

Howell Avenue Development

Visioning Meeting Summary

November 8, 2017

Background

In spring 2017, the Clifton neighborhood approached the Cincinnati Department of City Planning to assist with facilitating a visioning meeting for a proposed development on Howell Avenue between Ormond and Clifton Avenues. City Planning staff met with Clifton Town Meeting (CTM) representatives and the Gas Property development team on a few occasions over the summer and fall of 2017 to discuss the potential project and the visioning meeting.

There are no sketches for this development as of yet, however the development team has proposed that the site will contain approximately 130 apartments, 7,000 square feet of retail space, and 300 parking spaces in a parking garage (half of which would be designated as public parking spaces).

The site is a combination of Commercial Neighborhood-Pedestrian (CN-P) zoning and Single-Family Residential (SF-4) zoning. As such, a zone change would be required for the site and a request for a Planned Development would be the most appropriate zoning given the parameters of the project. Once the development team submits their concept plan and a zone change request, it would go through a public process that lasts about 4 to 6 months. If the zone change and concept plan were approved, the development team also has to submit a Final Development Plan for the project which requires further public input and review and typically lasts 2 to 3 months long.

Purpose of the Meeting

The purpose of the visioning meeting was to allow everyone an opportunity to discuss their ideas and have open conversations with the development team about their concerns and top priorities for the Howell Avenue Development site before an official zone change and concept plan request is made to the City of Cincinnati.

Summary of the Meeting

On November 8, 2017, Clifton Town Meeting, the Cincinnati Department of City Planning, and Gaslight Property hosted the Howell Avenue Development Visioning Meeting at the Clifton Recreation Center. 50 people attended the meeting aside from City staff.

The evening began with a brief presentation about the purpose of the meeting, the background of the project, and examples of mixed use development. When shown the examples of mixed use development, attendees were asked to gauge their reactions to the images they were shown, with the emphasis that they may like or not like what they see and to begin to think about their top priorities for the breakout exercises.

After the presentation, attendees were instructed to break out into four groups to participate in the following exercises:

- Round Robin and Group Dot Exercise
 - The facilitator (City Planner) introduced four themes to the group: (1) the use of the building, (2) architectural details/materials of the building, (3) the Clifton Plaza, and (4) landscaping/parking. Each person wrote down their top ideas or concerns on sticky notes, put them on the group theme, and then talked about their idea with the group. After all of the themes were completed, participants were asked to vote within their own group on the top priorities (they were allowed 6 votes total to spread around as they wished among the four themes).
- Report Out
 - Once voting was completed within each group, the facilitators reported out to the entire room and named the top priorities from their group.
- Entire Room Dot Exercise
 - The top priorities from the groups were then available to be voted on by everyone (6 votes per person).

Results from the Meeting

The top priorities from the meeting after all of the voting took place were the following (in order of the most votes):

1. Incorporate CCAC with the development and the Clifton Plaza
2. Design the development to look like the neighborhood
3. Seek out longer term residents
4. Incorporate public art with the Clifton Plaza
5. Set back the building from the street and plant trees on Howell Avenue
6. Put as much of the garage as underground as possible
7. Expand Clifton Plaza
8. Provide for larger apartments (3-4 bedrooms and 2,000+ square feet)
9. LEED Certified
10. Step down the building to the street
11. Incorporate green space along Howell Avenue

12. Minimize parking and traffic on nearby streets
13. Design the development to incorporate both modern and traditional architectural elements
14. Include a rooftop vegetable garden

All of the comments from the group discussions, the number of votes for each item, and the voting for the top priorities are attached to this summary.

Another chart (included with this report) was created that shows comments and recommendations that were made in two or more groups, but perhaps didn't get enough votes to be included as top priorities for the whole room. Notable ideas that were named in every one of the four groups included the following:

1. Incorporate the CCAC with the development and the Clifton Plaza
2. Provide a functional rooftop (ideas for rooftop uses include: bar, restaurant, terrace, and garden)
3. Provide for larger apartments (3-4 bedrooms with 2,000 + square feet)
4. Incorporate a restaurant with outdoor dining
5. Enhance the lighting and build a water feature at Clifton Plaza
6. Install bike storage (indoors and outdoors) and keep the Red Bikes nearby
7. Conceal the parking garage with greenery or a living wall
8. Design the building with traditional, Tudor architecture in mind as well as use quality materials like brick

Results from the Survey

An online survey was also released on November 16th, 2017 in order to get additional feedback from people who were unable to attend the November 8th meeting. This survey was also printed and copies were left at the Oakley Recreation Center for people to fill out.

After the survey closed on November 30th, there were 282 total respondents. Based on their feedback, the top priorities were the following (in order of the most votes):

1. Design the development to fit in/ look like the neighborhood
2. Put as much of the garage underground as possible
3. Encourage longer term residents
4. Set back the building from the street on Howell Avenue and plant streets
5. Incorporate the CCAC with the development and the Clifton Plaza

Other common ideas that were named in the survey included the following:

1. Make parking a priority on the site to increase public parking for the area

2. Incorporate condos as part of the project
3. Limit the height of the building / build within the context of the neighborhood

A copy of the survey results and all of the comments are attached to this summary.

Next Steps

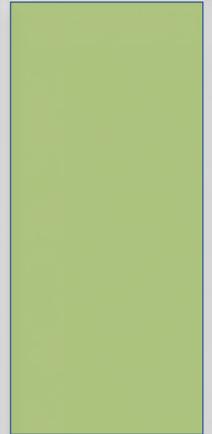
The results of the meeting will be made available to the Clifton neighborhood as well as the development team. Another public meeting will be held (likely in early 2018) when a *draft* Concept Plan is ready for review.

Attachments

1. Copy of the Presentation
2. Meeting Results
3. Survey Results
4. E-mailed Comments

HOWELL DEVELOPMENT VISIONING MEETING

NOVEMBER 8, 2017



WELCOME!

- Introductions
- Purpose and Goals of the Meeting
- Howell Site
- Next Steps
- Examples of Mixed Use Development
- Feedback Exercises
- Report Out

INTRODUCTIONS

- Clifton Town Meeting
- City Planning Staff
- Gaslight Property and Development Team

PURPOSE OF A VISIONING MEETING

- Gives everyone an opportunity to name their concerns and ideas
- Benefits all parties involved to have open conversations and understand what can and cannot be done
- Helps to provide a clearer direction for the development

Legend

 Howell Site



HOWELL DEVELOPMENT



HOWELL DEVELOPMENT



HOWELL DEVELOPMENT



HOWELL DEVELOPMENT



Howell Street Property



HOWELL DEVELOPMENT

- Requires a zone change for this site – Planned Development
- Submit concept plans when applying for a zone change
 - Goes through a public process (Community Council votes on it, public staff conference, City Planning Commission, City Council)
- A Final Development Plan would be submitted after the zone change and concept plans are approved
 - Additional public input and review (architectural and landscaping details are discussed further at this point in the process)
- Typically a 4-6 month long process for the zone change
- An additional 2-3 month process for the Final Development Plan

HOWELL DEVELOPMENT CONCEPT

- Residential
 - Combination of studio, 1 and 2 bedroom units
 - Aging in Place
 - High quality finishes
 - Up to 130 residential units
- Garage
 - Total of 300 parking spaces
 - Replace existing 90 public parking spaces with 150 public spaces
 - 150 spaces for apartments
 - Collaborate with Clifton Market for functional public parking access
 - Elevator/ADA access on all levels including Plaza, Clifton Market, and apartments/retail space
- Commercial
 - 7,000 square feet of retail space
 - Targeting neighborhood restaurants
 - Program plaza interaction

NEXT STEPS

- Collect your feedback and provide a summarized deliverable to the neighborhood and the development team
 - Survey link will be sent out from our department and CTM – allow others to give feedback that couldn't make the meeting
- Development team will draft a site plan and take into account your ideas/concerns
- Present the summary of this meeting and the draft site plan at a follow-up visioning meeting in the winter (early 2018)
 - Have another opportunity to give feedback at this meeting

EXAMPLES OF MIXED USE DEVELOPMENT



NEIGHBORHOOD CONTEXT



LOCAL DEVELOPMENT



Mercer Commons
OTR

LOCAL DEVELOPMENT



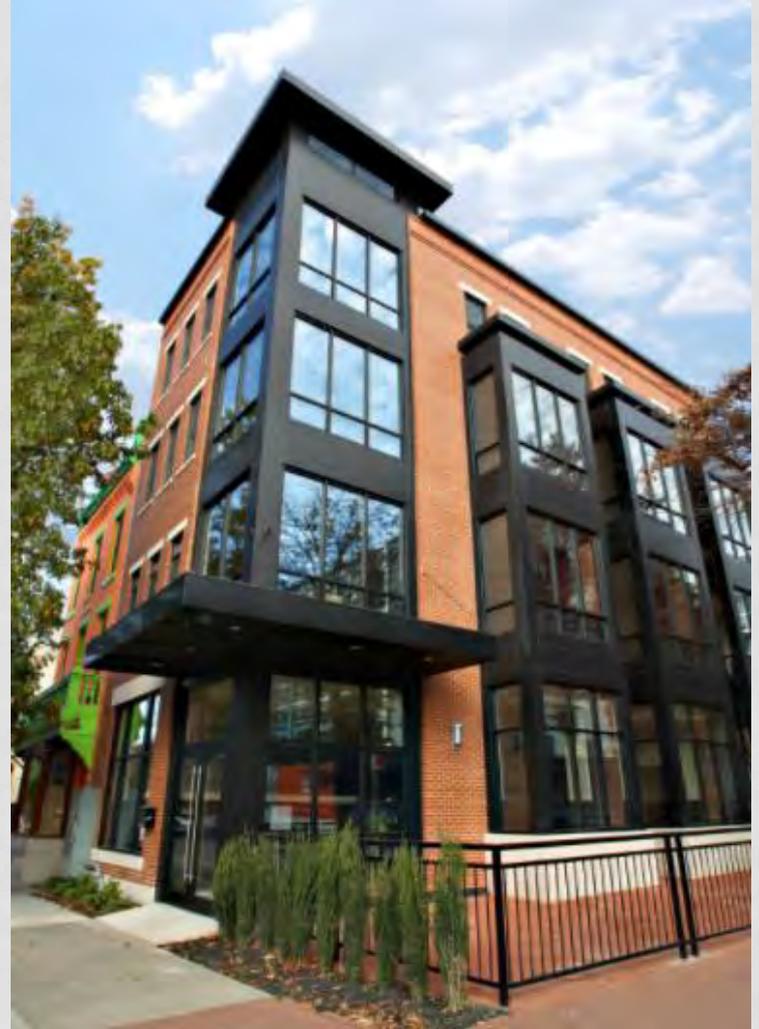
Duveneck Square
Covington



OTHER EXAMPLES



The Mandalay Mixed Use
Washington DC



OTHER EXAMPLES



N. High Street
Columbus, OH



N. HIGH STREET ELEVATION (WEST)

OTHER EXAMPLES



PUBLIC SPACE



PARKING GARAGES



Copenhagen, Denmark



East Lansing, MI (MSU Campus)

