

Mt. Auburn Community Council

08/19/19 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, Jim Tarbell, Maurice Wagoner OTR Community Council President, Cathy Ingram

1. **Call to Order** – Meeting called to order by MACC President Stanley Broadnax at 7:02 PM.
2. **Safety Report (Officer Hamann) – 1.** We just graduated a new academy class of 40 officers. District 4 and 3 got the most officers; District 4 got 12 new officers. **2.** We can arrange ALICE training (active shooter training) for businesses or groups. If interested, contact myself or Officer George. **3.** We have apprehended a number of kids age 8-15 that were responsible for stealing cars, breaking and entering, and a number of burglaries. **4.** Someone is breaking out the rear windows of cars. It is very important not to leave items in cars, even empty bags. **Questions.** Mrs. Tarbel: Is there anything you can do about semis coming up Sycamore Hill? Hamann: While it doesn't seem like a good idea, I don't think there is anything that would actually prohibit it. As a community, you may want to work with DOTE on signage or work with the businesses receiving the deliveries to communicate better routes. Resident: There is a lot of activity at the park near Malvern after dark, after the park has closed. Can you send a patrol car by after dark? Hamann: Yes, I'll do that.
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. **DOTE - Liberty Street Safety Improvement Project (Matthew Andrews and Brad Johnson)** - Initially Central Parkway to Sycamore, but after talking with neighborhoods, we were asked to improve the Liberty Hill/Liberty Street area, particularly addressing pedestrian safety. OTR community council voted to allocate some funding to help with the improvement of this area. The proposed changes will bring both Liberty Hill down to a stop light. The current merge/entrance of Liberty Hill onto Liberty Street would no longer exist. Vehicles can still go straight to park. Question: Is the road getting expanded at the stoplight? Johnson: Yes, at the intersection. Resident: Where are the bus stops going to be moved? Johnson: The bus stop on the downhill side will be moved slightly up. Same Resident: Won't this back up traffic during points of time during the day. Johnson: It is slow traffic down. Resident: Are we going to lose parking? Johnson: No, no parking will be lost. Some parking is shifting, but we are not losing any parking. Broadnax: I think points have been raised that the city needs to go back and take a look at. Andrews: Yes, we will be coming back next month to talk more about this and vote on the project.
 - b. **DOTE - Dorchester/Auburn Intersection (Ryan Kirk and Chris Kelly)** - Kirk: The plan is to convert the 5-way intersection to a 3-way all-stop. The intersection will be

moved up to the land that was formerly inhabited by the Body Snatcher. **Questions.**

Resident: Will the building north of the Body Snatcher be effected. Kirk: Some of the

front yard of the building will be impacted, about 14 feet. Visitor: Is the property city

property? Kelly: Yes. We could we give some of the land of the Body Snatcher to the property just north of the Body Snatcher to make them it whole for the land taken from

the front (streetside) of the property. That new land would be on the side/back of the building on the property. McNeal: Why are we just now finding out about this?

Broadnax: The Body Snatcher was just demolished, so this changed some of the plans.

We have identified this 5-way intersection as a pedestrian safety problem a long time ago.

The discussion about how we can improve pedestrian safety at this intersection has been ongoing for years. J.Tarbell: After what's going on right now, will there be no more

building demolitions along Auburn Avenue. Kelly: We can't speak for everyone, but no, not for our projects. Linders: What pedestrian safety improvements will we see as a result

of this change? Kirk: Improved lighting and crosswalks at all intersections. But I think the most meaningful safety change will be making it an all-way stop. Ingram: Why have

we never implemented a mirror system at this intersection? Kirk: We believe that an

all-way stop will make this intersection must easier. Lee: I think that a mirror system

would improve this intersection. Kelly: We will look into that. Resident: Won't this make

is difficult in ice? Kirk: Moving the intersection to flat ground should make this doable

and frankly improve the intersection. Ingram: It says on the packet that final comments

are due by Sept 20th. What does that entail? Kelly: We will need to answer

questions/concerns that have come in at that point and then get back to you. Resident:

Will you be able to turn left coming out of Short Dorchester? Kelly: We are still

exploring whether that will be a left/right option or a right-turn-only. S.Vogt: Coming out

of Short Auburn, will there be a left/right turn option? Kirk: Yes. S.Vogt: During

construction will residents be able to access Short Auburn? Kirk: Yes, residents and

emergency vehicles will be able to access Short Auburn during construction.

