

**Communities of the Future Advisory Committee 3rd Meeting
Economic Development Subgroup
August 20, 2010**

Attendance:

Kim Satzger, Port Authority of Greater Cincinnati
Sam Stephens, City of Cincinnati, Community Development
Dan Bowe, City of Cincinnati, Community Development
Leah Winkler, Ohio Department of Development
Jeff Aluotto, Hamilton County
Brian Wamsley, Hamilton County Planning and Development
Biju George, MSDGC

Overview

The economic development subcommittee discussed a wide range of topics including, Open House planning and execution, property acquisition, as well as economic development and community planning in the Lick Run watershed. At the end of the meeting, we identified volunteers who will plan to attend the Open House including the City Department of Community Development and the Greater Cincinnati Port Authority. The City Department of Community Development also volunteered to help prepare a list of planned responses to some of the more difficult questions we might hear about community redevelopment and economic development outside of the project boundaries.

Open House Comments/Questions

- Prepare for difficult property acquisition questions in case they arise at the Open House.
- MSD should be prepared to talk about how the project will affect the neighborhood in the short term and long term, such as construction interruptions, how owners and renters will be affected, street detours, and changes to utility services such as sewer and water.
- The message that MSD needs to deliver to the community is that this is only a sewer project. We must be careful talking about economic development when eminent domain is a possibility. We must also consider the message that this will send to the ratepayers when we talk about economic development using MSD revenues.
- Do not invite ratepayers to get critical by talking about indirect community benefits except for directly related infrastructure benefits.
- The Open House should be used to manage expectations.
- At the Open House, we might want to use the Early Success Projects to describe the source control solutions without mentioning the daylighted stream solution, since property acquisition is still occurring.
- MSD should have its legal advisors go over every handout, flyer and presentation that will be delivered at the Open House.

- Could this Open House be an opportunity to identify and gather information on owners who interested in selling? This could help from a development perspective because if some owners do not want to sell there might be a way to redesign the project around them using other properties.
- The Communications Plan that we constructed at the second CFAC meeting is going to be important. MSD should make sure that all volunteers are well versed with the Communications Plan. A list of difficult questions and planned responses should be prepared to help us deliver a consistent message.

Summary of Meeting/Comments

- Do not measure environmental and social benefits with a dollar value on the Business Case Evaluation because it takes away from their impact; instead connect the BCE with a marketing strategy or policy perspective.
- Planning for redevelopment in this area should include an economic development survey that includes five redevelopment scenarios with real implementable guidelines.
- There are many opportunities to do small projects using tools such as the Business District Improvement Program. A combination of Community Development tools was effective for creating streetscaping and façade improvements in Hyde Park Square and Oakley Square.
- The BDIP could also help with parking, street calming and pedestrian accessibility.
- The Urban Audit needs to be taken to the next step of taking stock of properties that are in critical condition, and evaluating their redevelopment potential so that they could be presented to potential investors.
- The small parcels and difficult topography in the Lick Run project area are going to make typical economic development projects more difficult. We will have to approach this project differently.

Communities of the Future Inform & Influence Committee Breakout Session: August 20th Meeting Summary of Community Open House Planning

Summary of Meeting/Comments:

Dean stated that the Open House will likely happen in October.

- It was suggested that the Open House should not be scheduled in the first or last week of October.
- Someone asked what outreach already has been done in South Fairmount.
- MaryLynn stated that the Community Council has been informed of Project Groundwork, there have been one-on-one discussions with business owners, and there were information stations at the recent Children's Festival.

It was recommended that emphasis be made about visual representations of the proposed project in Lick Run in presentation materials for the Open House---**that they are just conceptual---used to primarily develop technical information and feasibility of the project.**

- Included in the information stations should be the early success projects including the St. Francis rain gardens/bioinfiltration basins.
- The focus of the Open House should be that "this is a sewer project." Thus, focus should also be on "the tunnel."
- It was recommended that outreach needs to go beyond just South Fairmount. Kathy suggested something like the City of Cincinnati's Planning Department's Neighborhood Summit at the Cintas Center at Xavier University. Seton and Elder were suggested as meeting sites. Could start in South Fairmount and do another Open House for the whole Lick Run Watershed.
- Also, it was recommended that "the message" needs to be simplified from what was presented in Tony's Powerpoint that opened the joint CFAC Meeting.
- For the Open House, have "tour guides" to walk people through the stations
- For the Open House, have "specialists" for specific topics at the different stations
- Have take-away literature at all the stations
- We should record all questions by attendees
- There should be information on basement back-ups---the specific terminology is "sewer back-ups" or SBUs instead of WIBs—or "water in basements".
- We should have a basic Fact Sheet.

