

# Communities of the Future Advisory Committee February 25, 2011 MSD Administration Building Sub-Committee Breakout Session Summaries

## Inform & Influence Committee Breakout Session Meeting Summary

**In Attendance:** Dustin Lester, City Planning  
Ken Smith, Price Hill Will  
Dave Gamstetter, Cincinnati Parks  
Denise Driehaus, State Representative  
Bill Shuster, EPA  
Elliot Ellis, South Fairmount Community Council  
Katie Perica, Santa Maria Community Services  
Laith Alfaqih, MSD  
Valerie Daley, Community Building Institute  
Andy Holzhauser, Greater Cincinnati Energy Alliance  
Chad Edwards, USGBC/Emersion Design  
MaryLynn Loder, MSD  
Dean Niemeyer, HCP&D

### Dialogue Summary

A discussion of the Community Open House centered around the attendance and types of comments received. A summary of the open house was being finalized and to be emailed to all CFAC members. Generally, the group felt that the open house was well attended and organized. Dean shared that approximately Sixty five were from the community, we are developing a meeting summary that will include information on attendees. The group wanted to know the percentage of people from the community vs. number of professional, or said otherwise, who was there and where they came from. Attendees included community residents, as well as a large number of business owners.

A discussion followed about another engagement opportunity. There was some discussion about a potential community clean up or a tour of early success projects or key watershed sites within the separation area – ie. Glenway Woods, Guerely Road, San Antonio, St. Francis, etc. With a tour targeted to community leaders to be able to bring info back to their communities, it was suggested that about 45 minutes would be ideal for a tour, then have a meeting to highlight more about the project. It was suggested that perhaps the design workshops in the summer might take this approach to get people out to some key sites prior to discussing details.

There was a discussion that few renters attended the open house. In summer 2010, MSD & Parks participated in the Bethany House Children's Festival with a booth – the attendees of that event tended to be more residential/with some renters, suggesting

that attendance at these types of venues may be important for us to continue to get a good cross section of contact. People were very interested in how everything worked.

There was a suggestion to include project partners/CFAC members in such events so that it isn't just MSD presenting. Other media tools - such as Facebook, Twitter, etc. should be investigated for determining how to utilize these inform and influence opportunities for CFAC. Information from the open house will be posted to [www.projectgroundwork.org](http://www.projectgroundwork.org) in the interim. Dean offered that it had been suggested that a storefront in the Lick Run neighborhood be opened to disseminate information and act as a meeting place for the overall project.

Elliot mentioned that a South Fairmount resident expressed an interest in having a volunteer cleanup – tires and litter. Churches are a good place to look for volunteers. MaryLynn offered that MSD would be willing to offer resources (people, trucks) for a clean-up, but would prefer that the event is planned by community volunteers – Dave Gamstetter offered to coordinate with Elliot and other members should contact Dave.

After some further discussion the meeting adjourned.

#### **Next Steps for Inform & Influence Committee**

1. Review comments from Community Open House
2. Design Workshop for Master Plan scheduled for July

## Economic Development Committee Breakout Session Meeting Summary

**In Attendance:** Quinten Harris, Ohio Department of Development  
Bryan Williams, Cincinnati Department of Transportation & Engineering  
Cheri Rekow, City Building and Planning Dept.  
Patricia Garry, CDCAGC  
Dennis Smith, Paper Products Company  
Joe Thoman, Weil-Thoman Moving & Storage  
Sam Stephens, Cincinnati Community Development  
Marquia Gore, Cincinnati Community Development  
Brian Wamsley, Hamilton County Planning & Development  
Biju George, MSDGC

### Major Topics Discussed

- Property Acquisition Timeline
- South Fairmount Business Association
- Business Relocation Issues
- Land Development Codes

### Property Acquisition Timeline

**Question:** Has MSD begun to identify the property it needs to implement the alternative solution? If not, when will MSD begin property acquisition efforts for sites that are not voluntarily for sale?

- MSD is taking a market approach to land acquisition
- Exact locations will become more defined after engineering process
- We are only at approximately 20% design for “daylighted” stream
- We are at approximately 30% design for sewer pipe design
- 18 to 24 months before full regulatory approval to move on Lick Run Project and begin acquiring properties and easements
- Designs could still change pretty drastically over next 18 to 24 months
- December 2012 – submit “alternative plan” for review
- December 31<sup>st</sup>, 2012 – “alternative plan” decision by EPA

### South Fairmount Business Association

Dennis Smith, owner of Paper Products Company on Queen City, informed the CFAC of the formation of the South Fairmount Business Association (SFBA). The SFBA includes members representing 22 companies from the South Fairmount neighborhood.

The SFBA held its first-ever meeting on Feb 22, 2011 and invited real estate attorney Fran Barrett to describe the eminent domain process. Mr. Barrett informed the SFBA that MSD does have the option of eminent domain and described the process of appraisals.

