

Mount Washington Community Council Membership Meeting, December 21, 2016

Pledge of Allegiance and Welcome, 7:03pm. Board members present: Alex Linser, George Lehocky, Wade Johnston, Bill Holzman, Jody Pol, Greg Landsman, Brian Fortin, Zak Slemmer

Fire, Engine 7: Fire folks like the new look with the couch. Narcan uses at 4, up from last month. City-wide uses are over 2000 for year. It is an epidemic. Be safe over holidays, watch space heaters, kerosene heaters. Four fire runs this month, 10 non-fire, 101 EMS calls. Over 1500 runs this year, which is up from last year. Fire folks will install smoke detectors if needed. Give a call. Happy new year. Applause.

Police, Officer Butler: Burglaries down, thefts down, rapes down, a robbery at US Bank, thefts from auto down. Arrests up from last year. Question about location of rapes: Dairy Mart area of Beechmont. Question about decline in crime: Because of us! Question, how many patrol cars in our area? Not known. Some days more than others. Recent graduation of academy class and overtime available. A thank you to Officer Butler and the force. Bill Holzman recognized for dressing in red and donning a beard and visiting schools and spreading cheer. Rick Meador recognizes Officer Butler and Charlie and Mike from Excel, thanks for attending and for your efforts on Lehigh. Applause.

Alex reminds those in attendance that to vote, ya must be a member. Guests are here regarding a request for Zone Change on Beechcrest Place. The City of Cincinnati is interested in what the MWCC has to say. We will hear from representatives from Healthsource, from neighbors, and from our Zoning Committee. We will then decide what position to take, if any.

Kim Patton, CEO of HealthSource. Introduction of HS: provides primary Care services to communities. Explored school base program with Mercy. Bought property on Beechcrest, interested in investing 2.4 million, but needs a zone change to invest and expand services. Question: expanding services? Building to hold more personnel-- 3 to 4 providers. Accept Medicaid? Yes. Uninsured, Medicaid, Medicare, private insurance. 1600 patients seen in mtw. 25% use private insurance, some self-pay, use 340B pharmacy. HS has dental in Eastgate, not here. Does HS do drug rehab? No, not a function of primary care, but will refer. An assessment of needs was key in bringing HS to mtw. Kim has been with HS for 40 years. HS is about providing care. Subsidized? Yes, federal grant allows sliding fee work. The heart and soul of HS is getting folks care. How else does HS participate in community? Had a booth at the Pumpkin Chuck this year, supported the Pantry at Presbyterian church, works with Mercy, outreach. Transportation? Yes. Mtw on bus line. When were plans for expansion formed relative to purchase of duplex? Owned existing property for 3 years, cannot expand without parking. Have looked elsewhere including Marathon, could not strike deal. Why buy without ability to expand? Campus Lane not available when they purchased. Knew size would be an issue and a need to grow. Not a good idea to have facility without full time

physician. Current building 6000sf, would like at least 5000sf. Decision to purchase duplex without zone change? Tried to purchase Marathon and Tower Shoppes.

Ric Posey with K4 Architecture. 6040 sf, and 17 parking spots existing. Only utilize a third of building at present, no qualifying accessible handicap spots, and a significant slope at Beechmont. "A little bit more inviting than the blank wall." Birds eye view slide, zoning map slide, location zoned CCP, Community Commercial Pedestrian. "Not asking for change to allow this use." Asking to change property to the adjoining CCP. Enlarged site plan displayed. "Site fully compliant." Build right over front portion of existing building. "If everything goes right, they will continue to operate during construction. Fascinating to watch." MWCC has procedural opportunity, and process with city. Plans are conditional on rezoning approval. Application has been made to city; first step is to meet with staff-- sole purpose is to form an opinion on rezoning, will invite all departments. Then staff report and recommendation goes to the planning commission, then to Neighborhoods Committee of City Council. Concurrent consolidation application. Third piece is approval of plans and renderings, when plans go to building dept. Photos shown of existing property. Renderings. Point from resident about sightlines with wall at Beechmont/Beechcrest corner. Ric Posey says, zone change app doesn't even look at design of building.