GREEN DESIGN



INTERACTIVE EXERCISES

- Round Robin (50 min):
 - Each group should have no more than 15-20 people
 - Write down your ideas/concerns – pick your top ones to report out to the group
 - Vote on top ideas for each theme for your group
- Reporting Out (15 min):
 - City Staff will note top ideas/concerns for each theme from each group
- Dot Exercise (15 min):
 - After the group exercise is complete, you will get dots to vote with for the top ideas from each group – you may put all your dots on just one idea/concern or spread them out

Clifton Howell Street Visioning Meeting
11/08/2017

Group 1

Category	Comment/Recommendation	Number of Priority Votes
Architecture	Brick, balconies, traditional look	3
Architecture	Looks like the neighborhood. Natural design materials from neighborhood (brick, stone)	9
Architecture	Wood and brick, not too much glass	1
Architecture	Tall windows	0
Architecture	LEED Platinum design	2
Architecture	Sensitive to Howell	3
Architecture	Tudor	1
Architecture	Not like the Gantry in Northside	0
Architecture	Famous architect designed	0
Architecture	Courtyards for green space	2
Architecture	Stepper back from street/no tall wall	0
Architecture	Staggered surfaces - not flat	1
Architecture	Not a fortress	0
Architecture	Not look like garage	5
Parking/Landscaping	Indoor bike parking	1
Parking/Landscaping	Put as much of the garage underground as possible	5
Parking/Landscaping	Gated area for residents and open for others	0
Parking/Landscaping	Quick and easy short term parking - maybe on street not longer use in garage	0
Parking/Landscaping	Parking should be adequate for the merchants customers, the residents, and the public use.	1
Parking/Landscaping	Buffer - no big building	0
Parking/Landscaping	Cover the parking with greenery	3
Parking/Landscaping	Place for loitering - benches	0
Parking/Landscaping	More landscaping in the plaza	0
Parking/Landscaping	Docking space for electric cars	1
Plaza	No step walking path from the plaza to Howell with green, seating, bike path, sunlight to plaza	1
Plaza	Remove trees and put arbor over plaza	1
Plaza	New lighting and water feature	1
Plaza	Maintain plaza as entertainment venue	3
Plaza	Blend entrance to existing plaza design	1
Plaza	Incorporate Arts Center with plaza	6
Plaza	Consult with plaza committee	0
Use of Building	Arts Center	18
Use of Building	Book store/coffee shop combo	0
Use of Building	Entertainment venues	0
Use of Building	Roof top bar	0
Use of Building	Condos?	0
Use of Building	Larger 3-4 bedroom apartments for aging population with 2,000+ square feet	6
Use of Building	Education/meeting space	0
Use of Building	Maker space	1
Use of Building	Public art	5
Use of Building	Outdoor dining	4
Use of Building	Housing for people with disabilities	2
Use of Building	Dog park	0

Clifton Howell Street Visioning Meeting

11/08/2017

Group 2

Category	Comment/Recommendation	Number of Priority Votes
Architecture	Residential balconies	2
Architecture	South/East deep balconies with views	1
Architecture	Large windows	3
Architecture	Step down of building to prevent "big box" on Howell	5
Architecture	Corner tower (varies rooftop line)	0
Architecture	Recycling, garbage handling, composting, deliveries internalized with comprehensive management	0
Architecture	Roof terrace	1
Architecture	Flat roofs	0
Architecture	Quality and diverse materials (no EFIS) i.e. look like more than one building	2
Architecture	Living wall facing south	0
Architecture	No "back" of building	1
Architecture	House like	1
Architecture	Traditional architecture	2
Architecture	No concrete	0
Architecture	LEED certified	4
Architecture	Green roof	1
Parking/Landscaping	Traffic management	2
Parking/Landscaping	Entry on plaza into parking garage	0
Parking/Landscaping	Hidden parking with lots of wayfinding signs	0
Parking/Landscaping	Validate parking	0
Parking/Landscaping	Lunch - free parking	0
Parking/Landscaping	Parking - as much as possible underground	1
Parking/Landscaping	Very good lighting/security measures	2
Parking/Landscaping	Larger scale elevator for grocery shoppers to bring carts to cars in garage	0
Parking/Landscaping	Bike parking	0
Parking/Landscaping	Electric car charging stations	0
Parking/Landscaping	Turn lane from Howell into parking garage	0
Parking/Landscaping	Remove some on street parking on Ormond and Howell (both very narrow)	1
Parking/Landscaping	Street trees on Howell and Ormond	2
Parking/Landscaping	Benches/spots to rest and reflect	0
Parking/Landscaping	Larger/wider sidewalks	0
Plaza	Pet friendly space	0
Plaza	Public restrooms	1
Plaza	Expansion of plaza	3
Plaza	Water feature	1
Plaza	Small splash park a la Smale features	0
Plaza	Visual continuity opening south of plaza	2
Plaza	Connection to plaza to Howell	1
Plaza	Open space	0
Plaza	Pedestrian walk from plaza to east alley/grocery with more commercial along that	0
Plaza	Ambient music	0
Plaza	Moveable furniture	0
Plaza	Enhanced lighting	1
Plaza	Adequate recycling and trash	0
Plaza	Public art	2
Plaza	Shade	0
Plaza	Clifton history board/info	0
Use of Building	Restaurant with outdoor seating	1
Use of Building	Arts programming	1

Use of Building	Event space/community space/rooftop	1
Use of Building	CCAC	4
Use of Building	Quick food (deli/café)	0
Use of Building	Laundry either in apartments or retail front	0
Use of Building	Longer term residents	3
Use of Building	Condos	1
Use of Building	Boutique hotel	0
Use of Building	Short term rental space (like 1-2 nights for out of town residents)	0
Use of Building	Fitness center	2
Use of Building	Art gallery	0

Clifton Howell Street Visioning Meeting
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Group 3

Category	Comment/Recommendation	Number of Priority Votes
Architecture	Large windows	0
Architecture	Step back upper levels of building to avoid tower feel - sensitivity to scale of existing buildings on Howell	1
Architecture	Limited height	0
Architecture	No flat face façade	1
Architecture	Style consistent with neighboring buildings	2
Architecture	Traditional style with façade variations - 4 to 5 stories with hidden garage	1
Architecture	Brick	3
Architecture	Line of sight through plaza	0
Architecture	Tudor or historic look similar to Mariemont Square. Don't like the tall dorm look	0
Architecture	Contemporary - focus height on back of site	3
Architecture	Modern brick building (example of modern brick building from handout)	6
Architecture	Bay windows	0
Architecture	"fits Clifton" Incorporate brick and similar elements with some modern features	0
Architecture	Green living wall and trees, roof garden	3
Architecture	Very cool, warm lighting	0
Architecture	Don't want to see balconies as they are often used for storage (bikes)	0
Parking/Landscaping	Extraordinary lighting/bright garage	0
Parking/Landscaping	Parking technology for full/empty indicators	1
Parking/Landscaping	Conceal the garage	1
Parking/Landscaping	Green garage, similar to Copenhagen example	2
Parking/Landscaping	Native oaks	0
Parking/Landscaping	Pick up/Drop off loop at main entrance	0
Parking/Landscaping	Permeable surfaces for water runoff	0
Parking/Landscaping	Rooftop vegetable garden	6
Parking/Landscaping	Consider midrise building to get more ground level open space	2
Parking/Landscaping	Dog run/Dog park	0
Parking/Landscaping	Partially underground parking	3
Parking/Landscaping	Public parking signage	0
Parking/Landscaping	Lots of foliage (trees, shrubs, living wall) and safe feeling garage	3
Parking/Landscaping	Bike storage	1
Parking/Landscaping	Coordinated access with Clifton Market 0 incorporate grocery cart corrals	0
Parking/Landscaping	Ample parking	2
Plaza	Dancing fountains/splash pad	1
Plaza	Keep the summer music series/fitness classes	2
Plaza	Beer/wine patio	0
Plaza	Public art	4
Plaza	Oak Trees	0
Plaza	Connect to new housing entrances at same level	0
Plaza	Green roofs above with active uses	0

Plaza	Lighting (string lights, artistic)	2
Plaza	Living green wall feature	0
Plaza	Murals	2
Use of Building	Fitness studio	4
Use of Building	Deli for great sandwiches, etc.	0
Use of Building	New site for CCAC	10
Use of Building	Green space on Howell	5
Use of Building	Affordable apartments	1
Use of Building	Arcade/toy store/things for kids	2
Use of Building	Daycare	0
Use of Building	Book store	0
Use of Building	Kitchenware store	0
Use of Building	Skateboard park	0
Use of Building	Larger residential units, starting at 1,000 square feet for 1 BR, 1,150 square feet for 2 BR, 2,000 square feet for 3 BR; recreation space - exercise, pool, sauna	2
Use of Building	Fewer parking spaces	0
Use of Building	Restaurant/bar	0
Use of Building	Lots of parking	0
Use of Building	Family friendly burger place	0

**Clifton Howell Street Visioning Meeting
11/08/2017**

Group 4

Category	Comment/Recommendation	Number of Priority Votes
Architecture	Balconies	1
Architecture	Maintenance inside and out is consistent (no litter/trash, etc.)	0
Architecture	Blend into community, LEED certified and green setting	2
Architecture	Roof garden to segue with plaza	2
Architecture	Embrace the hill	0
Architecture	Some green space	0
Architecture	Treehouse-like entrance on Howell Avenue	2
Architecture	Set back with street trees on Howell Avenue	4
Architecture	Underground water detention	0
Architecture	Brick, stone and glass, windows with charm	0
Architecture	3 story from plaza level to underground	1
Architecture	Not warehouse scale windows	0
Architecture	Architecture that echoes elements of fire station and Ludlow Garage	0
Architecture	Historic molding and features mixed with some contemporary	0
Architecture	Rooftop restaurant	0
Architecture	Views	0
Architecture	Blend of modern with strong nod to current surrounding architecture	2
Architecture	Top not higher than Roeanoak's roof	2
Architecture	Water feature	0
Architecture	Green wall hiding cars	1
Architecture	Façade that looks lie residences on Howell	0
Architecture	Side	0
Architecture	Glass garage doors (like Olive's)	0
Parking/Landscaping	Parking gates that work	0
Parking/Landscaping	Maintenance by professionals - not volunteers	0
Parking/Landscaping	Design parking to be coordinated taking advantage of all Clifton parking	1
Parking/Landscaping	Parking only at one side of development	0
Parking/Landscaping	Low maintenance landscaping	0
Parking/Landscaping	Keep RedBikes nearby	0
Parking/Landscaping	Design parking to minimize traffic problems	2
Parking/Landscaping	Wide lanes in garage	0
Parking/Landscaping	Trees and shrubs	2
Parking/Landscaping	Good level of lighting	0
Parking/Landscaping	Reverse one way on Ormond	2
Parking/Landscaping	Electric vehicle charging stations	1
Parking/Landscaping	Green wall/roof	0
Parking/Landscaping	Parking egress off Ormond and alley between Clifton Market and structure ONLY	1
Parking/Landscaping	Entrance/exit on Howell Avenue to avoid one way traffic on Ormond	0
Parking/Landscaping	Bike parking in the parking garage with a bike lane	0
Parking/Landscaping	No car entrance/exit on Ludlow	0