Mr. Smith asked the Economic Development group to acknowledge the SFBA, which everyone answered with a resounding yes. Mr. Smith said that contact information would be forth coming for the SFBA, just as soon as the election of officers takes place.

Related to this, Cheri Rekow and Patricia Garry observed that the best communities have a community council, business association and neighborhood civic association all working in tandem. Mr. Smith and Mr. Thoman stated that they believe that residents in South Fairmount are too transient to form an effective neighborhood civic association. Mr. Smith believes that South Fairmount is already getting better because vacant properties are being torn down and the business owners care about their neighborhood. Patricia Garry mentioned that Joe Gorman, Camp Washington Community Organizer and Director of Camp Washington Business Association, could be a great resource for the SFBA.

### **Business Relocation Issues**

Mr. Smith is the President of the third Generation Paper Products Company that has three buildings, one of them located on Queen City Avenue. Mr. Smith described some of the issues that make business relocation for his capital-intensive business a risky proposition:

- Moving and installing large machines can be expensive
- Does not know whether to repair or replace current machines because of uncertainty around “alternative solution”
- Might have to take a loan with interest just to move
- Loss of one major client/customer can significantly hurt a business’s viability

Furthermore, Mr. Smith and Mr. Thoman invited members from the Economic Development Sub-group to come to the next SFBA meeting to hear more about the costs of moving and to discuss other issues.

Mr. Thoman, from Weil-Thoman Moving & Storage, is the largest landowner in the South Fairmount area but does not see how he will fit in to MSD’s vision of South Fairmount. Mr. Thoman and Mr. Smith are both looking into properties in Camp Washington but say that land is expensive, and finding a large lot close to the interstate is difficult.

### **Land Development Codes**

After the presentation on the Land Development Codes from before, members discussed whether they believe that the LDC would make a difference. Mr. Smith observed from

the handout describing the current flow chart for land development, that the process is too difficult.

Cheri Rekow was pleased that the City and County were working together and heading in the same direction for an overall planning vision. Cheri, the project manager of the Land Development Codes, was able to share a little more about the process for creating Land Development Codes. This includes forming a multi-disciplinary working group, similar to the CFAC, to analyze the current process and eliminate inefficiencies and redundancies.

Sam Stephens brought up the Form-Based Codes concept and said that they could do a better job of protecting our city's investments and assets without raising development costs, especially if the private sector stays close to the process. Current zoning practices are very restrictive and complicated. Brian Wamsley remarked that generally speaking, current Euclidean zoning tells us all the things we cannot do with our land but if we were to establish form-based codes, we could have a more flexible code showing all things we can do with our land.

#### **Next Steps for Economic Committee**

- Gather South Fairmount Business Association Contact Info
- Attend the March 29<sup>th</sup> South Fairmount Business Association Meeting

## Policy Committee Breakout Session Meeting Summary

**In Attendance:** Sharon Jean-Baptiste, MSD  
Tom Lyon, MSD  
Bruce Koehler, Mill Creek Watershed Council of Communities  
Karen Ball, Hamilton County  
Michael Burson, Cincinnati Public Schools  
Brian Bohl, Hamilton County SWCD  
Tony Parrott, MSD  
Liz Blume, Community Building Institute  
Cameron Ross, City Planning & Buildings  
Margo Lindahl, OKI  
Todd Kinskey, HCP&D  
Robin Corathers, Mill Creek Restoration Project

### Topics:

- What does MSD need in terms of changes to land development & use patterns?
- What are the impediments to making these changes?
- What policy reforms could be put in place?
- How could these be implemented?

### Discussion

The group needs to think in large terms. For instance, there's an EPA report that attempts to give a list of general impediments and goes right on up to Euclidean zoning, where everything's separated out. DOTE depends on a road-building manual that does not include ways of dealing with stormwater. Also, regulations are really not watershed-based.

Group members commented that these are hard to determine, that there are so often unintended consequences. Part of the problem is that watersheds are inter-jurisdictional. Perhaps a watershed-based, inter-jurisdictional organization like the stormwater district would be the place for this sort of regulatory change, or at least a building block towards it.

There was consensus that the group needs to just pick five to ten of these issues and really focus on them. It was further suggested that pilot programs towards these issues should be developed: they allow the development of stories about how to solve the issues and what the impediments are. This would also point the direction needed for technical training programs.

One specific issue brought up was the need to be able to deploy "gray" water for non-consumption uses. At the Dater School, tanks and other infrastructure needed to use collected rainwater is in place, but Water Works would not allow its use. It should be noted that Health Department officials were convinced it could be done safely, but plumbing inspectors and Water Works disallowed the program.

## **Next Steps**

- There was consensus support for another meeting of the Policy sub-committee in about two weeks.
- Members agreed that each should come prepared to talk about two or three of the impediments discussed earlier in the meeting.
- Members requested that staff produce background information to help members prepare.