- c. **Uptown Rental Properties (Dan Schimberg and Patrice Eby Burke)** - Burke: We are here to talk about a development planned for the end of Bigelow/Short Auburn. We started working in Mt. Auburn in 2014 on Wellington Place and finished that project earlier this year. We are not an out of town developer that builds and then leaves. We still own most all of the properties that we have developed in Clifton and Corryville and recently in Mt. Auburn and we regularly donate to the communities in which we build. For example, we have made a number of donations to the rehab of Inwood Park, land donation at the corner of McMillan/Auburn, renovated affordable housing in Mt. Auburn at two different locations, and we donated land on McGregor to Mt. Auburn for a community garden space. McNeal: What do you mean by affordable housing? Burke: HUD standard for affordable housing. Schimberg: We are also building some single family homes on Ringgold and Slack. Residents that moved into Wellington range from 21 to 71 year old, both single people and families. This product did not exist in Mt. Auburn until 141 Wellington.

Our new project is at the south end of Mt. Auburn, looking over downtown Cincinnati.

There is a large home on this property that has been destroyed by the elements over the

years. We are proposing a 200 unit apartment building that will sit high on the hill. With

a parking garage on the eastern side down the hill behind the God's Bible School

buildings along Josephine. We are planning a Planned Development for this project,

which will give the neighborhood residents the most say in the project. This approach

worked very well at Wellington Place, we had a lot of great involvement from Mt.

Auburn residents, some here in this room. We plan on constructing this building, owning this building and managing this building. This project will open up view corridors of downtown along Bigelow and Auburn, currently there is no view down either of those streets. The experience from Walker Street will be untouched and any excess land on the Walker Street side will be donated to the hillside trust to be maintained as green space. We will be taking the top of the hill down about one story and this building a 4-story building, so essentially it's like building a 3-story building on the current land. Bryan Sherman: There is a walk path from Walker to Filson Park, will that be maintained? Schimberg: Yes, it will get a little lighting and some cameras for safety, but that public walkway will remain. Cora: I live on Bigelow and traffic and parking is already an issue. Schimberg: That is one of the main reasons that we designed two access points for this garbage, one on Bigelow and one on Josephine/Ringgold. We will also be doing a public traffic study of the affected streets, the results of which we will be sharing with you all. There are a lot of solutions that we can explore if this appears to have a negative impact. Resident: Is there a plan for a rooftop bar or anything that would be open to the residents of Mt. Auburn? Schimberg: We purposefully did not include any commercial aspect to this property to maintain the residential aspect of the surrounding area. Schimberg: So what we are trying to ascertain now is is the concept right, knowing that there are going to be changes and amendments to the project. Resident: I don't think this project is right for this area. I think it would make more sense to building single family houses on this land. Resident: Would you be open to helping rehab some of Filson Park--the playground, the pool, etc? I know that park needs some help. Schimberg: Yes, we would be more than happy to help with that. Same Resident: Would residents be able to pay a discounted rate to park in the garage? Schimberg: That isn't currently part of the plan, but it is a possibility. Mr. Tarbell: I just can't imagine this project. Can you even build on this land? Is it stable enough? Schimberg: Yes. We are on top of the hill only. It is solid stone once you get a few feet down. The hillside, the trees that go up the side, the walk that goes from Walker to Filson--none of that will be touched. McNeal: Will this effect Hopkins Park? Schimberg: No, it will not. Resident: What is a Planned Development? Schimberg: It is essentially a zoning overlay on which the developer, planning commission and the neighborhood work on together. Resident: Is this what we want as a community? All of these renters or would we rather have single family home development. Schimberg: We are building single family homes in Mt. Auburn all over the neighborhood. This is a different project. Resident: I think it would be good for our neighborhood to have both renters and homeowners. Broadnax: I think maybe we would like to see a traffic study and discuss this further. Schimberg: We will do a traffic study and continue to develop our concept using the points brought up this evening and then come back to this group next month. Part of my job as a developer is to find common ground. That is what we will be working toward. *Ron Tisue made a motion to table issue until traffic study and geotech. Jim Tarbell seconded. Motion carried.*

4. **Previous Month's MACC Full Body Minutes** – *Ken Farmer made a motion to approve both the previous month's minutes and the board report. Shawn Baker seconded. Motion carried.*
5. **Board Report** – *see motion above*
6. **Treasurer's Report** – *Stephen Gibbs made a motion to approve. Tom Rotte seconded. Motion carried.*
7. **MACDC Report** – *no report given*
8. **Old Business** – *no old business*
9. **New Business and Announcements** -

- a. Free trees through Fall ReLeaf Program (cincinnatiiparks.com/urban-forestry)

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