



NANA NEWS

OCTOBER 2002

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The North Avondale
Neighborhood Association
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PRESIDENT'S MESSAGE

I recently met people who are ready to take a chance on North Avondale. They're not residents of North Avondale; however, they're willing to invest their money in our neighborhood. I can't help but think that means we're doing something right – with a myriad of reasons to invest elsewhere (the city of Cincinnati is losing residents to the suburbs on a daily basis, rising crime, the struggling economy, etc), Mallory Homes has decided to build new homes in North Avondale. I think this is an opportunity we can't afford to miss.

Mallory Homes is proposing to purchase the estate property located in the cul-de-sac of Edge Hill Place, a no-outlet street off North Fred Shuttlesworth, and to develop a street extension with 10 homes. Their plan is to have the city of Cincinnati provide the infrastructure needed for the development, and the homes are expected to sell in the neighborhood of \$250,000. I'm an unabashed critic of most new home developments; I think that most new homes are appallingly ugly and built as cheaply as possible. Vinyl siding seems to be the only material builders know, and the homes tend to lack character of any sort. For that reason, I approached Mallory Home's presentation with some trepidation – will this be the kind of development I hate?

Happily, it isn't. I admit, I've not seen a Mallory home in person, so I can't make any decision on the quality of their work. I was, however, pleasantly surprised by the design of the homes. The homes do indeed have character; while obviously new, they have Arts & Crafts details and various finish materials that provide interest. These are the kinds of new homes North Avondale needs - 3 or 4 bedroom family homes that encourage families to stay or move into the city, not subsidized rental housing.

The recent success of Spring House Estates clearly shows how successful developments such as this can be. The new homes built in that development sold much more quickly than ever expected and for over \$300,000 each. That helps property values of existing homes and strengthens our neighborhood by bringing in new residents. The existing residents of Spring House Lane also received infrastructure improvements due to the development of the new homes, yet another win.

Several residents of Edge Hill Place attended the September General Body meeting to voice their concerns about this planned development, and I'm glad they attended. I was impressed with the way they handled themselves, and they raised valid points for Mallory to consider, of which I'll mention a couple. One resident stressed something that I think most developers forget – she was concerned about the character of her street being affected by new homes. The existing homes are the original homes, all with character, and the street has gaslights. To lessen any effect, Mallory has designed homes with character and the homes have similar setbacks as the existing homes. The lots are similarly sized as well, and the plan is to have the city install new electric streetlights that match the existing gaslights.

Residents were also worried about increased traffic, a concern I

think anyone in a similar situation would have. The street remains no-outlet, so there's no threat of cut-through traffic. Yes, 10 homes will mean an increase in cars using the street, but not nearly the effect previous plans for this property would have had. I believe Mallory Homes has acted responsibly with this development by making this a small development on only part of the property. In fact, at the September meeting, Mallory Homes stated that the hillside portion of this property that could enable further development and an entrance from Greenwood Avenue would possibly be deeded to the city as greenspace, further protecting the quality of the neighborhood.

I can never truly appreciate the concerns of the residents on Edge Hill because I don't live on their street, and I think all of us would be worried about the effect such a development would have on our lives. I can't help but think, however, that our city is in a tenuous state, and anything we can do to encourage people to move back into the city is worthwhile. If this development meets all city zoning regulations (see updates on page 2) and offers new family homes in our neighborhood, we should celebrate. Instead of apartments or other dense residential development, we have the opportunity to welcome 10 families into new homes in North Avondale. Think about the benefits we can all reap – it's an opportunity to meet new neighbors and make new friends while showing the rest of the city that North Avondale is a neighborhood where people want to live. Mallory Homes could go elsewhere with this development but they're willing to bet on our neighborhood. Take a chance on North Avondale; all change is scary, but we can't make things better if we don't take risks.

Jim

VOLUNTEERS CAN MAKE A DIFFERENCE
SATURDAY, OCTOBER 26, 2002
10:00 A.M. TO 1:00 P.M.
FOR MAKE A DIFFERENCE DAY
Meet At Seasongood Park
(corner of Reading & Clinton Springs)
To freshen up the Neighborhood
Free T-Shirt! Come Plant, Weed & Pick Up Litter

NANA GENERAL MEETING **AGENDA ITEMS**
OCTOBER 8TH, 7:30 p.m.
NORTH AVONDALE
COMMUNITY CENTER
617 Clinton Springs Ave.

• **CANDIDATES**
AND ISSUES
FORUM



COALITION OF NEIGHBORHOODS

By Rosalind Fultz & Bill Rambo

In August, the Coalition of Neighborhoods submitted its funding request to the United Way/Community Chest. The funding helps the agency assist its member community councils accomplish their submitted work plans. If partial funding is granted only part of the work plans can be accomplished. So, in an effort to be proactive we decided to rank our priorities.