Parking/Landscaping	Minimize parking and traffic on nearby Howell, Lowell, Whitfield	3
Parking/Landscaping	Consider environmental issues - old dry cleaner/dump in parking lot and plaza	1
Plaza	Dog friendly outdoor café on plaza	2
Plaza	Plaza needs entry-way into the building	1
Plaza	Existing plaza too small - explore how to work with this	0
Plaza	Fire pit	0
Plaza	Romantic lighting	0
Plaza	Recycling bins available	0
Plaza	Interactive features - lights and sound	0
Plaza	ADA compliant	0
Plaza	Seasonal opportunities	0
Plaza	Connected to development	1
Plaza	Separate from development	0
Plaza	Extend plaza through Howell - intimate courtyard created within new structure and plaza	0
Plaza	Outdoor dining	1
Plaza	Built-in audio system	0
Plaza	Real furniture (not just bolted down tables and chairs)	0
Plaza	Dog water fountain	1
Plaza	Staircase	0
Plaza	No water feature	1
Plaza	Wall of water at back	0
Plaza	Water for kids to play	0
Plaza	Bicycle racks	0
Plaza	No smoking	1
Plaza	Beer and coffee garden	1
Plaza	Regular maintenance and housekeeping (empty trashcans and no litter)	2
Use of Building	Bowling alley	0
Use of Building	Community fitness center	1
Use of Building	Public art	1
Use of Building	Gardens	0
Use of Building	Tea shop	0
Use of Building	Bookstore	0
Use of Building	Aging in place green housing	2
Use of Building	Not aimed at short-term residents (students)	1
Use of Building	Parking	0
Use of Building	Swimming pool	0
Use of Building	Restaurants	1
Use of Building	Condos with 2 BR and den - high quality finishes	0
Use of Building	One parking space per unit	0
Use of Building	Knit shop	0
Use of Building	CCAC gallery/new location	3
Use of Building	Parking and traffic will dictate building use	1
Use of Building	Services (copy shop, gym, post office, dry cleaner, etc.)	1
Use of Building	Co-work space	1
Use of Building	Live music	0
Use of Building	Party/meeting room for residents	1

Clifton Howell Street Visioning Meeting
11/08/2017

Summary

Category	Comment/Recommendation	Number of Priority Votes
Use of Building	CCAC incorporated with the development and plaza	38
Architecture	Design to look like neighborhood	29
Use of Building	Longer term residents	25
Plaza	Public Art	21
Plaza	Set back the building from with street trees on Howell	21
Parking/Landscaping	Put as much of the garage underground as possible	20
Plaza	Expand the plaza	20
Architecture	LEED Certified	17
Use of Building	Provide larger apartments - 3 to 4 bedrooms and 2,000+ square feet	17
Architecture	Step down building to street	12
Use of Building	Greenspace along Howell Street	10
Plaza	Minimize parking traffic on nearby Howell, Whitfield, Ormond	9
Architecture	Design the development to incorporate both modern and traditional architectural elements (i.e. the Mandalay Mixed Use Building in Washington DC example)	6
Parking/Landscaping	Rooftop vegetable garden	5

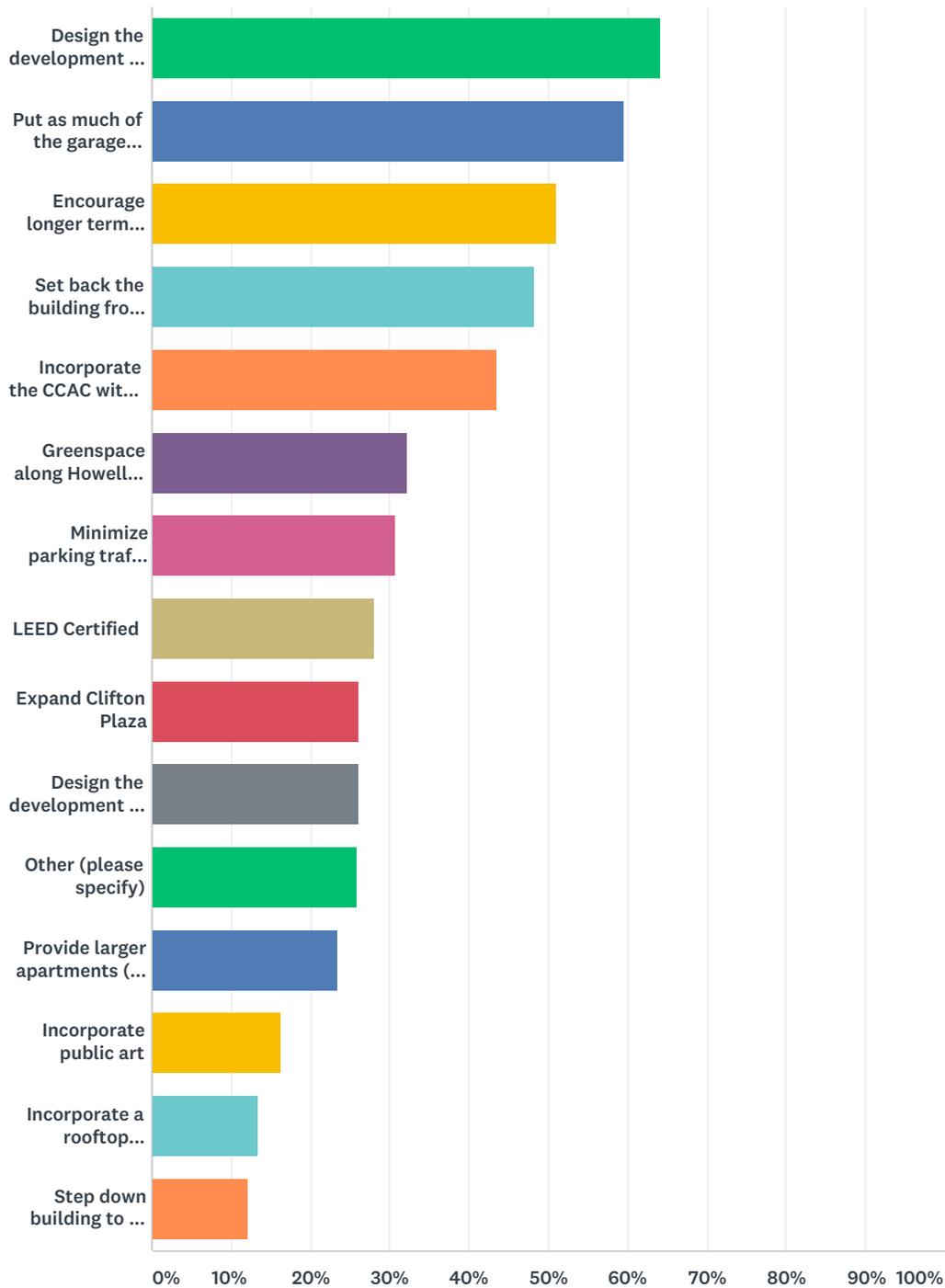
Comments/Recommendations Made in 2 or More Groups

Category	Comments/Recommendations	Total Number of Groups
Use of Building	Arts Center/CCAC/Art Gallery	4
Use of Building	Roof Top functional (bar/restaurant/terrace/garden)	4
Use of Building	Larger 3-4 bedroom apartments for aging population with 2,000+ square feet / attract long term residents	4
Use of Building	Restaurant with Outdoor dining	4
Plaza	Enhanced lighting and water feature	4
Parking/Landscaping	Bike Storage (In/Outdoors)/Keep Red Bikes Nearby	4
Parking/Landscaping	Cover the parking with greenery / conceal the garage / green or living wall on garage	4
Architecture	Brick, balconies, traditional architecture/quality materials/tudor style	4
Use of Building	Education/meeting space/community space/co-work space/maker space	3
Plaza	Connect the Plaza to Howell Avenue with courtyard/greenery/seating	3
Plaza	Dog Friendly	3
Plaza	Benches/Moveable Furniture/Real Furniture	3
Parking/Landscaping	Put as much of the garage underground as possible	3
Parking/Landscaping	Electric Vehicle Charging Stations	3
Architecture	Looks like the neighborhood. Natural design materials from neighborhood (brick, stone)	3
Architecture	Wood and brick, not too much glass / blend of brick and elements of some modern features	3
Architecture	Large/tall windows	3
Architecture	LEED Certified Designed	3
Architecture	Step back from street on Howell/no tall wall/prevent 'big box' look/ sensitive to scale on Howell	3
Plaza	Public Art/Murals	3
Use of Building	Consider condos as an option	2
Plaza	More landscaping in the plaza	2

Parking/Landscaping	Parking should be adequate for the merchants customers, the residents, and the public use / Minimize parking and traffic on nearby streets	2
Architecture	Staggered surfaces - not flat façade	2
Use of Building	Deli/Café	2
Use of Building	Fitness Center	2
Use of Building	Book Store	2
Architecture	Garbage and Recycling/ Maintenance is consistent (inside and out)	2
Parking/Landscaping	Hidden parking with wayfinding signs	2
Parking/Landscaping	Street trees on Howell and Ormond / trees/shrubs on development site	2
Plaza	Beer/wine/coffee patio	2

Q1 Based on each group's top priorities from the meeting, please select up to six priority items that you would like to see implemented with the Howell Avenue Development:

Answered: 282 Skipped: 0



ANSWER CHOICES	RESPONSES
Design the development to fit in / look like the neighborhood	64.18% 181

Clifton: Howell Avenue Development Visioning

Put as much of the garage underground as possible	59.57%	168
Encourage longer term residents	51.06%	144
Set back the building from the street on Howell and plant street trees	48.23%	136
Incorporate the CCAC with the development and the Clifton Plaza	43.62%	123
Greenspace along Howell Avenue	32.27%	91
Minimize parking traffic on nearby Howell, Whitfield, Ormond	30.85%	87
LEED Certified	28.01%	79
Expand Clifton Plaza	26.24%	74
Design the development to incorporate both modern and traditional architectural elements	26.24%	74
Other (please specify)	25.89%	73
Provide larger apartments (3 - 4 bedrooms and 2,000+ sq ft)	23.40%	66
Incorporate public art	16.31%	46
Incorporate a rooftop vegetable garden	13.48%	38
Step down building to the street	12.06%	34
Total Respondents: 282		

