



Board of Trustees Meeting

Tuesday, March 13, 2018

Meeting Minutes

Meeting called to order by President B. Smyth at 7:03 p.m.

In Attendance: J. Buening, D. Discepoli, D. Hapner, S. Hassel, A. Lewis, N. Lewis, S. Mullin, T. Roe, A. Scarpitti, and B. Smyth

Advance Notice of Absence: T. Nelson, A. Shikany, and G. Wollenweber

Absent: E. Geiger Draugelis and J. Lovelace

1. **Guests:**

Cincinnati Police Department, District 2—Officer Butler (in for Officer Shawn Tarvin) distributed the Hyde Park Neighborhood Report and corresponding crime report for February 11- March 10, 2018. Officer Butler reported that District 2 was addressing particular hot spots for burglaries with directed regular patrols. In an effort to crack down on speeding and promote pedestrian safety, radar enforcement along Observatory and Erie has been increased along with issuing citations to drivers for violations in close proximity to crosswalks in the same areas. Officer Tarvin can be reached at 979-4480.

Cincinnati Fire Department, Medic 46---Paramedic in Charge Brian Doering distributed the February Monthly Activity Summary for Engine 46, Medoc 46 and the Narcan Report. Doering reported that the CFD is recommending 10 year battery smoke detectors. He also said that with upcoming stormy months of March and April, the Department encourages families to arrange a place of refuge/meeting in the event of a severe storm. Doering can be reached at 352-2346.

Oakley Recreation Center—Area Director Steve Gerth reported that the Rec Commission is seeking community input for the Master Plan. Community meetings are scheduled for Wednesday March 21 from 6:30-8 pm at the Corryville and the Westwood Town Hall Recreation Centers. Call 513.352.4037 or register online at <https://cincyrec.cincyregister.com/stake1>. During the months of March, April, and May, the Oakley Center is hosting a “Final Friday” program offering babysitting from 6-9 p.m. for \$25 per child (discounts for siblings). The summer camp program at the Oakley

Center is full but there is availability at the Pleasant Ridge and Mt. Washington Centers. Pools at Cincinnati Recreation Centers will be open 7 days a week during the summer.

CIG UPDATE—David Bastos, Gregg Fusaro, and Christian Dial provided an update on the current plans for the Madison Road site. Mr. Bastos said that his plan is focused on redeveloping the blighted property at the site of the former Pig & Whistle. He expressed a desire to hear the concerns and recommendations of the nearby residents and the Hyde Park Neighborhood Council, and work together to formulate the best compromise.

The plan is expected to consist of 80% residential and 20% retail space. The Pig & Whistle, 4 homes on Besuden owned by CIG, and LaRosa's will be demolished to make way for the project. LaRosa's will occupy a first floor space in the new development. Three properties adjacent to the project along Madison have not been acquired by CIG, and at least two of them are not expected to be. CIG is in talks with Schuh & Goldberg about acquiring that property. CIG's parking expert estimated that such a plan would require 339 parking spaces, while the Code would technically only require 254 spaces.

The 4 options proposed by CIG are (drawings and more complete plans are available on the HPNC website):

- A. Six story development: 179 residential units, 6,936 sq. ft. of office, 9,945 sq. ft. restaurant, 6 stories high (72'), 340 parking spaces, 3 levels of parking (two above and one underground), 6 stories on Besuden (2 parking and 4 apts), zone change required;
- B. Seven story multifamily plan: 179 residential units, 6,936 sq. ft. of office, 9,945 sq. ft. restaurant, 7 stories high (85'), 340 parking spaces, 3 levels of parking (Besuden only), 3 stories on Besuden, zone change required;
- C. Multifamily plan without Besuden properties: 190 residential units (4 floors), 6,936 sq. ft. of office, 9,945 sq. ft. restaurant, 7 stories high (85'), 356 parking spaces, no development on Besuden, zone change required;
- D. Office and hotel plan: 112 hotel rooms, 13,000 sq. ft. of restaurant, 70,000 sq. ft. of office, 7 stories high (84'), 312 parking spaces, he stated that no zone change was required.

Mr. Bastos expressed that CIG's preference is to move forward with Plan A. He said that their traffic study reflects a 1% traffic increase with Plan A. CIG is focused on providing a safe crossing at Madison Road and has offered to pay for a signalized crossing/intersection at the entrance of the development along Madison Road. CIG has also proposed to Wasson Way that the trail run through their proposed development. Wasson Way representatives and their board have not expressed an interest in CIG's proposal.

