

EVENDALE C.I.C. BOARD MEETING
MINUTES OF THE JULY 11, 2005 MEETING
7:30 A.M.

The Evendale Community Improvement Corporation (CIC) met at 7:36 A.M. in the Municipal Building Conference room. Members present were John Perazzo, Bill Puthoff, Don Hills, Mayor Apking, Natalie Greulich, and Dave Harwood. Also present were Linda Fitzgerald (Economic Development Consultant); Jack Cameron, Mayor's Assistant; and Tom Stautberg, Evendale Chamber of Commerce.

Approval of 5/9 2005 Minutes – On a motion by John Perazzo, seconded by Natalie Greulich, the CIC unanimously voted to approve the minutes of the May 9, 2005 meeting.

Update of Evendale Commons Business Park Project - Linda and Jack reported on the status of the proposed Evendale Commons Business Park. Planning Commission has held several regular and special meetings with representatives of Anchor Associates and Wal-Mart Supercenter regarding the overall site development and the Wal-Mart building and site plan. Planning Commission has been very aggressive in exercising their option under the Planned Business Development to negotiate an attractive and pedestrian-friendly project. Building elevations and design for the proposed Wal-Mart Supercenter incorporate an attractive buff brick façade and green patina roof that simulates aged copper. The building mass is broken down into smaller elements with entryways, trellises, and use of more than one building material. The design is compatible with existing architecture in the nearby Evendale municipal complex, and features in the common areas reflect streetscaping and landscaping elements which were recently constructed along the Reading Road corridor.

Linda noted that since the beginning of this project, village staff and planning commission have impressed upon the developer the importance of incorporating design concepts that emphasize a sense of place and promote the creation of a walkable, compact mixed-use development. Mayor Apking said that the project will help set the stage for revitalization of Reading Road. Linda said that the proposed project also reflects numerous recommendations made in the *Reading Road Revitalization Plan*. She added that because this is the last large tract of land available for retail and office development in Evendale, it is very important that the village ensures that the project not only offers residents and employees much needed retail and service amenities, but also improves the appearance of Reading Road.

Jack said that the process that planning commission has used to evaluate the overall site plan and the site plan for the Wal-Mart building has been very thorough. The commission identified their concerns within specific categories such as landscaping, water management, legal issues, architecture, etc. for both the overall site plan, (at a June 4th special meeting), and for the Wal-Mart site plan (at a June 8th special meeting). Then at a special June 16th meeting, Anchor responded to identified issues for the overall site plan; and did the same for the Wal-Mart building and site plan at a special June 30th meeting. At a special July 7th meeting, the commission considered staff's review and

analysis of items previously identified by planning commission, and an analysis on how the developer has responded to each item. Once Planning Commission officially acts on approval of the plat and the Wal-Mart project, (probably at a July 30th meeting), council will consider approval of the plat at their August 11th meeting. Linda said that Anchor is scheduled to close on the property by the end of September.

Tom asked what type of concessions Anchor has made under the Planned Business Development (PBD). Linda gave the following examples of improvements/revisions to the plan that Anchor has made at the request of the commission and staff:

- Elimination of the fuel station and kiosk (Wal-Mart)
- Elimination of outdoor seasonal sales (Wal-Mart)
- Reduction/relocation of parking lots and addition of landscaping
- Reorientation of proposed office space
- Design of a marketing piece for the office development
- Upgrades to the materials and design of the entry features, fountain and clock tower
- Financial commitment to the Gorman Farm
- Financial commitment to the Inwood Road streetscape
- Acquisition of the Stiney Motel which addresses several comments made at approval and eliminates a full access curb cut from Reading Road.
- Facilitating discussions with PNC to relocate them into the Evendale Commons Business Park which would then allow Premier Healthcare to purchase the PNC property to facilitate their Phase III expansion
- Committed to building a wet retention area at the entrance to the Wal-Mart site which will have a water feature. The retention area, while visually more attractive than a detention area, is more expensive to build and maintain than detention and utilizes more valuable land.
- Agreement to reduce parking and enhance landscaping along the south side of the development that abuts Formica. (Developer has also agreed to make a financial commitment to Formica to add landscaping on Formica's property).
- Addition of a piece of sculpture in the common area that reflects the history of the site

Tom asked if zoning allows a fuel center on Reading Road; Jack responded only as a conditional use, although the PBD overlay does allow a fuel center. Wal-Mart could come back at a future date and request the fuel center, but Planning Commission would need to approve it. Tom asked for confirmation that there would be no outdoor seasonal sales; Jack replied this is correct.

Don noted that the Ft. Mitchell Wal-Mart is attractive and Wal-Mart seems to be making more of an effort to improve their image and the appearance of their stores.

Jack said that when council approved the PBD, they excluded the layout of the intersections at the two major entrances on Reading Road and Glendale-Milford Road; Chris Schafer has suggested that the village authorize a comprehensive traffic study of Reading Road and Glendale-Milford Road before approving these two intersections.

Jack noted that the developer has made numerous alterations to the Wal-Mart building including bricking the entire building except those parts not visible to the eye. The landscaping throughout the walkways and around the building has also been enhanced. Two outstanding issues are 1) whether the retention ponds should be fenced, (Wal-Mart wants them fenced with a wrought-iron type fence due to liability issues, while some members of Planning Commission do not want them fenced); and whether there should be a regional retention/detention system for the entire site, versus a retention plan for each lot. Some members of the Commission would like the developer to build retention ponds even on those sites not yet scheduled for development, especially on the proposed office site, while Anchor maintains this is not feasible since specific tenants and exact building locations are not known except for the Wal-Mart property.

