

# Mt. Auburn Community Council May 15, 2023

## Mt. Auburn Community Council – May

### Tonight's Agenda

1. **Call to Order and Moment of Silence** –
2. **Membership Forms** –
3. **Park Board Tour** – 2 sites. Basketball court could go in as soon as this summer. For the park in general putting out RFQ for park master plan. 6 months to a year of community input. Broad conversation. Construction in 2025 to 2026.
4. **Safety Report** – Past 28 days we are green or yellow in all categories. No homicides or robberies. No aggravated or felonious assaults. We are looking great for this time of year. Small rise in burglaries and B & E's. Down 65% on auto thefts. 8 cars stolen previously. Only 3 cars stolen this month. Have been cracking down on cars parked on street long term and cars with expired tags.
  - a. **Police District Re-Alignment** – Currently there are 5 (6) Cincinnati police districts. District 4 covers 10 neighborhoods. It is a narrow district. Police districts will be realigned. Mt. Auburn is going to become part of District 1. Going from 10 neighborhoods to 11 neighborhoods. Change should happen around October or November.
5. **Special Guest Speakers and Presentations**
  - a. **Credit Union Site (Uptown Rentals – Patrice Eby Burke)** – 49 William Howard Taft. Current site of the Superior Credit Union. The building itself is in an office district so it is zoned Office General. Seeking variances for setbacks and FAR (Floor Area Ratio). Mixed use residential. Six floors tall. Bottom two floors are primarily garages. Amenity space. New site for Superior Credit Union. Trying to keep all of the parking spaces within the structure. Five floors of residential. 55 units of student housing. Goals are to provide student housing and maximize utilization of the site and enhance connectivity (pedestrian safety, etc.). Need variances for setbacks. Site is  $\frac{3}{4}$  of an acre in size. If all required setbacks were met you would only be able to build 34 feet across. Need variance for FAR as well. FAR relates to density. Credit union will relocate to building across the street while construction is taking place. 75 feet tall versus 70 feet across the street. Timeline for completion is summer of 2025. Still working on the exteriors. Pedestrian safety was a major concern for Corryville. 55 units including studios, 1 bedroom to 4 bedrooms. \$1100+ for studios moving up to \$700 to \$800 a bed for units. Patrice spoke with DOTE about the curb cuts. Potential for a shared use path on McMillan. Potential for bumpout at the intersection of William Howard Taft and Auburn Avenue. EV charging stations on site. John made a motion. All in favor for setback variances and FAR.

- b. **Peete Alley Pedestrianization (Christian Huelsman)** – Cobblestone Alley right off of Vine Street. Fire a few years back destroyed part of the alley. 10 months of restoring alley has taken place so far. Looking at lighting and signage improvements currently. Requesting a letter of support from the community council that will serve as the first step in a three step process. Need letter of support from community councils, nearby neighbors. Peete Alley restoration project. Roger made a motion for letter of support. Alice seconded. All in favor.
- 6. **MACDC Report** – Five points intersection (now three point intersection). Short Dorchester is closed right now. Concerns about accidents during construction.
- 7. **Board Report (Steve Gibbs)** –
- 8. **Previous Month’s Full Council Meeting Minutes** – John made a motion and Roger seconded.
- 9. **Treasurer’s Report** – \$12,267 in bank account. Post Office box was renewed. NSP updates have to be provided in June.
- 10. **Old and Unfinished Business** – Kay’s Garden. If anyone is interested in volunteering.
- 11. **New Business and Announcements** – Proposed compromise to Proposed Sale of City-Owned Property in Mount Auburn.
- 12. **Adjournment** – John made a motion to adjourn. Christian made a second.