Wet Weather Strategy Video

The Committee was shown the new educational video and the following are the responses from the committee:

- Karen pointed out there were mistakes on dollars per gallon
- It was pointed out that descriptive terminology keeps changing---citing "source control" as the new prevailing term with no mention of "green infrastructure"---we should try to keep it simple
- There needs to be graphs/figures that present clearly presents that the average person pays this much??

- It should be shown to Lick Run residents to get their response
 - For the Open House, break of the 10 minute video into three 3 minute videos for three different stations.
 - We should have someone from South Fairmount invited to the Committee to try and gauge what they know of the project.
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Lower Mill Creek Watershed Community Open House
Overview for Communities of the Future Advisory Committee

OPEN HOUSE GOAL

To share information and create a dialogue with communities within the Lower Mill Creek watershed about Project Groundwork in order to build the foundation of public understanding of the larger program in advance of more detailed discussions regarding watershed-level solutions such as Communities of the Future.

PRIMARY AUDIENCE

Although the meeting will be open to the public at-large, the primary audience for invitation will be those in the Lower Mill Creek watershed, specifically the communities of Westwood, Lower Price Hill, West Price Hill, and South Fairmount.

FORMAT

The community meetings will be a drop-in open house format to accommodate the varying schedules of community members, and to allow for one-on-one dialogue with project team members. The events will be held in a location convenient to the primary audience, and that includes space for the open house structure. The meeting will be held during evening hours, and will last 2 1/2 hours to provide the broadest opportunity for community attendance.

The meeting room will be set up with information stations, each featuring a topic of interest to the community. Each station will be staffed by at least two project team members uniquely qualified to address that particular topic. Project team members will discuss potential questions and issues of concern prior to the meeting to ensure consistent and accurate information is provided to attendees.

A sign-in table will be located at the entrance to capture the names and contact information of interested stakeholders for future communications, as well as to explain the open house format. Comment cards will be available throughout the room to allow community members to write questions or issues of concern that will be included in the community meeting summary. Comments requiring additional feedback from MSD will be forwarded to the appropriate project team member for follow up.

Communities of the Future Advisory Committee members will be invited to participate in the open houses to serve as liaisons with the community. CFAC members are encouraged to engage

with attendees, gather feedback, and share relevant information about Project Groundwork and the concept of Communities of the Future. CFAC members are also asked to encourage community members to attend upcoming public design charrettes that will be advertised in coming months to provide direct input into the vision they would like to see developed for their neighborhood.

GENERAL TOPICS FOR INFORMATION STATIONS

- 1) What is the challenge that must be addressed?
 - a. Explanation of CSOs with history
 - b. Discussion of issues created by CSOs, volume generated, etc.
 - c. Background on what prompted Project Groundwork (Consent Decree)
 - d. The broad timeframe for meeting the Consent Decree
- 2) What is MSD's solution?
 - a. Overview of Project Groundwork
 - b. Discussion of three-pronged approach and examples of each
- 3) What are the benefits of Project Groundwork?
 - a. Triple bottom line message (economic, environmental, social) bring in "Communities of the Future theme"
- 4) How will the Lower Mill Creek watershed be part of the solution?
 - a. Overview of LMC watershed (map showing sub-basins)
 - b. Why is LMC so critical to addressing the challenge?
 - c. What are solutions?
 - i. Tunnel overview. Why is it called the "default solution"?
 - ii. How can we implement a more sustainable solution?
- 5) Lick Run Watershed
 - a. What is unique about Lick Run/characteristics?
 - b. Overview of potential source control ideas for Lick Run
 - i. stormwater separation
 - ii. Possibly linking stream separation with open water channel
 - c. Land acquisition in the Lick Run area
- 6) Early Success Projects
 - a. Overview of early success projects
- 7) Community Input is Critical to the Process
 - a. Open House design charrettes (dates, format)
 - b. What are the other ongoing opportunities for community input?
 - c. What can I do now as a citizen to help reduce stormwater?
 - d. Comment cards for leaving written input at this meeting

