

# Mt. Auburn Community Council

## 09/16/19 Full Council Meeting Minutes

Recorded and Prepared by Carlton Farmer (Recording Secretary)

**Board Members in Attendance:** Sandi Allen, Shawn Baker, Stanley Broadnax, Carlton Farmer, Ken Farmer, Carol Gibbs, Steve Gibbs, Joshua Gilbert, Walter Hawkins, Ryan Lammi, Tom Rotte, Anne Shannon, Anthony Thompson, Sarah Vogt, Alice Williams

**Absent:**

**Special Guests:** DOTE, Uptown Rental Properties, Captain Mack

1. **Call to Order** – Meeting called to order by MACC President Stanley Broadnax at 7:02 PM.
2. **Safety Report (Officer Hamann) – 1.** There were a number of car break-ins across District 5, 4, 2 and 1. That is why Captain Mack is here tonight. A number of arrests have been made, but we are asking people to remain vigilant. Don't leave anything in your vehicles, this will greatly reduce the risk of your car being broken into. Capt. Mack: I just want to reiterate how important it is not to leave valuable items in your vehicle. We have beefed up patrols in the areas that this is happening, including officers working undercover. Hamann: One individual was wearing a black jacket with a red stripe, another individual has been seen wearing a bright blue shirt with stripes running down the sides. 2. A reminder that you can register your personal security camera in our database. This just lets us know that there is a camera at that location that we may be able to utilize if need be. This can be done at Cincinnati-OH.gov Resident: Are car alarms going off when these windows are being broken out of cars? Hamann: No, they are not. They are using a device that allows them to shatter the glass and then push the shattered window in. Resident: Many car alarms don't go off when a window is broken. C.Gibbs: We are having a meeting this Wednesday regarding motorcycle noise late in the evening. If you are interested, talk to me after the meeting.  
Officer Hamann can be reached at lori.hamann@cincinnati-oh.gov or (513) 569-8679. The non-emergency police number is (513) 765-1212.
3. **Special Guests –**
  - a. **Uptown Rental Properties - Development at the end of Short Auburn and Bigelow (Patrice Eby Burke, Dan Schimberg, Gil Guthry) -** Burke: After we were here last month, we met with a number of individuals and groups from Mt. Auburn. They gave us a lot of feedback..While the overall project remains essentially the same, but we have made a number of changes based on their feedback.  
One concern was whether the hillside would support building on the top of the hill. We have completed a geotech study that assures us it will. The building that we are proposing to build will actually weigh less than the earth that is currently on top of the hill, the earth that will be removed in order to construction this project. We have no intent of touching or disturbing the hillside on the western edge of this site that runs down to Walker. In fact, we changed our initial plans that had some structures span over Auburn. We have removed that part of the design, so all of the construction will take place on the east side of Auburn.

Another concern was the city right-of-way path that runs between Walker and Josephine. This path will be maintained and will be made safer with the addition of some lighting and security cameras.

Water run-off was another concern. We are mandated by MSD to retain any rainwater that is created as a part of this project. We expect that the run-off situation will be improved from what it is currently.

Traffic and parking were also a point of concern. We made 3 changes to address these concerns. 1. The parking area that would be accessed from Bigelow will only be 45 spaces on that level, with no access to the 2 levels below. From Bigelow, it would essentially look and function like a lot at the end of the street. This means the majority of residents would be entering and exiting at Josephine/Ringgold. 2. The end of Short Auburn will remain shut off to vehicular traffic except for emergency vehicles. After talking with the residents, we will be constructing a turnaround at the south end of Short Auburn. 3. We also have a draft of our traffic study. We worked with a traffic engineer, Jamal Adami, who is in attendance tonight. He studied the existing traffic counts and then worked to make an assessment as to how this development would impact traffic in the area. Schimberg: Our building perimeters are well lit and well camera'd. This should help to address some of the crime we have been seeing recently in Mt. Auburn. I also want to point out that the 50-foot landscape buffer on the north end of the building is important to us and to the neighborhood. Anyone from the neighborhood that would like to be involved with that landscape design, we would be happy to have their input.

We are asking for a preliminary planned development approval, which entails the use of the property, the size, scale, etc. Between the preliminary and final plan, we will work with the neighborhood on the other details, including building materials, landscaping, lighting, etc. What will not change is the size or height of the building or the size of the parking garage, etc. We would form a group of neighborhood residents along with our team. This group allows for continued neighborhood input on the project. We will probably form the group sometime in late October or early November and will likely meet between 6 and 8 times. **Questions.** Residents: I had heard that you had a 125 unit option. Is that something that is an option? Schimberg: No, that has never been an option. When you are dealing with a building like this, the number of units might change slightly, but that would be minimal. It is a work in progress. Resident: Heavy vehicles have damaged the roads in the area already. I'm concerned about what could be damaged when construction gets into full swing. Schimberg: We just finished construction on a project just down Auburn on Wellington, which is a historic brick street. We installed vibration monitors and maintained that historic road. The damage that you are referring to has already been reported to DOTE and will be repaired. We are held to strict standards by the city. Kevin LeMasters: I own a home on Bigelow and used to be a renter. There is good evidence that developments like this put renters in the area at risk. I'm concerned that this development will displace residents. Dan do you know that you are at the forefront of displacing residents in Cincinnati. Schimberg: We did not displace anyone for Wellington and will not be displacing anyone with this development. The land in question is all vacant property. Resident: It looked like there were a lot of efficiency apartments in the development. Schimberg: Most complexes are about 60% 1 bedrooms and 40% 2 bedrooms. In general, people are living in smaller spaces. We have a variety of units including studios, a number of 1 bedroom style and a number of 2 bedroom styles. Our average non-student tenancy in Clifton is 2.2 years, which is higher than most anyone else. That's because we take care of our buildings. Cora: If there are 220-some