## **Mt. Auburn Community Council Board Meeting**

### **5/8/2023 Board Meeting Minutes (Zoom)**

Recorded and Prepared by Cody Sheets

**Board Members Present:** Carol Gibbs, Lee Wilson, Ken Farmer, Roger Hildebrand, Tami Hendrickson, Steve Gibbs, Alice, Christian Huelsman

- 1. **Call to Order and Moment of Silence** – 7:05 PM
- 2. **May Meeting at Inwood Park** – Pizza will be served at 6 PM.
- 3. **Credit Union Site between Taft and McMillan(Uptown Rentals – Patrice Eby-Burke)** – 49 William H. Taft. William Howard Taft, Auburn, and McMillan. 5 stories. 55 units with parking. Zoned Office. Office zoning allows for all uses on the site. First floor includes parking (94 parking spaces where 70 are required) Credit Union, and Amenities. Parking includes tandem parking spaces. Concerns raised about excess parking and increased traffic. Concerns raised about lack of ground floor activity. Concerns raised about architectural aesthetics and relation to nearby buildings. Concerns raised about number of curb cuts. Questions asked if on street parking could be used as a traffic calming measure. Concerns raised about continued demolition of buildings southwest of McMillan and Auburn Avenue and large amount of vacant acreage. Uptown needs variances for required setbacks. Three setback variances and a FAR (Floor Area Ratio) variance. If they can obtain permits buildout will start this year and be finished by the 2025/2026 school year. Patrice will be at the next community meeting asking for a letter of support for the variances.
- 4. **Peete Alley Pedestrianization** – Need community council letter of support for pedestrianization of Peete Alley. Bollards, planets, or barricades to limit access to bikes and pedestrians.
- 5. **Previous Month’s Full Council Meeting Minutes** – N/A

6. **Treasurer's Report** – \$868.00 from AIG. \$12,267.13 in bank account. Do have to report on progress for NSP funds quarterly. \$522 budgeted in NSP for May outdoor meeting and newsletter.
7. **Old and Unfinished Business** – N/A
8. **New Business and Announcements** – N/A
9. **Adjournment** – Meeting adjourned at 8:17. Tami first and Ken Second

## **4/17/2022 – April Meeting Minutes (Zoom)**

### **4/17/2023 – April Meeting Minutes (Zoom)**

**Prepared by Ken Farmer**

**Mt. Auburn Community Council – April**

#### **Tonight's Agenda**

1. **Call to Order and Moment of Silence** –7:05 pm
2. **Safety Report (Officer Maggie Bower)** – Officer Bower reported that most of crime is down in Mt. Auburn. There are just a few exceptions, for example, this month, car thefts increased from 1 to 8. However, 6 of the 8 vehicles were recovered.  
**Traffic calming on Reading Road.** Traffic calming across from the hotel has begun with the installation of speed bumps, pylons, and a crosswalk. Typically, the speed limit will also be lowered to 30 MPH, however, it is not sure if that will follow here. This was requested by the hotel and is expected to increase pedestrian safety. **Chin Nkudwe:** Will there be additional calming devices coming? Chin agreed that what is installed now is a step in the right direction, but probably not sufficient to calm traffic as needed. **Carol Gibbs** said the promise had been that the entire installation would be similar to what was done at Avondale and Bond Hill. She will find out the status and report back.  
**Accident at Rising Star Academy. Christian Huelsman:** Is there an update on the vehicle that ran into Rising Star Academy? Maggie was unaware of this. She will check and get back with us.
3. **Special Guest Speakers and Presentations**
  - a. **3CDC New Findlay Recreation Center Community Engagement (Anna Barchick-Suter)** – Anna is project manager with 3CDC. The Finlay Community Center Project, started in the fall of 2020 with the City and CRC. They requested 3CDC to assist in the project, which involved several sites, four parks, building a new comminuting and rec center, and renovating old space for better utilization. For example, Grant Park would be improved and have better programing: childcare (full day) and child watch (short time when adult is engaged with a program); Golden Gloves and Health Center would be able to expand. There would be streetscape improvement, and better connectors to Grant Park and the new Rec Center. This phase of the project is budgeted at \$60 million.  
**Questions:** There was some concern for the rate that will be charged at the new Rec Center. Anna said that the charges would be scaled based on income in an attempt to keep it affordable to all. Some questioned whether there would be realized as with other projects, promises were made but not kept. **Lee Wilson:** Where is the parking was for all

this? There is no dedicated garage. However, there were about 75 spots that would be available in existing adjacent parking areas. **Lee:** What type of senior programs would be offered, as there were none listed? They want to make sure adults are included and that available transportation would be put on the list. **Christian:** What about opening pathways that were currently closed and installing better lighting to make walking to and between buildings easy and better protected? That focus on exterior concerns would happen later (after phase 1), but accessibility was already on that that list. **Steve Gibbs:** What is going to happen to the old Crossroads building? That building will be sold to 3CDC and they will later develop and sell it. **Kevin Berry:** Who will run the Rec Center? CRC and 3CDC may partner on this, however, not sure at this point.