Julie Rimer, resident of Beechcrest Place. Welcome HeathSource to the community. Does this plan for rezoning fit into comprehensive plan? The vision of that Plan is walkable, green, and inviting; keep NBD, small and thriving. Results: trees, flowerpots, streetscape. Primary issues with zoning change: commercial creep, safety and traffic flow, light pollution, damage to value and character of Beechcrest, Kroger Wall, other options for HS in the community. A bit of history of zoning creep. Change.org petition with over 170 signatures. HS project would mean a projected 19,000 cars per year on a small residential street. Video of traffic along Beechmont. Urban Design Overlay versus Walls on Beechmont. Side by side comparison of Kroger Wall and HealthSource. Plan Cincinnati: protect and enhance physical characteristics of business district. HS proposes a 90 inch sidewalk versus 137 inch sidewalk in the rest of the NBD. Entrance to be on Beechcrest versus entrance on Beechmont. Decorative fencing and walls versus plan of HealthSource. Alternative locations exist for HealthSource— Plan Cincinnati focuses development on existing facilities. We welcome HealthSource but not in this way. Applause.

Michael Cervay, Chairperson of MWCC Land Use and Zoning Committee introduced. Passes out report. Compliments architect's description of process. MWCC at disadvantage without city staff meeting having taken place. Ann Marie Kerby notes that we do not need to vote tonight, the Planning Commission will wait for our input. Michael continues. Pros and cons. Pro: commercial zoning exists on the three adjacent sides of parcel in question, may bring more employment to community, development at entryway of mtw a chance to create synergism. Against: commercial creep, too much commercial zoning city-wide, additional existing opportunities in this community, zone change would set precedent.

Recommendation based upon these points is that MWCC oppose the zone change, primarily due to glut of commercial property available, and because of the precedent it would set for further changes. But, Michael says, the City will do what they like. If they move forward, we might have certain recommendations for design: façade must be consistent with 2000 block of Beechmont, and signage consistent, an improved landscaping barrier, speed humps on Beechcrest.

Alex thanks the three for well thought-out presentations. Wendy O'Neal moves to vote to oppose, seconded. In discussion.

Questions for Healthsource: What other sites and how far from the purchase price were you? Blockbuster location was in a Trust. HS acknowledges their current HS site is not a lovely site. Can HS work with community? City wants building at sidewalk. Ric Posey wants to work with community support to design building with variances. Wants all parties to win. Greg has two questions: HS bought residential property for commercial use-- why not get rezoning first? And if HS is for win/win, why haven't we begun that conversation? HS: we are here to hear what community has to say, but we have no answer if this is about commercial creep. Trying to find a way to staying in Mt Washington. Jack: HS currently uses 2000sf of a 6000sf building, why? Jack has experience with sites including TriHealth, and Mercy, offers to help HS find something. Another question: will HS be bought? HS: No, because of federal grants. Resident: Why is HS set on this property? HS: Would have to sell and buy new. What's your budget? What about Skytop? A request to call question. Seconded. Vote to close discussion. Discussion closed.

Motion to oppose requested zoning change by hand count: 29 for. 10 against.

Motion passes. Alex says, Thank you for your vote and your thoughtful consideration tonight.

President report skipped, **Treasurer** not present and report skipped, **Secretary** had passed around minutes, minutes accepted by unanimous consent.

Rick of **NIC**, contact info from Excel exchanged, Rick will act as liaison between residents and Excel, a thank you to Excel, and a thank you to Kevin Butler.

PF! meetings are first Thursday of the month.

Stanbery Park Advisory Council is working on Farmers Market for next year. Fridays. Folks interested? Could use help with planning and execution. Talk to Wade or Jody.

Raffle. 714438. 438. 434 vinner! Ho ho ho. 443 pointing.. and prize!

Motion to adjourn, seconded. Adjourned at 859.