Coalition's North Avondale Work Plan

At the September NANA General Body meeting, the North Avondale work plan priorities were ranked for the Coalition as follows:

- 1.) Securing a Weed and Seed designation with funding for North Avondale
- 2.) Increased law enforcement, particularly concerning anti-drug crime initiatives; property loss and other crime fighting
- 3.) Obtaining more assistance from the City of Cincinnati and other sources in reducing neighborhood litter
- 4.) Obtaining more help from the City of Cincinnati and other sources identifying and reducing problems with abandoned cars

Weed and Seed Update. This U. S. Attorney General's Office federal program's strategy promotes community development through a two-pronged approach: law enforcement agencies and prosecutors cooperate in "weeding out" criminals who participate in violent crime and drug abuse, attempting to prevent their return to the targeted area; and "seeding" brings human services to the area, encompassing prevention, intervention, treatment, and neighborhood revitalization. The elements of the Weed and Seed Strategy are: Law Enforcement; Community Policing; Prevention, Intervention, and Treatment; Neighborhood Restoration that can include beautification and litter control. In addition, Weed and Seed funds can support police overtime and other law enforcement and safety initiatives. Communities seeking funds must also leverage other sources of revenue and/or in-kind support For more information go to: www.ojp.usdoj.gov/eows/nutshell.htm

With help from the Coalition of Neighborhoods, Evanston received recognition as a Weed and Seed community and one million dollars to be funded over a five year period.

At the September Coalition board meeting, Coalition staff responded to our request for "next steps" direction in the Weed and Seed process. Based on the staff's review of North Avondale's crime statistics. Coalition staff stated to us that North Avondale's chances to secure a grant might be enhanced through a partnership with another neighborhood.

As the NANA board approaches its October meeting, they will begin to consider the merits of pursuing a Weed and Seed grant independently or in partnership with another neighborhood. A primary process objective is to organize a committee that will begin to assemble ideas from neighbors and report to the NANA board. Please feel free to contact a NANA board member before the October 1st NANA board meeting to give direction and share your thoughts about this process We can be reached at: Roz Fultz-751-2903 or FultzCintiOH@aol.com and Bill Rambo at 221-7152 or Bill@iplawrambo.com. Also Charlene Morse, NANA Coordinator and NANA News editor can be reached at 221-6166 or clmorse@fuse.net.



(2)

CITY HALL UP-DATES

By Gerry Kraus

EDGE HILL PLACE DEVELOPMENT: According to City Planning Department administrator Steve Briggs the proposed development plan to build 10 homes at the end of Edge Hill Place has not been approved by the City, as suggested by developer Gary Bassett when he made presentations to the NANA Board and at the September 9 NANA meeting. Because the property (3835 Edge Hill) is zoned R-1 each of the proposed lots must be 10,000 square feet. Also the end of the existing street would have to be widened to accommodate an extension of this street for the proposed development. Briggs will inform NANA when the developer presents a feasible development plan and before it is approved.

SIGNS ON UTILITY POLES: Signs posted on utility poles have always been illegal. Advertisements such as "We Buy Ugly Houses", "Lose 30 Pounds in 30 Days", musical groups or performers appearing at this or that nightclub or hall have often inundated utility poles along Reading Road and are considered to be litter. John Angelo (S. Fred Shuttlesworth Circle) presented to Council's Law Committee at its hearing on September 17 two bins full of signs he had removed from utility poles on his street in the past three months. In the past this law has been difficult to enforce because a person had to be caught in the act of putting up a sign to be cited. Now, the law has been changed. The new law, introduced and promoted by Council Member Pat DeWine and passed unanimously by City Council on September 18, 2002, states that "any person, owner, manager, distributor, producer, promoter, provider or responsible party of any business, product, service or event which is the subject of a notice, poster or other paper or device" shall be presumed to be in violation of the law and can be cited.

In an accompanying motion also unanimously passed, City Council asks that the City Administration work with community groups "to aggressively remove illegal telephone and utility pole signs that litter patrol officers, public service employees and other City workers remove illegal signs that they encounter in the course of their day to day work ...[and] that the City target enforcement efforts against businesses that repeatedly post illegal signs in City neighborhoods". For this new law to be most effective citizens are also encouraged to remove these signs/notices on utility poles when they see them. If a posting is particularly egregious, like many signs posted up and down Reading Road, citizens are asked to report such incidents to the City Litter Patrol (564-1750) with the location of the illegal sign and name of the service, event, etc. being advertised.