**Notifications.** Those who wish to be receive updates of this project, send a request to add your email to [FindlayRec@3CDC.org](mailto:FindlayRec@3CDC.org). There is also a Community Engagement event on April 19<sup>th</sup> at 6:00 p.m. at the OTR Rec Center and is open to the public.

- b. **Burnet Avenue Street Sale Alternative (Mark O'Brien) – Request by Kingsley Organization to buy portion of Burnet Avenue – Steve** began by giving a brief history of the issues related to the potential sale and closure of this street. Steve asked Chin Ndukwe, of Kingsly Consulting, to discuss what the hotel wanted to do with the area. **Chin:** Because of problems in the area (theft and assaults), the hotel has proposed to buy the street and close it to vehicular traffic. They would design an alley with a pedestrian gate with a code for access for use for foot traffic and bicycling. They have hired a professional urban planner to work on that. **Christian** said there were tools available to the City to close streets and alleys and leaving it open for foot traffic, bikes, and pets, but not vehicles. It would be kept as a public space, open to all. Utilizing these public resources might meet both the hotel's needs and also address neighborhood concerns. A particular city tool that may be of use is the "Revocable Street Closure" which goes through DOTE.

Steve then asked Mark Obrien to share his counter proposal. **Mark:** Mark pointed out that too often his objections were misconstrued as being his personal objections and stated that it is rather the consensus of a group is homeowners in the area who would be affected negatively if the street were sold and closed. This group is collectively opposed to Chin's project. This is the fifth public meeting that has been held on this and the neighborhood has always been against it. The placement of bollards to block the street might be dependent on what the final desired results are. In an earlier meeting, the City had suggested utilizing a double dead end. This would likely address the dumping and drug dealing. Mark would like to get together with everybody to do what we can short of selling the street. What can be done to improve the street and bring value to everyone. People often point out that bollards require a turnaround. However, there are exceptions. There is also a small field there owned by the City which would allow a turnaround. **Chin** stated that a double dead end did not allow him to expand green space which he intends on making accessible to the public.

**Steve** said that this issue would again be discussed at the upcoming May board and council meetings, that latter of which will be held outdoor at Inwood Park. He expected an updated proposal from Kingsley.

- c. **Peete Alley (Christian Huelsman) – Christian** commented that his group, Spring in Our Steps, had been trying to get a portion of Peete Alley closed to prevent vehicles from attempting to drive through or park back there. He is requesting letters of support from adjacent property residents and a council letter of support to help get this proposal approved by the City. They have worked 10 months on this alley and have restored the

cobblestone. Now they are hoping to preserve that work by having the City close an 87-foot section of the alley to vehicular traffic. Letters supporting the recommendation to close this portion of the alley should go directly to DOTE. He also noted that the City is pushing owners of the nearby empty lots to sell, as they are in constant violations. The City is poised to put them under Vacant Building Maintenance License. One of these owners is Vision and Beyond. **Carol** said she would check with Vision and beyond to see what their intentions were. **Steve** asked Christian to develop a short proposal/motion for the May board meeting.

4. **MACDC Report** – Carol said the construction contract related to the renovation of Five Points is up December 1, 2023 followed by a 30-day period to make any final repairs. Presently there is no railing around Flatiron Café. Carol noted that Short Dorchester will be shut for a couple weeks while the corner is being finished.
5. **Board Report (Steve Gibbs)** – There were no questions concerning the recent board minutes.
6. **Previous Month’s Full Council Meeting Minutes** – The minutes from last month were approved (Roger Hildebrand/Christian Huelsman).
7. **Treasurer’s Report** –
8. **Old and Unfinished Business** – No old business
9. **New Business and Announcements** – No new business
10. **Adjournment** – Motion to adjourn: Alice Williams / Daryl Frazier, motion carried at 8:34 p.m.