units but only 270 parking spaces, will that take care of the increased need for parking? Schimberg: The Cincinnati zoning code is pretty strict and it requires only 1 space per unit. So we are including 40-some additional spaces than we are required to include. It is not in our interest to *not* supply adequate parking for our buildings. That would be an issue for us. We have over 3,000 spaces connected to our buildings throughout the city. We are using this data in our analysis. Derek: My concern is that when there are times in the year, such as holidays, when there will be visitors and more cars, those cars will end up parking on other streets. Rotte: Can you talk about what you had to do to get the property tax abatement? Schimberg: The school board gets taxes on the land. The city would pick up approximately 3 times what it is picking up now. The abatement is 75% of the improvement to the property. Margo Lambert: I live on Bigelow. My house is right next to the house that is likely to become the leasing office. I want to voice concern that they own the property and that if we don't try to work with these developers, they could simply sell this property to an outside development group that will do about whatever they want, with little concern as to what the residents think. McNeal: When I talked to Dan about affordable housing in Mt. Auburn, he said that he didn't want it. Why do you not want low income housing? Schimberg: I am not opposed to low income housing. But Uptown Rental Properties are not in the low incoming housing business. There are many other groups that are, but we are not. However, we did renovate 82 affordable housing units in Mt. Auburn, with zero tax abatement. Herman: Will our property taxes go up as a result of this proposed development? Schimberg: They should not. Taxes on your home should not be affected. Resident: Do you have information that speaks to the demand for this? Schimberg: Wellington has exceeded our projections. It is not completely full but is on track to be fully occupied ahead of the schedule that we projected. *Freeman McNeal made a motion that we postpone a vote on this project. Megan Donahue seconded the motion. 31 in favor of postponing. 32 against postponing. Motion failed. Stephen Gibbs made a motion to approve the preliminary planned development. Shawn Baker seconded the motion to approve. 36 voted in support of the preliminary planned development. 25 voted in opposition. A motion was made Kevin LeMaster to reconsider the vote. Seconded by Freeman McNeal. Broadnax stated that this will require a 2/3s majority. 21 voted to reconsider, which did not meet the 2/3s majority.*

- b. **MACC Trustee Elections (Anna Linders)** - We will be holding elections for Trustee positions on our board. To be eligible to run, you have to have attended at least 4 MACC meetings in the last 12 months and you have to fill out an intent-to-run form and turn it into me before you leave this meeting tonight. Today is the deadline. I have forms with me if you would like to run for one of Trustee positions on the board. Those that introduced themselves as running for Trustee positions: Stephen Gibbs, Ken Farmer, Walter Hawkins, Sarah Vogt, Carol Gibbs, Freeman McNeal and Alice Williams. C.Farmer: Anna do you have forms for all those that just spoke? Linders: Yes. Now, are there any others who would like to run from which I have not yet received an intent-to-run form. Sandi Allen and Ryan Lammi introduced themselves and stated their intent to run.
- c. **Liberty Hill Safety Improvements Liberty Street Project (Brad Johnston and Jennifer Ruseell)** - During discussions of the Liberty Street Project, we were told that residents from all of the surrounding communities voiced concerns about pedestrian safety at the crosswalk at Liberty Hill and Liberty Street. Traffic coming down Liberty Hill will now curve south and stop at a new intersection at Liberty Street. This should greatly improve pedestrian safety. We have met with police, Pendleton and OTR--all

have approved this project. *Freeman McNeal made a motion to support the project. Shawn Baker seconded.* Linders: I think this a good solution. Johnston: If all goes as planned, we will actually be adding greenspace, making it safer for pedestrians and ADA accessible. Resident: Will there be flashing lights at the intersection? Johnston: It will be a full intersection, so cars will have a full stop light. Design will be finished by the beginning of December. Construction will start in 2020. Should be completed by early 2021. *Motion carried.*

4. **Previous Month's MACC Full Body Minutes** – *Jon Vogt made a motion to approve both the previous month's minutes and the board report. Stephen Gibbs seconded. Motion carried.*
5. **Board Report** – *see motion above*
6. **Treasurer's Report** – *Freeman McNeal made a motion to approve. Anna Linders seconded. Motion carried.*
7. **MACDC Report** – *no report given*
8. **Old Business** – *The old business of the Liberty Hill changes was close by a vote earlier in the meeting.*
9. **New Business and Announcements** - *no new business*

**Adjournment** – *Ken Farmer made a motion to adjourn. Shawn Baker seconded. Motion to adjourn carried at 8:44 PM.*