#	OTHER (PLEASE SPECIFY)	DATE
1	The CCAC needs its own space. Underground parking can become a safety issue if not properly maintained and patrolled.	11/30/2017 6:37 PM
2	Really don't want this massive influx of residents to screw up parking and traffic near my home	11/30/2017 12:03 PM
3	the development must "step back" from Howell up the hill, no "big boxes"	11/27/2017 6:16 PM
4	See below!	11/27/2017 10:56 AM
5	I am concerned with the number of rentals in this area. The apartments of today are the slums of tomorrow. Over to me apartment building in general become run down and the constant turnover of renters in not something I feel is good for our neighborhood. I am also concerned about the traffic on Howell. It is already a busy street and this size development will only add more traffic. I would much rather see the existing homes fixed up and turned in to single family homes rather than rentals. We need more home owners than renters. There is pride in home ownership. Another rental I feel will also likely decrease the value of existing homes on Howell as well as other streets as well. I am completely opposed to this project!	11/25/2017 12:26 PM
6	I am concerned with the number of rentals in this area. The apartments of today are the slums of tomorrow. Over to me apartment building in general become run down and the constant turnover of renters in not something I feel is good for our neighborhood. I am also concerned about the traffic on Howell. It is already a busy street and this size development will only add more traffic. I would much rather see the existing homes fixed up and turned in to single family homes rather than rentals. We need more home owners than renters. There is pride in home ownership. Another rental I feel will also likely decrease the value of existing homes on Howell as well as other streets as well. I am completely opposed to this project!	11/25/2017 12:26 PM
7	Gaslight Co. could circumvent half of the community's issues by incorporating the existing historic homes on Howell into the development. The structures already exist with setbacks and architectural elements that fit the landscape of the neighborhood. It would add opportunities for unique spaces and design elements that would set the development apart. This method is being successfully implemented in OTR. The Howell properties were intended to be transitional from the commercial area into the residential uses of Howell. Removal of more historic structures is not good for the aesthetic and character of the neighborhood. There may even be historic tax credits available for saving buildings.	11/25/2017 10:24 AM
8	Provide deep terraces to the south.	11/22/2017 1:43 PM

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9	Use quality materials that relate to materials on Ludlow & Howell - better than the recent Northside housing project at Hamilton & Blue Rock	11/22/2017 11:47 AM
10	Reduce scope of housing program to 80 units and related parking to 80 units. Reduce scope of public/visitor parking to 50-60 spaces with access from Ludlow. Site is large enough to accomodate only 130-140 spaces on two levels that take advantage of sloping site (not visible from Ludlow, two levels visible from Howell). More parking would be impossible without building costly underground garages at \$35,000 per space. en s	11/22/2017 10:30 AM
11	Maintain the historical character of existing buildings.	11/20/2017 7:47 PM
12	Affordable housing	11/20/2017 5:59 PM
13	incorporate low income housing	11/20/2017 4:15 PM
14	Affordable Housing (0-30% API)	11/20/2017 3:00 PM
15	Court yards incorporated in design	11/20/2017 2:59 PM
16	Do not demolish the remaining homes on Howell, but still develop the parking lot.	11/20/2017 2:50 PM
17	Affordable housing ie \$400-500	11/20/2017 2:47 PM
18	Provide affordable housing.	11/20/2017 2:43 PM
19	Affordable housing at 0-30% AMI and affordable housing at 30-60% AMI	11/20/2017 2:39 PM
20	build it twice as big as you think necessary. that will put people on the street and they in turn will support the nearby shops, park and grocery.	11/19/2017 5:41 PM
21	Don't put more retail!	11/19/2017 2:21 PM
22	Do not incorporate retail space. There is enough on Ludlow. Rather increase parking to number that will replace 70ish current spots, plus spots for residents	11/19/2017 1:32 PM
23	Keep entire structure as low as possible so as not to ruin the open feeling that is there now. If setting back the building off Howell creates a taller building then I would like to keep building low as priority. It is nice to have a view of burnet woods and sky from Clifton plaza. Don't ruin that.	11/19/2017 8:37 AM
24	These should be condos, 2-3 bd and not rentals.	11/19/2017 6:16 AM
25	Incorporate smooth traffic flow with current Clifton Market parking and loading. Don't block traffic during construction.	11/18/2017 4:15 PM
26	Need high density development to protect the economic viability of our business district.	11/18/2017 3:32 PM
27	Please build the garage so that there is access to Ludlow WITHOUT WALKING UP THE STEPS OR HILL. I can not patronize any Ludlow merchants because I am 71 years old with knee problems. IF THE GARAGE HAD ACCESS TO LUDLOW AT LUDLOW STREET LEVEL, I COULD PATRONIZE CLIFTON MARKET, GRATER, AND ACE. PLEASE, PLEASE, PLEASE!	11/18/2017 3:02 PM
28	provide senior housing	11/18/2017 1:55 PM
29	Parking spaces within the development	11/18/2017 8:52 AM
30	Incorporate some kind of on-site green space, courtyard visible/open to the street(s)	11/18/2017 8:30 AM
31	smaller units for long time residents of Clifton who want to stay in Clifton when they downsize. Wonderful	11/18/2017 6:31 AM
32	Incorporate retail and housing and ccac	11/17/2017 6:04 PM
33	free parking	11/17/2017 5:30 PM
34	rather than all apartments sell as condos, at least some	11/17/2017 5:21 PM
35	Separate Howell residency from the business by building a block at the end of Howell Street	11/17/2017 4:45 PM
36	Add traffic control- traffic circles/ planters/ etc- at Howell & Ormond and Terrace & Ormond.	11/17/2017 12:56 PM
37	As a resident on Howell Ave. I would preferred large condominiums in my street.	11/17/2017 12:00 PM
38	Greenspace and public space are great - would love to incorporate these where feasible	11/17/2017 11:19 AM
39	Actually it is Howell St. based on the roadway signage. Traffic and parking are already a mess on this road. Adding even more cars potentially could make it even worse. Why does Clifton need even more rentals/renters??!!	11/17/2017 10:55 AM

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40	Anticipate needs of residents for aging in place, as most Clifton housing stock is not suited (stairs, icy driveways, bathtubs).	11/17/2017 9:27 AM
41	Condos rather than apartments?	11/17/2017 5:23 AM
42	Some affordable housing units	11/17/2017 5:13 AM
43	VERY concerned about traffic and parking in nearby streets	11/16/2017 9:35 PM
44	Access from Ludlow through Clifton Plaza	11/16/2017 9:33 PM
45	Mix of condos and apartments. We need less transient residents. Condo owners would be stakeholders in the neighborhood.	11/16/2017 8:22 PM
46	Mix of condos and apartments. We need less transient residents. Condo owners would be stakeholders in the neighborhood.	11/16/2017 8:22 PM
47	Building should be even with street	11/16/2017 8:13 PM
48	Smaller number of people and apartments	11/16/2017 8:03 PM
49	Build it and make your \$, these groups shouldn't control you	11/16/2017 7:23 PM
50	Save the existing buildings	11/16/2017 7:13 PM
51	Clifton needs revitalization. We appear staid and stuck. Would love less density but welcome this development	11/16/2017 6:55 PM
52	No taller than three stories	11/16/2017 6:42 PM
53	I know that financing condominiums is more difficult but many in the community feel very strongly that apartment dwellers are not committed to the community and creates a more transient environment.	11/16/2017 6:11 PM
54	Incorporate a rooftop bar/restaurant	11/16/2017 6:07 PM
55	Treat tenants better than Gaslight Properties has a reputation for doing	11/16/2017 5:52 PM
56	As dense as possible	11/16/2017 5:00 PM
57	A living rooftop, if not vegies. An art gallery. A fitness center open to public.	11/16/2017 4:08 PM
58	Incorporate at-level parking for Clifton Market	11/16/2017 4:07 PM
59	include impact on Terrace Parking	11/16/2017 4:01 PM
60	NO APARTMENTS, PREFER CONDOS	11/16/2017 3:58 PM
61	I strongly agree with an integrated architectural style. A mixed use structure similar to the new Tudor style condo complex in Mariemont would be a stunning addition to Clifton.	11/16/2017 3:50 PM
62	Much prefer condos, ranging in size from 1to. 3 bedroom with a rooftop common area.	11/16/2017 3:39 PM
63	No apartments, please! There are over 20 apartment buildings within less than a quarter mile of the proposed site!	11/16/2017 3:29 PM
64	Senior friendly apartments	11/16/2017 3:06 PM
65	A path to get to the Clifton Market from the Clifton Plaza and a walking path with no steps to get from the Clifton Plaza to Howell.	11/16/2017 3:02 PM
66	Create a dead end on Howell at Ormond to prevent excessive through traffic.	11/16/2017 3:01 PM
67	Restaurant(s) would be desirable	11/16/2017 2:35 PM
68	Parking areas and pathways to business district brightly lit.	11/16/2017 2:32 PM
69	include condominiums with 2 bedrooms and den	11/16/2017 2:31 PM
70	Have the design go through a professional architectural review.	11/16/2017 2:25 PM
71	If stores/restaurants are included - allow space for outdoor seating	11/16/2017 2:23 PM
72	Roof rope veggies, really? Go support the Clifton Market, people!	11/15/2017 5:02 PM
73	The rooftop veggie garden is stupid. Like who is going to take care of it?! Go buy your produce from Clifton Market or Clifton Natural foods or grow your own container of basil & tomatoes on your balcony. Stupid Idea as a priority.	11/15/2017 4:53 PM

Q2 Do you have any additional suggestions as related to the Howell Avenue Development?

Answered: 158 Skipped: 124

#	RESPONSES	DATE
1	I hope the apartments are priced reasonably, and not more high-end price tags that middle class working people cannot afford.	11/30/2017 6:37 PM
2	not at this time	11/30/2017 4:24 PM
3	no	11/30/2017 3:12 PM
4	A starbucks	11/30/2017 2:33 PM
5	Don't do it. To much congestion already.	11/30/2017 12:03 PM
6	Clear signage for public parking that the business district rely's on	11/29/2017 12:52 PM
7	Just that the housing be affordable.	11/27/2017 6:20 PM
8	Performance of the appropriate traffic study will be critical to the proposed development of the Merchants' Lot. Although the proposed development will not be affected by the upcoming sewer project (the Bates' Run sewer, which starts on UC's west campus, flows through Burnet Woods then under Howell to Terrace east of Ormond then next to Dixmyth, will have MSD projects for wet weather improvements in Phase 2, which is supposed to start in 2019), I strongly recommend that the City of Cincinnati perform a neighborhood traffic study that includes consideration of the impact of future development likely to happen over the sewer area that cannot take place until after the MSD has completed their improvements of the Bates' Run sewer. Terrace and Clifton Avenues will be home of the new Gaslight Property Headquarters coming 1/1/2018, according to Dave Taylor. Gaslight Properties Realty LLC owns 311 Howell Ave; I'm not sure who actually owns "How Now Property" (317 Howell Ave), and "319 Howell LLC" (319 Howell Ave), but I suspect that those properties will be available for a future project, quite possibly similar to the proposed Merchant's Lot development: residential, commercial and parking, with need for delivery access for trucks, garbage, recycling, fire and police services, plus appropriate parking flow. Please perform a traffic study that will serve the needs of neighbors living on Howell, Ormond and Terrace for BOTH projected developments. Both Howell and Terrace have already benefitted from Traffic calming measures, which we petitioned for in 2003 based on damage to vehicles parked on Howell between Ormond and Whitfield, where the curb-to-curb width is only 33 feet and cars park on both sides of the street. However, every workday morning, a ton of commuters coming up Ludlow Avenue turn on Whitfield to use Howell to bypass the Ludlow business district and its traffic lights. Any proposal for further traffic calming on Howell must take into consideration the impact on Terrace, which, although a wider street, has more residents. Please make sure that any proposed development in this area includes all the parking places needed for the residences included, because there is no additional on-street parking available. I consider the City of Cincinnati's role in this development process to be critical, particularly considering that at least 3 houses were torn down in the late 1970's to create the Merchants' Lot, at least 1 of which (330 Howell Ave) was purchased by the City and sold to CBPA for this purpose. I have heard very little discussion so far about the loss of public space to the citizens of Cincinnati in the development of the Merchants' Lot in Clifton, and I trust that the City's representatives in the planning process will ensure that the citizens will get fair value in exchange for losing a public space that they invested in about 40 years ago.	11/27/2017 6:16 PM
9	extend plaza open area to howell ave but make more park life for the neighborhood. maybe include landscapes that presents an opportunity for outdoor event space. allow room for the market to put in schindler escalator (cart magnetically attaches) to underground parking	11/27/2017 3:12 PM
10	Request developer not to issue any short term leases (less than 1 year), leaser must occupy premises and absolutely no sub-leasing!	11/27/2017 10:56 AM
11	Probably cost-prohibitive, but a bandshell on the plaza, if expanded	11/25/2017 7:25 PM
12	Please don't allow to move forward.	11/25/2017 12:26 PM

