



Board of Trustees Meeting

Tuesday, April 10, 2018

Meeting Minutes

Meeting called to order by President B. Smyth at 7:15 p.m.

In Attendance: J. Buening, D. Discepoli, E. Geiger Draugelis, D. Hapner, S. Hassel, A. Lewis, N. Lewis, J. Lovelace, S. Mullin, T. Nelson, T. Roe, A. Shikany, A. Scarpitti, B. Smyth, and G. Wollenweber.

1. **Guests:**

Cincinnati Police Department, District 2—Officer Tarvin distributed the Hyde Park Neighborhood Report and corresponding crime report for March 11- April 7, 2018. Officer Tarvin can be reached at 979-4480.

Terry Nestor—Candidate of Hamilton County Court of Common Pleas introduced himself and talked about his campaign for Judge. He is an endorsed Democrat and Deputy City Solicitor. He has over 20 years of trial experience and even argued cases before the Ohio Supreme Court. Learn more about his campaign at: www.terrystor.com.

Oakley Recreation Center—Steve Gerth reported that the Final Friday (baby-sitting from 6-9 p.m.) program continues. Register on-line or in person at the Center.

CIG UPDATE—David Bastos, Gregg Fusaro, and Christian Dial circulated the most current proposed plans for the Madison Road site. Mr. Bastos reported that CIG now has a contract to purchase the Schuh & Goldberg property on Madison Road. While they have offered to purchase the Family Behavioral Services property, no contract has been signed. He explained that the PD process is very specific allowing for community input all throughout. The initial phase of the PD is more general and the more detailed architectural plans would follow.

87% of the site will be CC-A and OL and the remaining 13% will be SF-6. The plan is now for 170 residential units, 14,865 sq. ft. of retail, and 324 parking spaces. The sixth floor of the residential structure along Madison will have a 72 foot setback.

The proposed parking consists of three levels, one underground and two above. The basement level of parking would be limited to residential use. The top two floors of parking will be gated and paid parking for retail customers with 2 egress points.

10,000 sq. ft. of greenspace will be added providing 50 ft. +/- setback from Besuden. A new sidewalk will also be installed on Besuden. No commercial use will front Besuden, nor will there be any vehicular ingress/egress to the site from Besuden. The plans still reflect the Wasson Way Trail passing through the site; however the City will determine its path. CIG has proposed a land swap with the City for the Wasson Way Trail to pass through the site. A signalized intersection at the main entrance to the development at Zumstein is part of the proposed plan.

Mr. Bastos presented CIG's specific plans in response to the HPNC Zoning Committee letter to Katherine Keough-Jurs, Chief City Planner dated July 14, 2017, wherein "non-negotiable hard points" were identified related to the development. He also talked about the general process and how CIG's plans had changed in response to concerns and recommendations from the neighbors as well as from the HPNC.

Residents weighed in on the updated plans with the following:

One resident asked if the parking for the proposed restaurant would be paid or free. He expressed concern that the proposed traffic light would eliminate 7 of the current available parking spaces along Madison Road.

Another commented that the proposed 76 ft. tall structure with so many residential units is out of line for density in the neighborhood. He opined that CIG has completely ignored the community's concerns.

Jonathan Theders said that he was pleased with CIG's plans and that the project would remove a dilapidated eyesore. He has visited other CIG developments in Eastgate as well as Aqua on the Levee and knows them to be quality projects well embraced by their communities.

Steve Husman, a Mooney Avenue resident, said he would prefer the building to be fewer stories, and does not like the idea of a six story building looming over his residence. He asked if the project would be eligible for a tax abatement and said he did not like the idea of paying for the project as a taxpayer.

A Burch Avenue resident said that the scale of the project was out of step with the neighborhood. An already challenging traffic situation will be much worse with the development. He hopes that the HPNC votes against CIG's plans.

G. Wollenweber responded that the City and not the HPNC is the ultimate decision-maker but that the HPNC will listen to residents' concerns and opinions and make that information known to the City. The process will involve community input and numerous public hearings along the way.

Carter Gaither, an Observatory Avenue resident, offered that the Pig & Whistle property was already fully depreciated and "unusable". He is pleased that CIG has stepped up to develop the site and believes they will be flexible and work with the community along the way.

A 30-year Grace Avenue resident expressed concern about the exponential increase of traffic that the project would bring and its negative impact on Hyde Park.

Another resident said that the paid parking at the development will likely result in patrons parking on side streets surrounding the site, which are already overcrowded. Asked about the possibility of permitted resident only parking for Zumstein residents to ensure that they can park near their homes.

One resident said she feels that the proposed development would degrade the quality of life in our community. She is concerned about the density of the project as well as the traffic. Mr. Bastos apologized but reiterated that the site will be developed, whether or not CIG is the lead on the project.

Amber Svengard applauds CIG for adding greenspace and listening to the residents' concerns about the height of the project.

After the comments and questions from community members, the next steps identified were for the Zoning Committee to convene and respond to CIG's most recent written proposal. It is important that residents have an opportunity to review the proposal and offer feedback regarding the same. The current plans are posted on the HPNC website.

2.
 - A. **Recording Secretary's Report** – S. Mullin
Minutes from the March 13, 2018 board meeting were sent by email. Without objection the minutes were approved as submitted.
 - B. **Treasurer's Report** – A. Lewis
The March 13-April 8, 2018 Financial Report was sent by email. Without objection the Report was adopted as submitted.
3. **Committee Reports**
 - A. **Outreach & Development Report** – A. Shikany reported that the annual spring meeting will be held on May 17th at 6:30 pm at Clark Montessori. B. Smyth will send the letters to the schools for the HP Students of the Year. Recommendations for HP Person of the Year can be emailed to HPNCpres@gmail.com.
 - B. **Traffic and Public Safety**—T. Roe reported that two rapid flashing pedestrian activated beacons will soon be installed one at Michigan/Observatory and the other at Erie/Clark Montessori. To replace the paddles alerting drivers to pedestrian crossing cost \$400 to replace. Hyde Park can fund raise to pay for replacement as the paddles are damaged.
 - C. **Nominating Committee**--S. Mullin provided an update on the Committee's work in preparing a slate for the Annual meeting (May 17th, 7 p.m., at Clark Montessori).

D. Zoning Committee—

G. Wollenweber reported that the Committee met with the owner and contractor for 2724 Erie (Alfio's/Keegan's building) regarding the plans for the building facade to ensure that it comports with the requirements of the urban design overlay district. G. Wollenweber moved, "***That the HPNC has no objection to the plan as proposed.***" Second by N. Lewis. Unanimously approved. Motion carries.

G. Wollenweber reported on the status of the zoning variance requests for the property at 2531 Grandin Road. The property owner is seeking a variance for building height and excavation at the property. The Committee is concerned that the excavation variance request, especially as the property is located on a steep hillside, may result in excessive shifting. The Committee does not find the argument for a height variance is compelling, and is opposed the manipulation of the Zoning Code to allow for front yard parking. G. Wollenweber moved, "***That the HPNC is opposed to the variance requests for the property at 2531 Grandin Road.***" Second by A. Shikany. Unanimously approved. Motion carries.

Adjourn: Without objection the meeting was adjourned at 9:03 p.m.

Submitted by: Sybil Mullin, Recording Secretary
Revised by: Carl Uebelacker