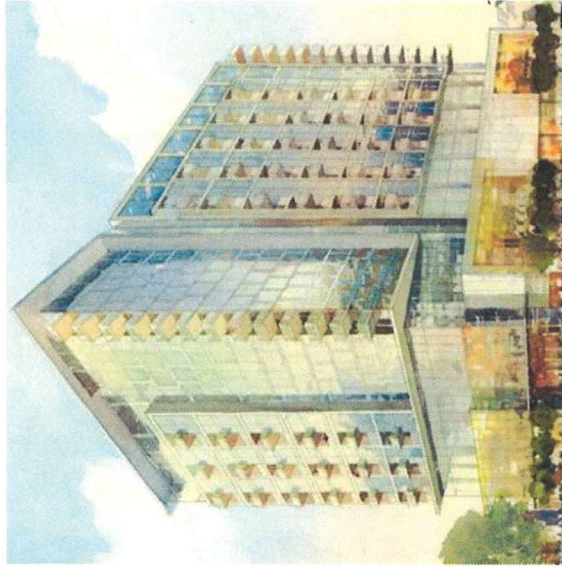
PLAN ADJUSTMENTS:

- Potential Auto Turnaround
- Internal ramp thru garage
- Kemper 2-way access
- Francis 2-way access



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EDEN PARK

PRECEDENT IMAGES

EAST WALNUT HILLS ASSEMBLY

Monthly Report

4/1/2019 -- 4/30/2019

Category	Annual Budget	Month	Year to Date
	7/1/2018 6/30/2019	4/1/2019 4/30/2019	7/1/2018 4/30/2019
INCOME			
Membership Dues	10,180.00	260.00	9,420.00
Grants	11,350.00	709.00	10,594.00
Other Contributions	0.00	0.00	1,220.00
Parking Revenue	69,500.00	7,086.50	66,881.92
Event Income	1,000.00	0.00	786.00
Sales	300.00	0.00	259.00
Other	0.00	0.00	0.00
TOTAL INCOME	92,330.00	8,055.50	89,160.92
EXPENSES			
Outreach	14,975.00	1,239.00	12,183.61
Administration	1,859.00	6.47	364.34
Business Association	9,230.00	1,230.53	5,242.99
Beautification	8,600.00	42.45	5,807.28
Event Committee	5,250.00	400.00	4,770.38
Woodburn Parking Lot	28,475.00	1,420.89	28,266.60
Madison Parking Lot	84,575.00	2,523.13	53,180.67
Contingency	5,000.00	0.00	0.00
TOTAL EXPENSES	157,964.00	6,862.47	109,815.87
OVERALL TOTAL	-65,634.00	1,193.03	-20,654.95

BALANCE SHEET (Month)

	3/31/2019	4/30/2019	Net Change
Operating Account	15,043.44	13,093.99	-1,949.45
Madison Parking Lot Acct (Restricted)	21,555.05	23,338.42	1,783.37
Woodburn Lot Acct	15,633.11	16,992.22	1,359.11
Business Association Acct	335.11	335.11	0.00
Business Association PayPal	0.62	0.62	0.00
Cash	0.00	0.00	0.00
TOTAL CASH ACCOUNTS	52,567.33	53,760.36	1,193.03

BALANCE SHEET (Year to Date)

	6/30/2018	4/30/2019	Net Change
Operating Account	22,909.60	13,093.99	-9,815.61
Madison Parking Lot Acct (Restricted)	43,271.31	23,338.42	-19,932.89
Woodburn Lot Acct	8,166.31	16,992.22	8,825.91
Business Association Acct	65.11	335.11	270.00
Business Association PayPal	2.98	0.62	-2.36
Cash	0.00	0.00	0.00
TOTAL CASH ACCOUNTS	74,415.31	53,760.36	-20,654.95

NAME Please Write or Print Legibly	NAME Please Write or Print Legibly	NAME Please Write or Print Legibly	NAME Please Write or Print Legibly
George Warrington	DRSU GARRIS	ED PFEITZING	V. HADENSA
Emily S. Caldwell	Paulette Johnson	Michael Hubbard	Carla Butler
John Cook	Jeremy Lindy	Joe Curry	Catherine Pickering
Florence Parker	Bro Bill	Freeman Durham	
Ada Roda	Christine Johnson	Sam Lieberman	
Valerie Daley	Melissa Cook	John McHugh	
S. Sally Sherman	Walter Banach	R Boyrston	
Alexandra Roche	Christina Miller	Dan Menden	
Simon Corneil	James Peters		
Peter Morrow	Sue Fullen		
Diane Morrow	Tom Fullen		
Missy Fox	Preston Oglesbee & Katherine		