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13	Please don't allow to move forward.	11/25/2017 12:26 PM
14	While the Whitfield Ave development produced a newer/nicer building then the old apartment complex it missed an opportunity to creat a better pedestrian street scape. Please don't repeat the mistakes of the Whitfield Ave development where it turned its back on the street. These buildings will likely be part of the street scape for 50-150 years. It has taken Clifton a 100 years to mature into the neighborhood we love today. The Howell development is opportunity to blend who we are with who we will be. Clifton is a pedestrian oriented neighborhood so please create a more engaging street scape in this design.	11/25/2017 10:24 AM
15	No	11/24/2017 6:59 AM
16	It needs to connect to and benefit the market	11/22/2017 3:13 PM
17	Lower the number of units to accommodate larger units for families and longer term residents	11/22/2017 2:46 PM
18	Make sure that the view from the existing plaza to the south is obstructed as little as possible by the development. Create a view corridor to the south.	11/22/2017 1:43 PM
19	Convince Gaslight Properities they can make as much money from 80 larger units if they only have to build 80 parking spaces, instead of 130 smaller units aimed at only young people that need 130 residential parking spaces (some of them underground). Clearly define scope of space needs, parking, and funding for the CCAC if it is included in the program. Find out how much they can afford to spend too. CCAC if	11/22/2017 10:30 AM
20	As indicated in my response to Question 1, my primary concern is that the development complements existing architecture and scale of structures.	11/21/2017 1:21 PM
21	no	11/20/2017 8:44 PM
22	Please do not make this building a hi-rise. 4 to 6 stories, tops.	11/20/2017 8:22 PM
23	Do not tear down old buildings.	11/20/2017 7:47 PM
24	Affordable housing 0-30% ami	11/20/2017 5:59 PM
25	connect it to Ludlow in a way that encourages people to walk around the area	11/20/2017 4:26 PM
26	there is significant need for low income housing in this area	11/20/2017 4:15 PM
27	no	11/20/2017 3:46 PM
28	No taller than surrounding residential buildings.	11/20/2017 3:09 PM
29	No	11/20/2017 3:00 PM
30	Communicate with the community, and incorporate their feedback in the design and use of the building.	11/20/2017 2:59 PM
31	no.	11/20/2017 2:46 PM
32	No	11/20/2017 2:39 PM
33	No	11/20/2017 2:39 PM
34	Even more affordable housing, like 100% affordable	11/20/2017 2:39 PM
35	Try to keep the total mass of the building in proportion to surrounding structures.	11/20/2017 2:17 PM
36	thanks for asking - keep bringing designs to the community for feedback.	11/20/2017 1:50 PM
37	Preserve open view of plaza to Good Samaritan	11/20/2017 12:34 PM
38	I know many have spoken of condos- I would love that as well to encourage Clifton residents who are downsizing to stay in the neighborhood	11/20/2017 11:15 AM
39	I would like to see these to be condominiums instead of apartments. The Clifton residents that have houses now would like to be able to purchase condos and stay in walking distance of clifton.	11/20/2017 8:53 AM
40	We need affordable housing options for the non-wealthy!	11/19/2017 9:47 PM
41	Discounted Parking for patrons of local businesses	11/19/2017 7:51 PM
42	Make howell wider now for easier access. add a tower of solar panels. free energy while parking. include secure bike stalls for renter convenance. incorporate architectural elements that say, live here.	11/19/2017 5:41 PM

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43	no	11/19/2017 4:23 PM
44	Keep the building height at a level that doesn't overshadow both homes on Howell and businesses on Ludlow Avenue.	11/19/2017 3:02 PM
45	It should be possible to walk on the South Side of the garage/building from the back of the Plaza to the driveway of the Market. Allows retail on the South side of property that is close to Ludlow to expand business district.	11/19/2017 2:10 PM
46	Do not have a design like the new buildings in Northside (at Blue Rock), College Hill, CUF. Hire architects who will create a unified, harmonious design, that isn't a mashup of surface treatments with little understanding of rhythm, etc.	11/19/2017 1:32 PM
47	We need new housing and developments to keep Clifton compatible with other Cincinnati neighborhoods.	11/19/2017 10:09 AM
48	Why do you need to have retail? Howell is a residential street for the most part and we have empty retail on Ludlow.	11/19/2017 8:37 AM
49	Lighting. Please not those lights they put on the highways but thoughtful lighting.	11/19/2017 6:38 AM
50	yes. There are tons of rentals and very little age-in-place homes or condos. This is a prime area to house the Clifton Life-ers. They need long-term relationships, ability to have their children/family visit and stay with them. Ability to easy access, parking in a well-lit garage and going up to their residence. Incorporating the CCAC would give them exercise (yoga, pilates, etc) and other enrichment classes. It would be a perfect combination!	11/19/2017 6:16 AM
51	Make it AFFORDABLE HOUSING	11/18/2017 9:40 PM
52	How tall will the buildings be will block the plaza and decrease views and sunlight??	11/18/2017 5:18 PM
53	no	11/18/2017 4:41 PM
54	Businesses on Ludlow are not over packed currently. What sort of retail is hoped for ? Please, no more restaurants.	11/18/2017 4:15 PM
55	Attract empty nesters	11/18/2017 3:22 PM
56	LEVEL EXIT FOR PEDESTRIANS TO LUDLOW VIA ELVATOR OR WHATEVER FROM GARAGE SO THAT SENIOR CITIZENS CAN PATRONIZE LUDLOW MERCHANTS WHICH IS CURRENTLY IMPOSSIBLE.	11/18/2017 3:02 PM
57	Ensure that the development is friendly to Clifton Market.	11/18/2017 2:50 PM
58	no	11/18/2017 2:29 PM
59	Frontage on Ludlow should be at least three stories to match adjacent properties and to reinforce the corridor.	11/18/2017 2:17 PM
60	no	11/18/2017 1:40 PM
61	Incorporate retail appropriate to the neighborhood, e.g., coffee, bookstore, etc.	11/18/2017 12:15 PM
62	It is important that the development conform to the historic feeling and sensibility of the neighborhood. Also, if developed correctly, it can provide apartments for current Clifton homeowners who want both to downsize and remain in the neighborhood.	11/18/2017 10:57 AM
63	Easy access to additional parking for Clifton Market	11/18/2017 10:45 AM
64	Have additional community meetings as design develops.	11/18/2017 9:10 AM
65	No	11/18/2017 8:52 AM
66	Make certain there are options for outdoor screened/semi-private verandas/balconies for at least 1/4 of units - and make them livably sized as opposed to tiny two-chair step-outs	11/18/2017 8:30 AM
67	No	11/18/2017 6:56 AM
68	no new retail	11/18/2017 6:31 AM
69	Rooftop garden would be excellent way to utilize space in a communal way	11/18/2017 1:51 AM
70	Why would/should CCAC be included in this conversation? They're as relevant to the conversation as a de-salination plant.	11/17/2017 10:19 PM

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71	Provide common shared space for those that live here. Make it also economically sound vendor space for food truck and outdoor bars	11/17/2017 9:04 PM
72	I personally don't like it cause living in Clifton is already too dense. Glad I'll be moving out before this starts.	11/17/2017 8:26 PM
73	Na	11/17/2017 8:11 PM
74	Provide services for seniors.	11/17/2017 6:50 PM
75	prefer open parking lot	11/17/2017 5:30 PM
76	condos	11/17/2017 5:21 PM
77	Desperate Howell residency to the business area by building a wall at the end of Howell Ave.	11/17/2017 4:45 PM
78	just leave "well enough" alone.	11/17/2017 3:36 PM
79	An entrance to the development both from the plaza and from Howell Avenue would be nice. If CCAC is a part of the development, perhaps their entrance could be from the plaza, with upstairs residents using a separate entrance to keep things easy?	11/17/2017 2:02 PM
80	No	11/17/2017 1:45 PM
81	There are too many high speed drivers on both Howell and Terrace already, not to mention Whitfield. Traffic controls are key if local population	11/17/2017 12:56 PM
82	Even better if parking could be directly accessed via Ludlow	11/17/2017 12:53 PM
83	I woul love to see Howell close to trough traffic.	11/17/2017 12:00 PM
84	Price the parking efficiently based on utilization; don't have keyless entry unless all residents have a key for power outages; rooftop garden should be open to the public	11/17/2017 11:32 AM
85	Add trees and plantings	11/17/2017 11:29 AM
86	Let's be constructive and offer input when we have draft plans; development is great for the neighborhood and appreciate the opportunity for residents to offer input.	11/17/2017 11:19 AM
87	Why not fix up existing buildings and not tear down. More renters is not always a good thing. Ownership trumps rentals every time.	11/17/2017 10:55 AM
88	Work toward a higher density. Clifton could use a greater mass of residents in the town center.	11/17/2017 10:11 AM
89	I think it should happen forthwith. Our business district will thrive with more people, more opportunity for retail, and more vibrancy.	11/17/2017 10:00 AM
90	Love that it will be a net add to parking.	11/17/2017 9:59 AM
91	Just do it! Anything will be better than what is there now!!	11/17/2017 9:57 AM
92	No	11/17/2017 9:56 AM
93	No	11/17/2017 9:55 AM
94	I would like as large of massing that makes sense, while does not overburden street parking in the neighborhood.	11/17/2017 9:50 AM
95	I don't know what the zoning rules are with regards to how many floors residential building can have, but I would hope it would not be too tall, hence not fitting with the rest of the neighborhood.	11/17/2017 9:46 AM
96	Very sad this has to happen at the expense of houses.	11/17/2017 9:31 AM
97	Make sure access is very good between garage and Clifton Market.	11/17/2017 9:27 AM
98	Minimize traffic and disturbance to the residents who live on Howell	11/17/2017 8:25 AM
99	No	11/17/2017 7:36 AM
100	Not at this time.	11/17/2017 6:37 AM
101	Be sure to incorporate enough parking. Public transportation is so limited that people need cars. And you will be taking away a public lot.	11/17/2017 5:23 AM
102	Affordable housing units	11/17/2017 5:13 AM
103	Condos rather than apartments.	11/17/2017 1:17 AM