Bill said the residents want as many trees as possible maintained on the site; he asked if the developer intends to keep the trees along the Mill Creek. Jack replied that the Planning Commission, with input from the Architectural Review Board, is still determining this, although they will likely only remove the scrub tree underbrush.

Solicitor Tim Burke is finalizing the list of covenants and declarations that will run with the land and ensure the long-term maintenance of the development. The covenants will include easement language to ensure access to and maintenance of the Mill Creek. Because the Mill Creek Conservancy District will likely cease existing, it is important that ownership and future maintenance of the Mill Creek and creek bed be clarified; historically, the Conservancy District has been responsible for maintenance of the creek.

Mayor Apking said that residents of Inwood Drive had attended the May council meeting and have also regularly been attending Planning Commission meetings. Surprisingly, they do not have a problem with elimination of the islands on the north end of Reading Road; the developer has indicated they will need to eliminate two islands, but has agreed to replace them on the south end of Reading Road where none currently exist. The Inwood residents are concerned with the aesthetics of the development and would like a way to limit access to their residential street, possibly with a double cul-de-sac to prevent Inwood from being used as a turn-around. Jack said that Anchor has agreed to make a monetary contribution to protect the residential character of Inwood Drive and to improve access for residents. The mayor noted that the village bought the first home on Inwood on the south side, and he would like to buy additional residential properties to “square off” the Reading Road landbanked parcels.

Tom noted that the Inwood residents should not be opposed to maintaining the traffic light at Inwood, since if it was relocated to Stiney’s parcel, (as some have suggested), it would result in a right hand out only turn. The mayor agreed. Linda said that three separate engineering analyses have indicated that the light should remain at Inwood Drive. Bill said that Chris Schafer said that the village’s consulting engineer (TEC) did not provide an independent review since they were involved in the initial review; Jack disagreed with this.

Mr. Schafer would like the project to be put on hold until a village-wide comprehensive traffic analysis is done that would factor in future land uses of the Jewish Hospital property, the Evendale Commons Shopping Center, and village landbanked properties. Linda said it is not feasible or fair to hold up Anchor's projects until the future land use of these properties is determined; this could take years. Tom and Dave are impressed with Anchor's willingness to make concessions requested by staff and council and said they have not reneged on any of their representations.

Tomorrow night at 6:00 pm is another Planning Commission meeting at which time the Evendale Commons Business Park and Wal-Mart project will continue to be reviewed. Anchor's option on the property expires on September 19, 2005. Planning Commission also has two additional special meetings planned for July 19th and 30th so that they can approve the Wal-Mart project and the plat, and forward the plat onto council for their approval of the plat on August 11th. The mayor said he is willing to ask council to suspend the rules to have three readings to approve the plat, which would then go into effect within 30 days. This would give Anchor the comfort level they need to proceed with the acquisition before September 19th.

Don Hill asked how the village will document concessions and terms and conditions of the PBD approval. Jack has prepared a written summary of the concessions; they are also included on the drawings and in the legal covenants and declarations. Bill asked Jack if council will be given an overview of the project before August 11th so that they understand how thorough the PBD and Wal-Mart approval process has been; Jack replied yes.

Tom asked if any tenants other than Wal-Mart are known. Linda replied that Anchor is talking seriously with several other tenants including banks and restaurants, but they do not have any signed tenants other than Wal-Mart. She added that Anchor is negotiating with Miller Valentine to develop the office component of the development, and they have prepared a marketing brochure for the offices.

Dave asked if the renderings which were prepared by Anchor and shown at the original public hearing were intended to be exact; Linda replied no, that the mayor had asked for conceptual drawings to provide the public an idea of the quality of the proposed development. She said the question Planning Commission must answer is, "Are the final drawings submitted representative of the original conceptual drawings". She believes they are, particularly now that Planning Commission has insisted on quality design and materials.

Jack reported that staff and the mayor have met with Formica Corporation to address questions they have raised relative to landscaping buffers between Formica and Wal-Mart and the traffic impact of the proposed development.

Dave asked what the status of the All Occasions expansion is. Linda replied that they received approval for their plans, have begun grading, but still need to receive a water

management and sedimentation control permit. Savage Walker is working with Mr. Neffle's engineers and architects on the matter.

Dave asked about the status of the Phase II expansion of the Evendale Surgery Center. Linda said they have submitted plans for a 20,000 s.f. expansion of the existing building which should begin soon, and they intend to submit plans for a second building later this fall. Construction of Phase III, (the physician's office building on Reading Road), will depend on plans for PNC Bank.

The mayor said that council approved a zone change for Ohio Valley Wine and Beer to relocate into the vacant Serta building. They have a \$5 million payroll that will generate about \$60,000/year in earnings tax. He asked Natalie if she knew the status of the Neyra access road; she replied they have three years to fill the property. Jack said that Savage Walker Engineers is monitoring the cut and fill permit for the site.

Next Meeting and Adjournment – The next meeting of the Evendale CIC is scheduled for August 8, 2005 at 7:30 am. On a motion by Bill, seconded by John, the CIC unanimously voted to adjourn at 8:40 AM.

Respectfully submitted,

EVENDALE COMMUNITY
IMPROVEMENT CORPORATION

By: _____
David J. Harwood,
Secretary/Treasurer