OPEN HOUSE NOTIFICATION

- A direct mailing will be made to all stakeholders on the MSD stakeholder list within the Lower Mill Creek watershed
- Community Councils representing each of the four communities will be notified of the meetings and asked to encourage their members to attend
- Notice of the meetings will be posted on the Project Groundwork website
- Press releases will be sent to the community newspapers serving the primary audience
- Email announcements will be sent to those contacts within the primary audience who have previously expressed interest

CFAC MEMBER ACTION ITEMS

- 1) Provide contact information of stakeholders who should be notified of the open houses
- 2) Provide input on issues of community concern that should specifically be addressed at the open houses
- 3) Become familiar with the key messages relevant to Project Groundwork and the background of interest to community members
- 4) Help to spread the word about the open houses
- 5) Plan to attend if possible

CFAC Policy Group Notes

August 20, 2010

Attendees:

Robin CarothersMill Creek Restoration Project
Larry FalkinCity OEQ
Cameron RossCity Planning & Buildings
Tom Lyon.....MSD
Mark Norman.....Vorys, Sater, Seymour and Pease
Todd Kinskey.....Hamilton County Planning and Development
Matt MorrisonUSEPA – NRMRL
Eric GruensteinGreen Partnership for Greater Cincinnati
Ron WahlOffice of Vice Mayor Qualls
Sam McKinleyMSD
Tony ParrottMSD

Agenda:

1. Additional members - who has contacts with them?
2. Sustainability matrix
3. Case studies on leveraging source control projects
4. Open House - Policy concepts and ideas for Lick Run: it's a concept, not a design
5. ID a way (make individuals responsible) to get specific on legal barriers and policy tools for central project, smaller & private projects, and potential economic development enabling.

Summary:

This meeting of the CFAC Policy Group was a “breakout” session from a general meeting of the CFAC. During the general meeting, MSD Director Parrott gave a presentation which included

- An update on the Consent Decree
- Update on MSD’s Wet Weather Strategy
- Discussion of Lick Run Source Control Solution
- Q & A

1. *Additional members – who has contacts with them?* At the last Policy Group meeting, members suggested adding to the Group. Specifically, they suggested adding someone from the City Health Department, someone from the United Way who could help with regional indicators, as well as someone who is working in workforce development. Sam McKinley will keep trying to reach United Way, while Cameron Ross will contact the Health Department. Finally, there was discussion of adding community members. Cameron Ross committed to working with Elliot Ellis to get the South Fairmount Community Council to select 1-3 people to join the CFAC, possibly one for each committee.
2. *Sustainability Matrix* – All CFAC members were provided with hard copies of the Sustainability Matrix. Policy Group members will be provided with electronic copies as well, to facilitate their input. One Policy Group mentioned that Agenda 360 is very close to producing a community indicators database, that may be similar to the Sustainability Matrix. Collaboration between Cincinnati City Planning and Buildings and Hamilton County Planning and Development will continue on the Matrix. Cincinnati Office of Environmental Quality will also provide input.
3. *Case Studies on Source Control Projects* – There was some discussion of finding case studies of source control projects tied in with economic development. The target date for completing these would be early October, before a planned Lick Run open house event.
4. *Open House – Policy concepts and ideas for Lick Run: it's a concept, not a design* – There was further Policy Group discussion on a Lick Run Open House, planned for early October. Members were asked to commit to helping staff the event. Robin Carothers of Mill Creek Restoration Project, Larry Falkin of OEQ, and Cameron Ross of City Planning and Buildings all committed to help. There was also discussion of the fact that all three already have public outreach activities that relate to Lick Run and that they might want to discuss those connections when they staff the Open House. One member suggested that the Open House be linked to a Community Council meeting, so as to increase participation and convenience to residents and business owners.
5. *ID a way (make individuals responsible) to get specific on legal barriers and policy tools for central project, smaller & private projects, and potential economic development enabling* – There was general agreement on the need to produce documentation on policy barriers and opportunities. It was suggested that Vice Mayor Qualls had been looking into this. OEQ would also be interested in pursuing this effort.

It was agreed that the Policy Group would need to schedule, probably, at least two meetings before the planned Open House. Hamilton County Planning and Development will work to get those scheduled and make sure all members are up to date.