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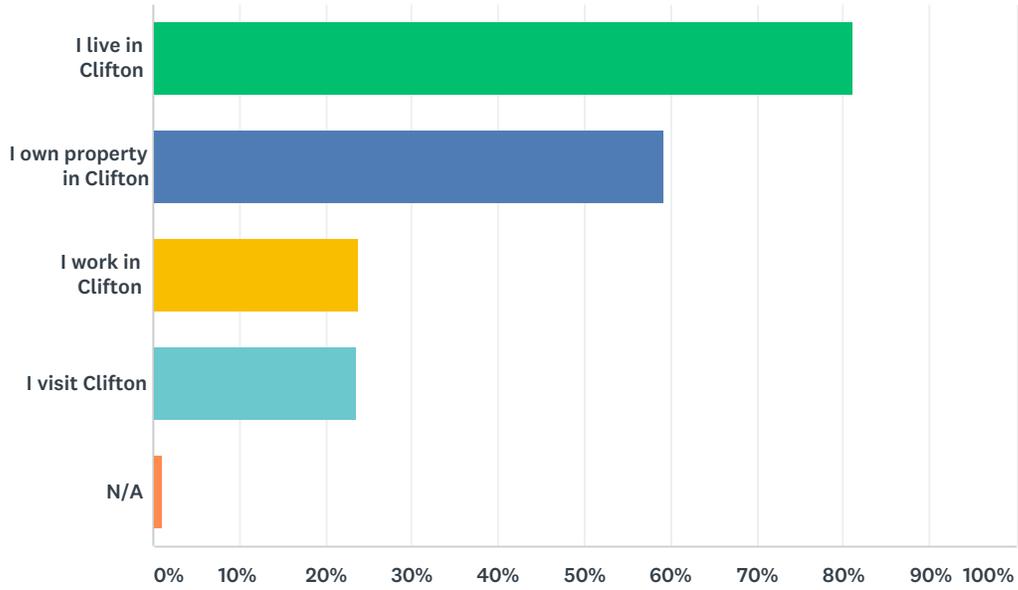
104	Please don't let it look like everything else that has been built lately - like in Corryville, Northside, Walnut Hills, Oakley. etc. Make it something to be proud of not ashamed of.	11/16/2017 11:15 PM
105	Architecture should respect the neighborhood vernacular	11/16/2017 11:14 PM
106	Please take Terrace Avenue in consideration when discussing traffic and parking patterns. We have already noticed more traffic since The Whitfield was built and this project will only increase traffic on our residential street that has over 20 children who live play outside and cross streets regularly.	11/16/2017 10:08 PM
107	Beer Garden/Outdoor eating area and family friendly spaces and establishments	11/16/2017 9:51 PM
108	Encourage sight lines for exiting the parking garage	11/16/2017 9:47 PM
109	Parking and traffic issues have increased in past year. Will this make the problem worse? Many children live nearby. Traffic increase is unsafe.	11/16/2017 9:35 PM
110	No	11/16/2017 9:33 PM
111	Please do not cater to college students for the apartments.	11/16/2017 8:50 PM
112	Need more parking	11/16/2017 8:49 PM
113	Condos should be included	11/16/2017 8:22 PM
114	Condos should be included	11/16/2017 8:22 PM
115	Building should be mixed use	11/16/2017 8:13 PM
116	Built it!	11/16/2017 7:25 PM
117	No	11/16/2017 7:24 PM
118	Have a high cap rate	11/16/2017 7:23 PM
119	tie in public parking for Ludlow at Ludlow grade	11/16/2017 6:55 PM
120	This is a terrible idea to the extent you are demolishing those lovely houses.	11/16/2017 6:40 PM
121	Just be sure this building project doesn't negatively impact neighbors, e.g., Clifton Market and other established retail shops	11/16/2017 6:34 PM
122	I think parking spaces will be very, very important as it is already very difficult to find on-street parking for residents who don't have a garage/driveway or designated parking spots.	11/16/2017 6:30 PM
123	Build as many apartment units as possible.	11/16/2017 5:59 PM
124	This would be a high-visibility location for the CCAC. While it may not be ideal, it would be a nice gesture for Gaslight Properties to welcome this important part of our neighborhood as they buy up more and more of it.	11/16/2017 5:52 PM
125	Since these won't be condos, make the apartments larger and with amenities that will encourage empty nesters and other longterm residents. Not another student rental.	11/16/2017 5:32 PM
126	Please have additional community meetings as concepts are put into designs and plans.	11/16/2017 5:17 PM
127	Please, no generic architecture like U Square	11/16/2017 5:00 PM
128	Condos on top for the aging population of Clifton that wants to stay in the neighborhood. Thanks!	11/16/2017 4:29 PM
129	Long term residents who will support the neighborhood.	11/16/2017 4:28 PM
130	Long term residents who will support the neighborhood.	11/16/2017 4:27 PM
131	No	11/16/2017 4:16 PM
132	Avoid a big block building. Courtyards are nice. Bike friendly.	11/16/2017 4:08 PM
133	transparent communication with the neighborhood	11/16/2017 4:01 PM
134	Yes, please find a way to ensure minimal traffic to adjacent streets. I live and own a home on Ormond. Our children play on this street, I park on the street. Please ensure residents safety and space. I am super upset about losing my neighborhood to capitalistic priorities. I invested in Clifton and now I'm uncertain as to our future in this location.	11/16/2017 3:58 PM
135	The new structure should be energy-efficient, and maybe use geothermal heating.	11/16/2017 3:29 PM

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136	Yes, no apartments please!	11/16/2017 3:29 PM
137	Hire a more sustainability-informed landscaping company than the one used on Whitfield!	11/16/2017 3:24 PM
138	I like the idea of underground parking. I like the idea of planting trees. Ensure the building is not modern and fits in with the architecture of the community.	11/16/2017 3:12 PM
139	make the units condos, not apartments- encouraging people who are more vested in the neighborhood	11/16/2017 3:09 PM
140	The Clifton Plaza enjoys natural light from the southern sky. Keeping as much of that southern exposure as possible would be nice.	11/16/2017 3:02 PM
141	See above - a dead end similar to that created for Hosea near Dewey's.	11/16/2017 3:01 PM
142	Living space for young families	11/16/2017 2:52 PM
143	A really good architect needs to design all of it.	11/16/2017 2:48 PM
144	NEED PARKING AND BETTER RESTAURANT OPTIONS	11/16/2017 2:36 PM
145	please integrate it into the community from a design perspective	11/16/2017 2:35 PM
146	High quality, not student type apartments.	11/16/2017 2:35 PM
147	Lighting and security for public spaces.	11/16/2017 2:32 PM
148	community room for use by building residents	11/16/2017 2:31 PM
149	I think both trees and architecture are going to be really important. The choice to build what appear to be big boxes that come right to the sidewalk in other neighborhoods is really unfortunate. A similar development in Clifton would be a mistake.	11/16/2017 2:31 PM
150	No more than 4 stories, incorporate retail space if possible	11/16/2017 2:28 PM
151	We need something that will encourage business owners to be here and restaurants that have room for outdoor seating	11/16/2017 2:23 PM
152	Quality materials on the exterior are a must!	11/16/2017 2:19 PM
153	Keep it pedestrian conscious.	11/16/2017 2:17 PM
154	Parking is always an issue	11/16/2017 2:09 PM
155	Please do not make it look a student dorm with cheap materials	11/16/2017 2:09 PM
156	no	11/16/2017 1:43 PM
157	Some REAL Coffee that is hot, please. I smell a Starbucks in there.....	11/15/2017 5:02 PM
158	Money Talks. Bullshit Walks. In the End, Gaslight will do what they want. At least they are nice about it and do not live in California or China.	11/15/2017 4:53 PM

Q3 Please check all that apply:

Answered: 280 Skipped: 2



ANSWER CHOICES	RESPONSES	
I live in Clifton	81.07%	227
I own property in Clifton	59.29%	166
I work in Clifton	23.93%	67
I visit Clifton	23.57%	66
N/A	1.07%	3
Total Respondents: 280		

Kerby, Ann Marie

From: Christine Celsor <christinecelsor@gmail.com>
Sent: Wednesday, November 08, 2017 10:43 AM
To: Kerby, Ann Marie; Weaver, James
Subject: Fwd: meeting this evening re Howell Ave development

Follow Up Flag: Follow up
Flag Status: Flagged

More comments...see below.

Sent from my iPhone

Begin forwarded message:

From: "Anne H. Montague" <ahmontague@gmail.com>
Date: November 8, 2017 at 10:16:08 AM EST
To: Christine Celsor <christinecelsor@gmail.com>
Subject: Re: meeting this evening re Howell Ave development

Style: Neo-Victorian, maybe, with some gingerbread or other ornamentation, and balconies; not that heavy institutional look of The Whitfield, and not the standard suburban-colonial of the McMansions Jack Brand put up on the Rawson estate land. Have some respect for Clifton's historical aesthetic; don't turn it into West Chester.

Scale: No taller than three stories.

I know it's possible to build a new structure that fits in with its surroundings, because up the street from me a nondescript little '50s yellow-brick ranch is being replaced by a large two-story Craftsman-style beauty--large, that is, compared to the little ranch it's replacing, but not hulking.

If Gaslight Property does build a mega-monster, as I fear they will, perhaps they'd consider including a health club that neighbors could join for a nominal fee.

On Wed, Nov 8, 2017 at 9:19 AM, Christine Celsor <christinecelsor@gmail.com> wrote:
Hi Anne,

Thank you for your comments. What are your preferences regarding style and scale? I will be sure to share your comments with the facilitators of tonight's meeting.

Thanks,
Christine

On Wed, Nov 8, 2017 at 9:06 AM, Anne H. Montague <ahmontague@gmail.com> wrote:
Hi, Christine--

I got your email address from an email exchange I had with David Mann's office in April that you were copied on. I'm very concerned about this project but won't be attending the meeting because I don't drive, it's too small a distance for a cab (drivers get testy when you call them for short hops), and I don't feel safe walking at night. So I thought I'd summarize my concerns to you in three words: *style and scale*. And to repeat what I wrote to Vice-Mayor Mann in April: Gaslight Property's hulking new apartment complex on Whitfield looks like an office park--like an extension of Good Sam. I fear another one so close by, and who knows what other ones might follow, will change the character of the neighborhood--and not for the better.

Thanks for your involvement with this issue. Keep us posted!

