

Participants:

- Greg Hermes, 52 Bayham (councilmember)
- Judith Muhlenhard, 46 Flanders
- Cheryl Swallow, 459 Flemridge
- Beth Sullebarger, Glendale resident (historic preservation consultant)
- Patrick Kerin, 29 Handel
- Jason Covalcine, Steering Team member
- Sean Patterson, 10 Alcott
- Robert Steinhauer, 149 Junedale
- Dan Loudin, 814 Carini
- Janie Rice, 23 Burnham
- Terri Treinen, Steering Team member
- Ralph Hoop, Glendale resident
- Margo Warminski, Cincinnati Preservation Association
- Vicki Painter, 39 Drummond
- David Adams, Steering Team member

Benefits with seeking Local Historic District Status

- Opportunity to brand itself as a unique community
- Could improve property values
- Help with tourism
- Sets community apart from other communities – branding as unique
- Important for original plan to be preserved
- More continuity in building stock with new development
- Consistency of standards across community – less hodge-podge
- Landmark Status gives sense of pride
- Opportunity to have a more modern “Historic” designation
- Doesn’t feel there are any downfalls because the community creates the regulations (not building a museum-build a consensus)
- Can be a unifying effort and clarifies what you don’t like

Note: After explanation by historic preservation consultants, no one present had any issues with seeking/obtaining Landmark Status

Concerns with seeking Local Historic District Status

- Question the benefit in attracting people
- Will new construction be compatible with existing units in historic district?
- Concerned with expense of maintaining historic integrity
- Concern that maintenance and bureaucracy would drive away potential buyers and existing owners
- What is the responsibility of owners of existing homes that have already been modified?
- Consultant fee required to prepare application
- Individual rights vs. community control

- Hard to identify what is “Historic” due to variety of existing architecture
- With regulations on activities in historic district, the regulations on renovations must be more flexible than regulations on new construction and demolition (comment from the “parking lot”)

Concerns with the current Redevelopment Effort being undertaken by the Village

- The negative community response to the redevelopment to date makes it difficult to sell homes
- Redevelopment should be targeted in existing undeveloped areas
- When demolition is necessary, new units should be consistent with existing architecture
- The historic plan for the Village needs to be maintained (streets, greenspaces, greenbelt, etc.)
- Current redevelopment is in an inappropriate site
- Criteria for purchase/redevelopment effort needs to be defined
- The effort is focused on replacement rather than rehabilitation
- The existing infill units are out of character and scale
- The use of public money is an inappropriate use of taxpayer dollars
- Other landlords competing with Village for tenants
- New homes are hidden from public view
- There has been a lack of public input about redevelopment effort; the Village needs to be more proactive in engaging citizens
- The Village needs to create a process and develop conditions for demolition
- There is a general need for transparency in the redevelopment process
- Potter Hill built the wrong product for the particular spot
- The redevelopment effort should be more focused on commercial tax base because it has more of an impact on tax revenues

At this point, the groups separated into two groups and were asked to identify initiatives or specific actions that could be undertaken to address the concerns raised in the previous exercise. After initiatives were identified, the groups were asked to identify the top three initiatives. Group 1 only identified 3 initiatives and therefore did not go through a ranking process. The results of the ranking by Group 2 is included at the end of this section of the report.

GROUP 1 – INITIATIVES TO ADDRESS CONCERNS WITH HISTORIC DISTRICT DESIGNATION

“Historical” needs to defined

1. Age + Identity + Significance
2. Cultural importance

Proposed Strategies

1. Set parameters for residential/commercial developers
 - Needs to include scaled plans
 - Requires Planning & Zoning approval
 - Create a designate Historic District
 - Generate a “Book” of guidelines for renovation projects (reference guide)
 - Develop regulations for demolition and new construction
 - Utilize a neighborhood committee for enforcement
 - Develop distinct district boundaries (historic, newer homes)
2. Seek National Landmark Status

3. Media Marketing in Historic District
 - Promote History of Greenhills abroad
 - Develop Heritage tourism
 - Create Beautification Awards program
 - Create “Place of Arrival” for visitors to the Village

GROUP 2 – INITIATIVES TO ADDRESS CONCERNS WITH CURRENT REDEVELOPMENT EFFORT OF THE VILLAGE

1. Define specific vision, criteria, and acceptable standards for redevelopment
 - Define appropriate architectural styles and patterns
 - Define appropriate site patterns
2. Limit demolitions to non-contributing buildings only
 - Meet NHL and LCG requirements (% historic district criteria)
3. Target redevelopment in existing unused land areas only
4. Create oversight of government in the redevelopment process
 - Meet laws and spirit of transparency
 - Encourage a proactive Planning Commission
 - Establish a codified Architectural Review Board representing a variety of related disciplines
5. Reduce the use of public funding by establishing redevelopment programs which use public funds as a catalyst only to support private developments
 - Develop targeted assistance programs for private micro and macro scale redevelopment projects
6. Establish a redevelopment program that focuses on broader high-yield tax base sources
 - Maximize specific commercial and retail developments
7. Establish better enforcement of property maintenance codes
 - Proactively eliminate blight and property devaluation potentials

Following is the ranking of the top three initiatives by the participants in Group 2.

	Initiative 1	Initiative 2	Initiative 3	Initiative 4	Initiative 5	Initiative 6	Initiative 7
Person 1	3 rd	1 st				2 nd	
Person 2	1 st			3 rd		2 nd	
Person 3	1 st				2 nd		3 rd
Person 4	1 st			2 nd			3 rd
Person 5		2 nd	3 rd	1 st			
Person 6	1 st			2 nd			3 rd

Parking Lot

- With regulations on activities in historic district, the regs on renovations must be more flexible than regs on new construction and demo