

## **CORRYVILLE COMMUNITY COUNCIL MINUTES**

**April 8th, 2008**

Meeting called to order at 6:10 pm.

**Approval of Minutes:** The March minutes were approved as written.

### ***Police & Safety Report:***

Neighborhood CPD Officer Wiley Ross distributed crime stats, and introduced Officer Terry Wenderling who encouraged Corryville to organize 'Citizen's On Patrol' (COP) and 'Court Watch' teams. She introduced Jim Bodmer and Amos Robinson, members of the College Hill team. Jim explained their COP team has 30 volunteers trained by the CPD to be the 'eyes & ears' of the neighborhood. A group of 3 members walk the neighborhood at night, 3-4 times/week, armed with police radios, flashlights, and digital recorders. The groups are non-confrontational, and should they observe any problem they summon the CPD. Following the walks, they email a report to District 4. Amos explained if there are any arrests, team members attend court to lobby for severe sentences. The two endorsed the organization of a Corryville team, saying College Hill's participation has had a positive effect on the safety of the neighborhood.

UC Officer Doug Barge reported they experienced 2 weeks of burglaries during the normally quiet spring break. Thieves broke in to an office, stole 70 sets of master keys, and used them to commit numerous burglaries. A housekeeper's tip led to 4 arrests, but only 30-40 sets of keys were retrieved, and UC is in the process of re-keying. They also suffered a rash of parking lot car break-ins, and have arrested 4 juveniles.

### ***Treasurers & Neighborhood Support Program (NSP) Report:***

Dan Plofchan reported a balance of \$3,000. He met with NSP, and received approval for funding 2 projects: \$600 for the Cleanup Day event, and \$3,500 for the Teen Employment program, leaving a balance of \$2,900 in available NSP funds.

- Kay Weeks reported she and Songhay Thomas attended the NSP training workshop on March 20th.

### ***Short Vine Community Urban ReDev Corp (VCURC) & University Village Business Assoc (UVA) Report:***

Scott Enns reported they have identified surveillance camera sites, are in the process of producing branding images for 'University Village', submitted a CNBDU (Cincinnati Neighborhood Business Districts United) for public safety to add additional police, and have requested an additional \$10,000 for parking. He also said the City is dragging its feet about a façade improvement on the SW corner of Charlton and Vine.

### ***Corryville Community Dev Corp (CCDC) Report:***

Mike Ealy reported the board is 92% close to resolving the issues of concern with Stetson's management, and development of Stetson Village Blocks I and J continues to be anticipated soon.

### ***Uptown Crossings Community Urban Re-Dev Corp (UCCURC) Report:***

Dan Schimberg reported they are proceeding with a mixed use development.

### ***Corryville Recreation Center (CRC) Report:***

No report given, but it was noted that Rec Center teens will shortly be distributing Corryville Cleanup Day fliers door-to-door as an activity funded by the NSP Teen employment program.

### ***Old Business:***

#### **JFP's follow-up proposal for the redevelopment of the 3000 block of Vine**

JFP's (Jacobs Family Partnership) Steve Mullinger and VCURC's (Short Vine Community Urban Redevelopment Corp) Scott Enns presented revised site renderings, and explained the proposal now includes:

- \* Hampton Inn (134 rooms, reduced from 6 to 4 stories), at the corner of Rochelle and Vine,
- \* 'Sunken' interior surface parking lot, (94 spaces), accessed from Vine and Ahrens,
- \* 24-hour iHop at the corner of Vine and MLK,
- \* Uno's Pizzeria at the corner of MLK and Ahrens,

- \* PNC Bank stacked on top of Uno's at MLK and Ahrens, with drive-thru accessible from the interior parking lot,
- \* One level of underground parking (125 spaces).
- Steve explained the development will have a positive economic impact on the community, and additionally most employees will live within a 3 mile radius. In discussion that followed:
  - Nathan Ruggles said while this proposal was an improvement over the previous two, the site is not yet optimally pedestrian friendly.
  - Tim Rush-Ossenbeck questioned the architectural style of the buildings, relative to the rest of Corryville.
  - Phil Rotte asked if another business besides a 24-hour iHop could be considered, due to loitering concerns.
  - Steve explained the specific style and surface treatment of the buildings has yet to be determined, and landscaping has only been suggested.
  - Dan Plofchan and Kay Weaks reported that Jeff Jacobs had asked the board to preview the revised proposal, and they thought the new site configuration was impressively more urban, pedestrian friendly, and 'friendly' to the adjacent housing. All agreed there would be a special need for security at the 24-hour iHop and the underground parking structure. The board appreciated the effort made by JFP to address the concerns previously made at Council meetings.