Best regards,
Anne Montague
600 Terrace Ave

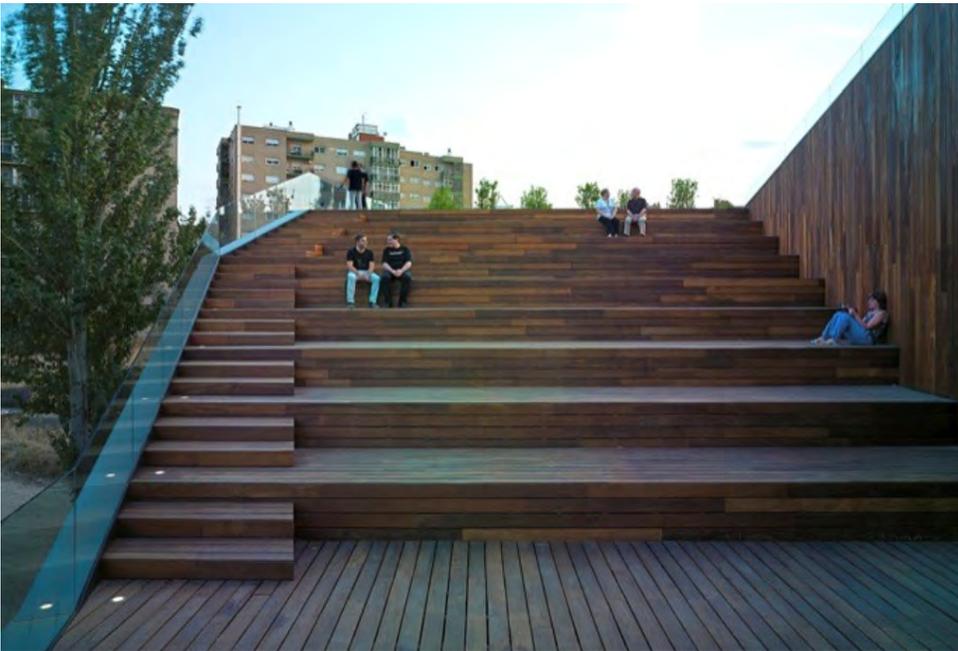
Kerby, Ann Marie

From: Ann Marie Kerby <am.kerby@gmail.com>
Sent: Friday, December 01, 2017 3:53 PM
To: Kerby, Ann Marie
Subject: Fwd: Clifton Plaza

----- Forwarded message -----

From: Eric Douglas <eric.doug85@gmail.com>
Date: Fri, Dec 1, 2017 at 11:13 AM
Subject: Clifton Plaza
To: "am.kerby" <am.kerby@gmail.com>

Gaslight should do something like this as part of their development from the current end wall of the plaza. Could have gathering steps that would also serve as a stage and then people could climb them to a platform or roof for a view towards Good Sam.



Kerby, Ann Marie

From: Christine Celsor <christinecelsor@gmail.com>
Sent: Monday, November 20, 2017 8:58 AM
To: Kerby, Ann Marie; Weaver, James
Subject: Comments on Howell Development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anne Marie and James,

I received the following comments regarding the Howell Development:

Wish I had put in my survey that a swimming pool on the top of the building would be great. You can add this to my survey if you like. I thought a building with condos, garage under the ground housing long time Clifton residents instead of more rentals with students who are not going to put into the community was the ideal. These residents then would need a place for enrichment, which CCAC could provide in the same building but what about a swimming pool on top of the building, salt water and heated!

Many in the 65+ use a pool because other types of exercise is difficult or painful to do.

They Central Pkwy YMCA is a good model. They have several floors of senior housing upstairs and the workout facility below. The residents, if they become members, can workout, swim, join classes, shower, hot tub/sauna, etc. It's a perfect progressive idea.

Just thought I'd share a bit more,

thanks,

Jean Deckenbach

Sent from my iPhone

Kerby, Ann Marie

From: Christine Celsor <christinecelsor@gmail.com>
Sent: Wednesday, November 08, 2017 9:17 AM
To: Kerby, Ann Marie; Weaver, James
Subject: Fwd: Merchants Lot Visioning Meeting
Attachments: Merchants Lot Vision March 2017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see comments below for Howell development.

----- Forwarded message -----

From: <mburrill@fuse.net>
Date: Tue, Nov 7, 2017 at 4:47 PM
Subject: Merchants Lot Visioning Meeting
To: Christine Celsor <christinecelsor@gmail.com>
Cc: "Malcolm Montgomery (CTM)" <malcolm-ctm@edutech.us>

Christine,

I plan to attend Wednesday's meeting and could show attendees my drawings for the lot *if appropriate* (and if you will have a document camera available). I think it is much easier for people to understand what trying to fit 80 apartment units and lots of cars on that not-so-big site could look like with drawings than through words alone. The main goal of my study was to show it *was* feasible to get enough parking for those uses onto the site in a way that did not require people to look at an unattractive large parking garage from Ludlow, as the previous ULI drawings presented a year ago did.

Malcolm tells me there has now been another conceptual plan developed for the site too. He thought none of these drawings (visions) have been shared with Gaslight Properties yet.

Here is another copy of the drawings I prepared in March to illustrate my own "vision" for the property. As I mentioned when I first sent these to you this summer, I think you should now try to get people to reach a consensus on the preferred uses for the lot, not necessarily how best to accommodate an assumed "program" focused mostly on a large number of condos. *Develop the space program first, and then design concepts later (like UC does).*

Michael Burrill

Clifton Business District Proposal 80 Apartment Units and Parking Expansion

Michael Burrill AICP
Community and Transportation Planner, *Urban Visions*
Email: mburrill@fuse.net Cell: 513-260-5258
March 10, 2017

In December 2016, a local Urban Land Institute (ULI) planning study proposed adding about 80 apartment units and a large parking garage on the site of the Clifton Merchants Lot and land directly west of it now occupied by three family housing units.

This revised proposal suggests refinements to the concepts presented at this meeting:

- 48 apartment units above two parking levels with 52 spaces on each level
- 32 apartment units above one parking level with 32 parking spaces
- Ground floor apartments in two buildings on the same level as Clifton Plaza
- Parking located below the plaza level to eliminate views of the garage from Ludlow
- Business district parking one level below apartments with access from Ludlow
- New access lane widened for two-way traffic with 15 angled spaces on same level
- Access to parking on lowest level below 48 apartments would be from Howell
- Access to parking below remaining 32 units would be from Ormond
- Residential complex would have 3,500 SF of recreation space on one level
- Extensive landscaping would soften the visual impact of four apartment levels
- All units would have elevator access to parking and surrounding streets
- Bay windows for all units would provide good views and add facade variations

Apartment units would have relatively large living/dining rooms, kitchens, and bedrooms:

- 32 One-bedroom units with 1 bathroom and laundry (1,100 SF)
- 36 Two-bedroom units with 1.5 bathrooms and laundry (1,550 SF)
- 12 Three-bedroom units with 2.5 bathrooms and laundry (2,000 SF)

The design concept would also allow Clifton Market to expand in phases:

- Add a new loading dock and additional storage space on lower level
- Create new truck loading area for four trucks with direct access from Howell
- Expand rear of store towards Howell above truck loading area and employee parking
- Construct a new parking area with 60-80 spaces above the expanded store
- Store customers would access the new parking lot from Ludlow
- A new elevator would connect new parking area to the store interior and Ludlow
- The new parking area would be designed to prevent future leaks into the store!

The attached drawings illustrate these design concepts. Your comments are welcome!

ONE WAY

ORMOND AVE

RECREATION

DENTIST

POST OFFICE

CURTON PLAZA

WILLOW AVE

NEW FRONT

CURTON MARKET

MICHAEL BURELL ACP DESIGN INC
VISIONS 2017

50
100 FT

HOWELL AVE

80 APTS 80 PKG SPACES + 52 COMMERCIAL SPACES
9,500 sq RECREATION SPACE

1BR 1BR 2BR 2BR
1BR 1BR 2BR 2BR
32 APTS 32 PARKING SPACES

2BR 2BR 1BR
3BR 2BR 1BR
24 APTS 52 PARKING SPACES

3BR 2BR 1BR
3BR 2BR 1BR
24 APTS 52 PARKING SPACES

-9'

-18'

-9'

-5'

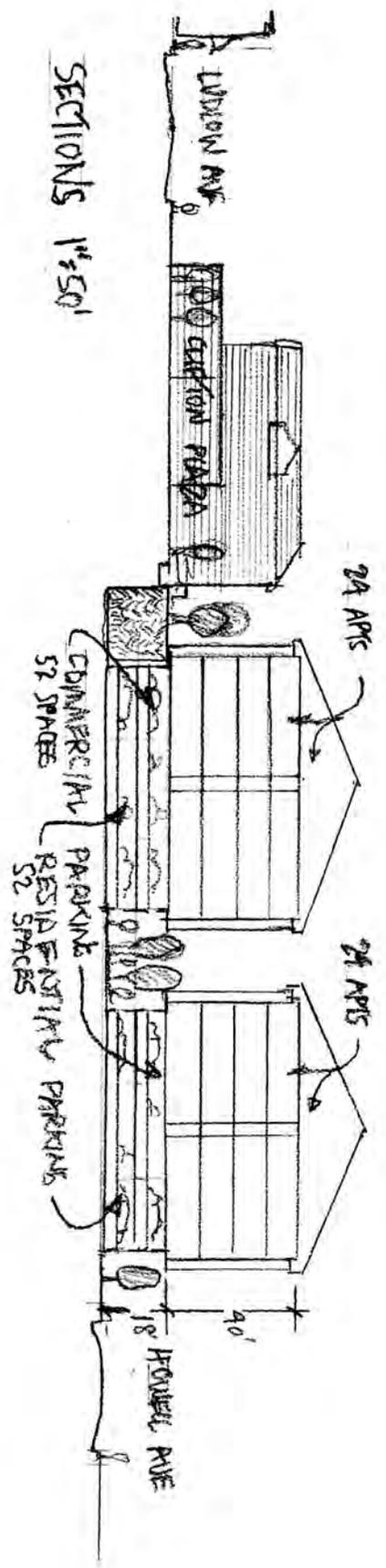
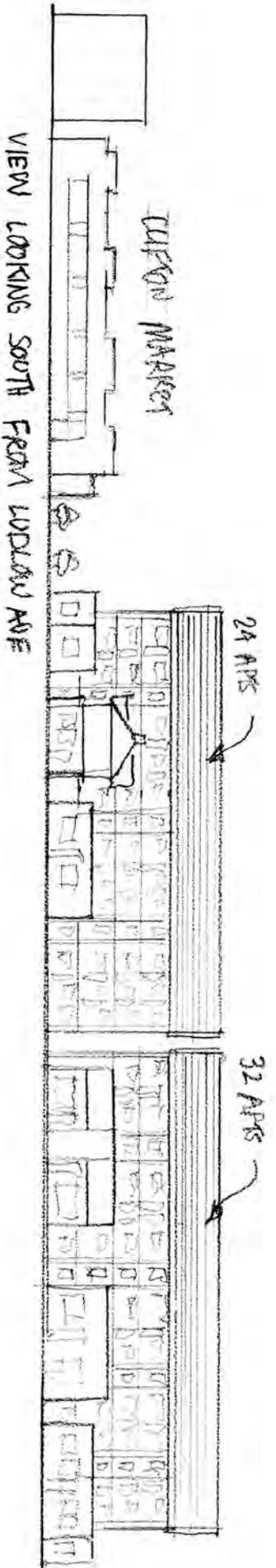
-24'