Community members and residents offered the following comments, questions, and concerns:

1. One resident implored CIG to really listen the residents' concerns and suggestions.
2. Another resident asked how the development would benefit our neighborhood.
3. Jay Andress asked why the proposed drawings show the development on top of the Wasson Way Trail when no plans to have the trail traverse the development are in place.
4. Rick T. objected to the proposed re-routing of the WW Trail through the proposed development, or any plan to re-route the WW Trail period.
5. Teresa Culbertson expressed concern about traffic headaches that would result from an additional traffic signal at Zumstein/Madison at the entrance of the development. She said that traffic along Madison in the vicinity of Edwards and Wasson was already terrible.
6. Stephanie requested that the traffic and parking studies be posted to HPNC's website, and expressed concern about the light pollution that would result from the proposed development.
7. Henrietta Ballinger expressed concern about the density of the preferred proposal, and thinks that 179 units are too many. She said that pedestrian safety will be greatly compromised with the increased traffic.
8. Another resident said she thinks CIG should strike a better balance, making the project fit in better with the neighborhood, with fewer apartments, and fewer stories at the site. She opined that CIG had made a bad business decision and now had too much money invested that they will not be able to recoup unless they overbuild the site.
9. Diane Shubert said that she thinks there is already too much congestion and density in the vicinity of the proposed site and she would like to see a park there.
10. Pam Rosengard is worried that the project will result in increased traffic on Zumstein and Mooney with drivers trying to avoid the new signalized intersection and traffic mess. She also expressed concern about pedestrian safety.
11. Andrea Eschmeier urged CIG to be creative and explore ways to reduce the density and recommended that they study the potential of smaller and fewer units.
12. Neil Dubin said that the building height, density, and traffic are big concerns. He suggested that the plans misrepresent some kind of agreement with Wasson Way and that CIG's traffic study data is faulty.

13. Elizabeth Edwards said that she was a resident of Birch Avenue during the development of Rookwood and that she is concerned that the proposed project may actually be “overparked”.

Wasson Way Trail Update--Sean McGrory reported that Phase 1 of the trail is under construction, and is expected to open in mid-June of 2019. There will be events scheduled in May to walk the un-developed parts of the trail. Updates are provided on WW’s Facebook page. The project is expected to move as quickly as the funds to build the trail are raised. The complete cost is \$20 mil and \$16 mil still needs to be raised. The project’s team is relying on corporate sponsors, large donors, grants and private funding.

Resident Doug Barnaclo expressed concern about how the trail will traverse Madison Road. McGrory said that has yet to be determined and will not occur until phase 3 of the project. A full scale traffic study will have to be completed before the City will agree to any proposal. It is a complicated issue indeed and part of the reason why the trail is planned to go west first.

McGrory said that the trail will certainly spur development along its path. He said a primary focus of the Board is to make sure residents have access to the trail and that the trail is safe. It continues to be a work in progress and because it traverses a long path there are many adjacent and nearby landowners with whom the group will communicate and work during the trail’s development.

Resident Russ Johnson suggested the dollars that CIG had earmarked for a tunnel through its development to accommodate the trail be used to contribute to the cost of putting a bridge over Madison Road for the trail.

Open Forum portion of the meeting was closed.

2. A. **Recording Secretary’s Report** – S. Mullin
Minutes from the February 13, 2018 board meeting were sent by email. Without objection the minutes were approved as submitted.
- B. **Treasurer’s Report** – A. Lewis
The February 13-March 12, 2018 Financial Report was sent by email. Without objection the Report was adopted as submitted.
3. **Committee Reports** (see written reports)
4. **Old Business:**
 - A. **HPNC Website and Intern**—A. Lewis reported that he, B. Smyth, and S. Mullin have met with the UC work study representative and crafted a job description for a potential summer intern. Once the position is posted and candidates have submitted resumes, interviews will be conducted. The idea would be for the intern to help with the rollout of the new website once that is underway.

5. **New Business**

Janet Buening reported that Rick Naberhaus has stepped down from the board of The Hyde Park Neighborhood Improvement Corporation (“HPNIC”), which manages the north frame parking lot behind the north side of Erie Avenue. N. Lewis moved, “***That the HPNC appoint Scott Hassel to replace Rick Naberhaus on the Board of HPNIC and that the HPNC approve the continued appointment of J. Buening, C. Uebelacker, and N. Lewis as HPNIC board members.***” Second by T. Roe, all in favor. Motion carried.

Adjourn: Without objection the meeting was adjourned at 9:02 p.m.

Submitted by: Sybil Mullin, Recording Secretary

Revised by: Carl Uebelacker