### **Anchor Properties follow-up proposal for the University Plaza site**

Anchor Properties' Mike Ricke, and Kroger's Monty Chesko presented follow-up site and elevation plans for the redevelopment of the University Plaza. New to the proposal is consideration of a heightened Kroger's store with a second story catwalk accessible from Taft, with possible community seating areas at that level, and consideration of a specialty organic foods section. Mike stressed they were presenting a concept, and wanted to hear the communities' concerns. He also said Anchor Properties has contracted for a local traffic impact study. In discussion that followed:

- Dan Plofchan noted the site layout was the same as that proposed at the 11-07 CCC meeting and the 1-08 Charrette. He said the community has previously voiced objections to that layout, and asked if other possibilities had been considered. He noted the 2005 University Village Urban Renewal Plan (UVURP) proposed development of a 'gateway' to the Vine St. business district, not just a 'sign'.
- Mike said numerous configurations had been explored, but due to the tenant requirements, costs involved, and their return on investment, this layout was the best alternative.
- Dan said there is much creativity within the community, and suggested if given the opportunity to see the other configurations, they might be able to help produce a more acceptable concept.
- Nathan Ruggles objected to the 'non-pedestrian friendly' layout of out of the site, and asked if Anchor Properties had previous experience developing urban sites.
- Mike suggested this was not an urban site like downtown.
- Dave Lockhorn questioned the equation used to determine the number of parking spaces needed, noting the amount of pedestrian customers. He also wondered about the possibility for a drive-thru (ala a pony-keg) for small orders.
- Dan Plofchan noted the large amount of customers who come by taxi. He also noted the under use of the parking lot in off hours, and the fact that currently non-patron cars are towed. He questioned the plans for construction of multiple parking garages in the business district vs. a more concentrated 'community serving' concept.
- Dan Schimberg asked whether it were 'corporate policy' for Kroger's and Walgreen's to have free-standing buildings, as he questioned the possibility to stack the two.
- Jamie Jamison noted the exemplary urban Kroger's in Atlanta.
- Sarah Pennington questioned Kroger's need to be enlarged to the extent it requires closure of Euclid, and said she shops at a 90% organic store.
- Tim Hof said he walks his dog in Auburn Triangle Park every day. He objected to its closure, noting the visual beauty of the corner with the church in the background, and the fact that park is the last truly public green space in Corryville. He said while there is green space in Stetson it is not welcoming to outsiders.
- Catherine Rush-Ossenbeck asked if they had considered massing the buildings along the streets with interior parking. She objected to the closure of Euclid due to safety concerns.

- Tim Rush-Ossenbeck said rather than looking at the constraints of the site, they should be viewed as an opportunity to produce something creative.
- Roger Swigert asked if the land is so costly, and there is a need more for parking, why not build an underground garage instead of closing Euclid and taking Auburn Triangle Park?
- Kay Weaks emphasized that residents have previously been vocal in their opposition to the closure of Euclid between Corry and Taft. She noted the UVURP significantly addresses the negative impact on the commercial district as a result of the disrupted flow of traffic, and thus stresses reconnection of Vine to Short Vine. She said that in exactly the same vein the community is trying to avoid the negative impact on the neighborhood district in their opposition to the street closure. She quoted the UVURP, “busy streets are less prone to facilitate crime, inappropriate behavior, and unwanted assembly”. She further objected to the suburban vs. urban layout of the site, the resultant commercial creep, and the placement of a Kroger’s truck loading dock and dumpster area in the neighborhood’s front yard. She questioned why a decked site was proposed in the UVURP if it weren’t possible. She reported learning that the city will shortly be sending ‘coordinator reports’ requesting comment about the closure of Euclid to all city departments and the CCC, and moved that Council approve including the comments made at meetings, along with letters from several members unable to attend, in the CCC’s report. The motion passed.

### **Corryville Revitalization Court (CORT) follow-up proposal**

A document proposing the mission, development focus areas, members, and action plan for CORT was distributed. Dan Schimberg re-emphasized that the purpose for the court was to facilitate improved communication between all the various groups involved in the redevelopment of the Short Vine District, and that CORT would not have a ‘vote’. Dan Plofchan asked for clarification that all redevelopment proposals would still be required to be brought to the CCC for approval, and was given assurance that was the case. Several members expressed distrust that the ‘unstated intent’, and composition of the CORT members, appears to be designed to make it easy for developers to get their way. Kay Weaks noted the communities’ distrust is justified and cited the recent example wherein the Uptown Consortium presented a ‘University Village Transportation Hub’ proposal to the Hamilton County Commissioners for approval of funding, saying they had the CCC’s approval, when in fact the proposal was never presented to the CCC. The Uptown Consortium’s Shashank Saxena apologized, explaining the error was a regrettable miscommunication. Towne Properties’ Brad Austing said he hoped the community could get past the history to understand this was a new beginning. Kay Weaks said she hoped that were the case, but the community’s trust would need to be developed through future actions. Dan Plofchan said the CCC would need to discuss the proposal in order to decide its position, and potential membership, according to the CCC’s charter. Dan Schimberg said the first CORT meeting had been scheduled for the next night, April 9th, 6:00 pm, at Turner Hall, and invited all those with questions to attend.

Michael Cervay, Director of the City’s Dept of Community Development, introduced himself. He explained that he and a contingent of city officials attended the meeting in response to Council’s letter requesting remedial action in the redevelopment process. He assured the community their concerns were being heard, and the city would do all it could to assist a redevelopment process that benefits all parties involved. Dan Plofchan and Kay Weaks expressed their appreciation to the city for their involvement.

### **Corryville Cleanup Day update**

Kay Weaks reported that several teams have been assembled, and though zones were to be designated at this meeting, due to the late hour she would do the assigning by email. Any new volunteers were asked to email the CCC.

Meeting adjourned at 8:30 pm.

As recorded by Kay Weaks

Please encourage your Corryville neighbors and associates to sign up for the CCC’s electronic mailing list by sending an email with their name and street address to: [CorryvilleCC@hotmail.com](mailto:CorryvilleCC@hotmail.com).