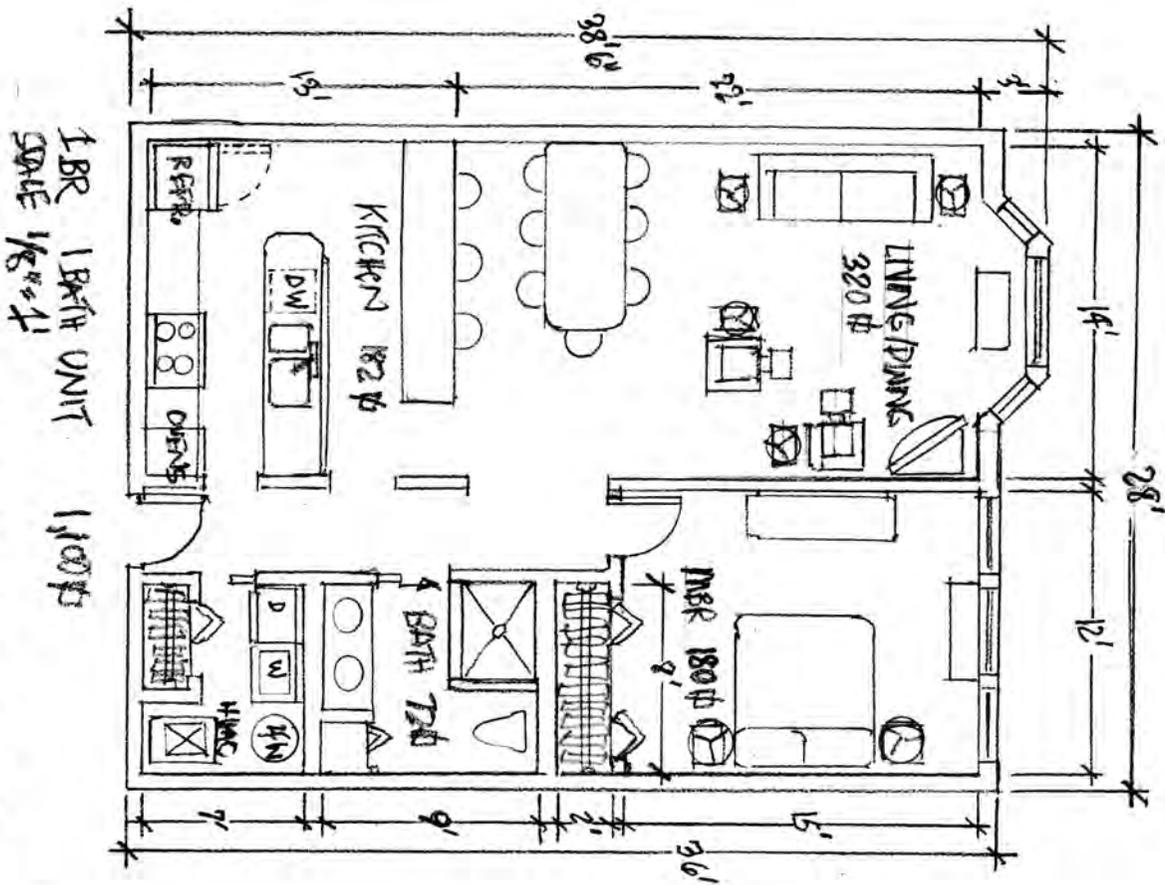
-10'

6 SPACES

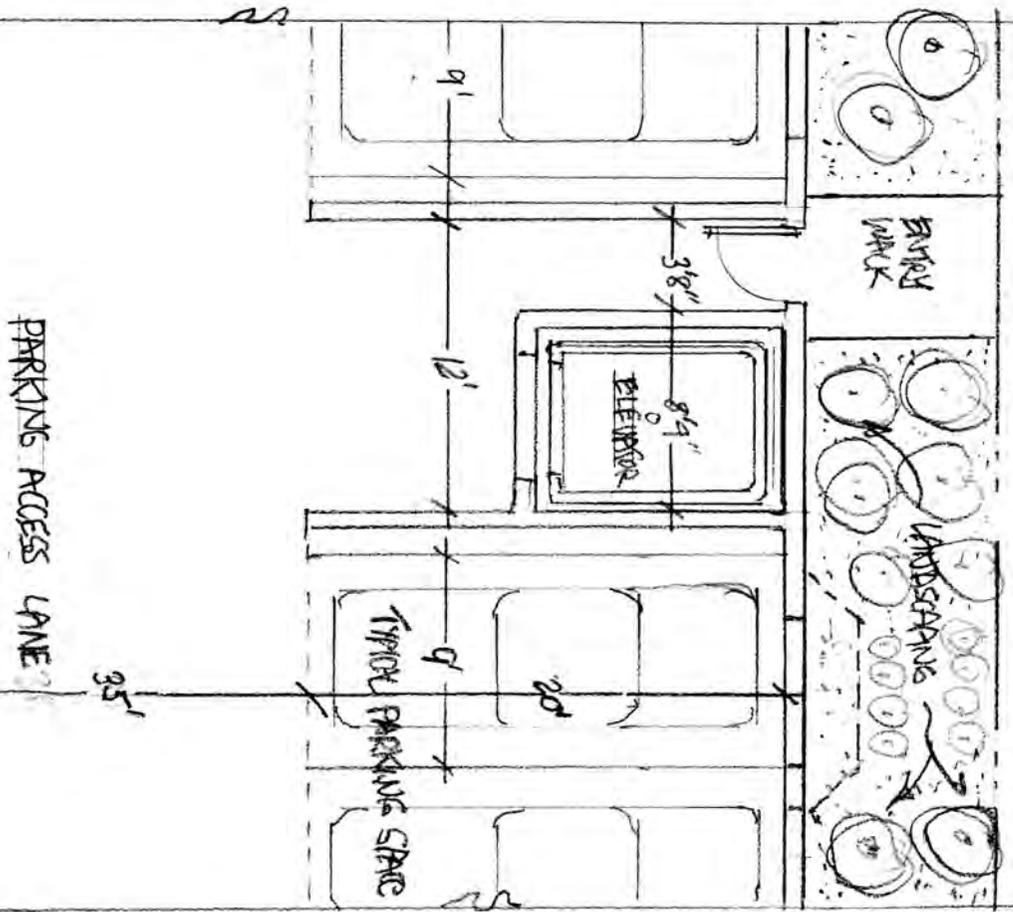
9 SPACES

EXISTING 30 SPACES

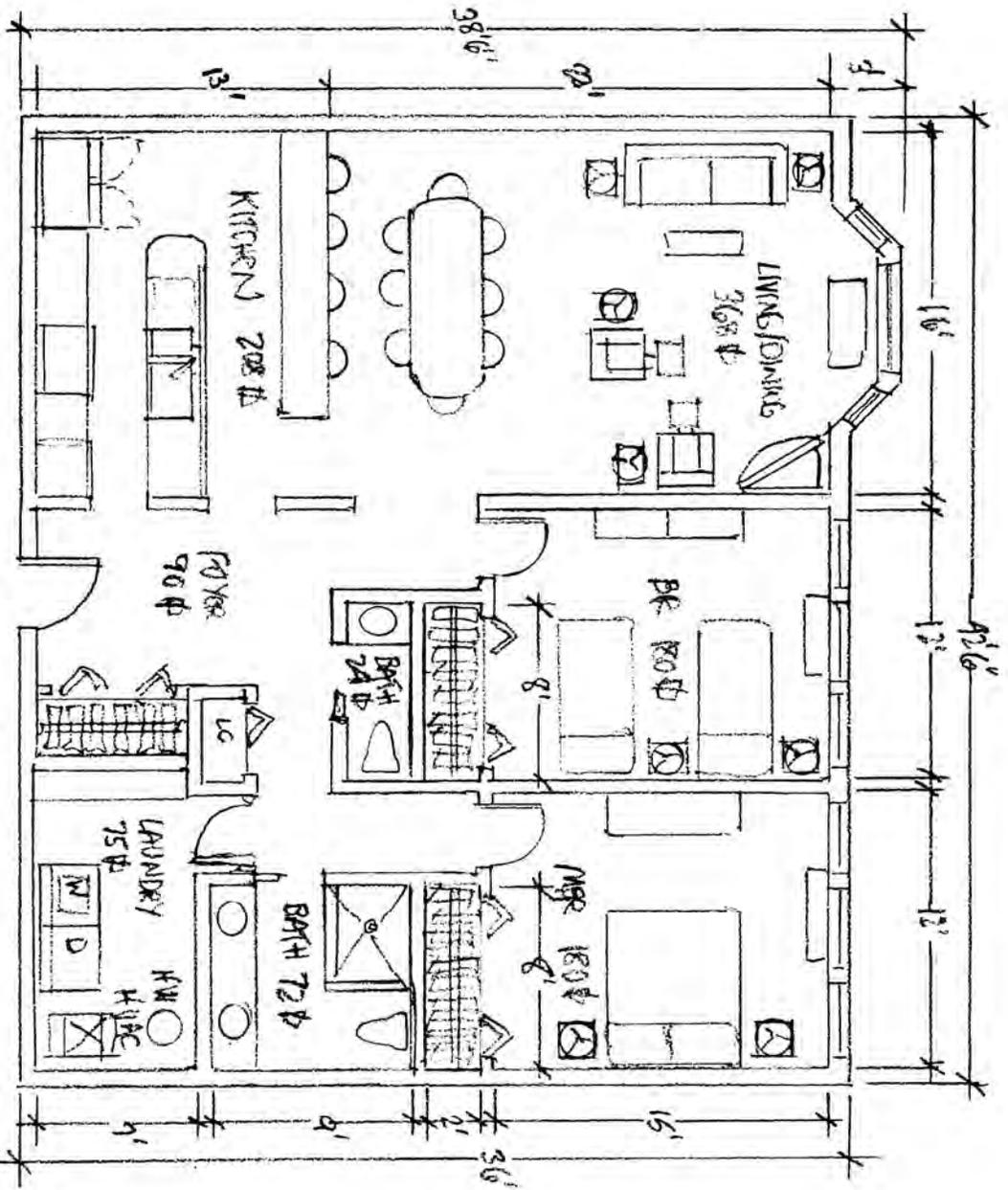




PARKING LEVEL BELOW ALL UNITS



2 BR 1 1/2 BATH UNIT
 SQ FT 1400 ±



3 BR 2 1/2 BATH UNIT
 SQ. FT. 2,000 ±
 SCALE 1/8" = 1'