RENAMING CITY STREETS: In response to a report by City Manager Valerie Lemmie with suggestions for improving the process that the city uses to review and to evaluate the naming or renaming of city streets, NANA wrote the City Manager with suggestions based on its recent street renaming experiences. Pointing out that "changing the name of a street is extremely disruptive, costly for both the city as well as residents and is often strongly opposed by the community," NANA recommended alternative ways to recognize worthy citizens without renaming a street in their honor. While NANA opposes the renaming of existing streets, altogether, in the rare cases when such renaming are considered, the City should be required to solicit the opinions, including conducting a survey, of those who will be directly affected by such a street renaming .

GROUP HOME IMPACTION: Marvin Kraus testified at the September 4th Neighborhood & Public Services Committee supporting a motion (by Booth) to establish a special committee to address the problems caused by group homes in neighborhoods. Kraus requested that NANA have a representative on this committee.

HABITAT FOR THE HEART

By Amy Hines

Something really big happened in my life last spring. I found my *home*. We've often joked that our family must have some nomadic element in our heritage as evidenced by the fact that we've lived in eight apartments/houses in the last twelve years. From the one bedroom basement apartment in Corryville to the last house in the burbs, our housing choices were pragmatic - based on practical factors like proximity to work, number of bedrooms or cost. But this move to Lenox Place was different.

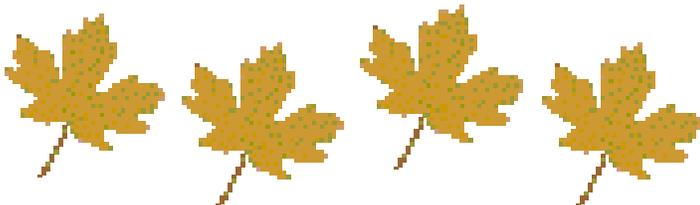
September 11th was a defining moment for me - a wake-up call. As we all understood with a greater urgency that the number of days we have here on this earth is finite and that time is our most precious commodity, I realized I needed to figure out what really mattered to me and let *that* be my focus. I discovered that what mattered to me had very little to do with material stuff and everything to do with people and relationships. I was done living in independent isolation from my neighbors next door. We were living in a neighborhood that was designed with independence in mind. The rooms were small, making entertaining difficult. The recreational area was in the fenced backyard rather than in the front by my neighbors. Likewise our attached garage traded convenience for opportunities to run into the neighbors while unloading the groceries.

We decided it was time for one last move, and what we found is exceeding our expectations. North Avondale is an amazing gem of a community. The homes are beautiful and the location is ideal, but it's the neighbors that excite me. Some very neat people are in our midst. It will take extraordinary circumstances to move me from this home, because for the first time ever I think of my "home" as my neighborhood rather than my personal address. We plan to give our home a fresh coat of paint and re-landscape the yard, but I'm much more interested in finding out what I can do to help the neighborhood or the neighbors.

My best friendships were born working side-by-side with people on projects, so I figure the best way to get to know you is to work with you. Lots of project ideas are bouncing around in my head:

- A [website](#) where we could communicate with each other quickly and inexpensively
- Negotiating a neighborhood discount for [exterior yard lighting](#) to deter crime
- A [sidewalk edging](#) team
- [Helping people who are physically unable](#) to take care of their properties
- Enlisting [art students](#) for projects like creating big hand painted pots for flowers to place on our sidewalks and in our parks.

Some of my ideas are probably really silly, but maybe yours are better. The project I'm working on isn't critical to me at all, because the best part about it will be getting to know you. I'll be at **Make a Difference Day on October 26th** so lets talk then or email me at amyhines@fuse.net. I want to thank all of you for making North Avondale the perfect place for our family - a place where our hearts can thrive - a habitat for our hearts.



GREAT START FOR BLOCK WATCH

By Marilyn Smith

BLOCK WATCH



Avon Fields
Beechwood
Red Bud
Betula
Rose Hill

Block Watch in the Rose Hill area is growing and proving to be an asset for area residents. A couple of weeks ago, there were three or more vandalized cars that were parked in private driveways. One member immediately e-mailed all Block Watch participants. The positive response

was overwhelming.

- "Thanks everyone for the information. I am sorry this is happening, but it is great that we have this system in place to let each other know!"
- "I, for one appreciate these updates, which serve to make us all more aware."
- "It appears that the block watch is working in that we are able to communicate the existence of a problem."

Its the power of taking the initiative. Get involved, stay informed. Its the best way to maintain the quality and peacefulness of our neighborhoods.

If you are interested in starting a Block Watch in your neighborhood, you are welcome to visit our next meeting.

Contact Marilyn by e-mail at mpsmith@one.net

ISSUE 7 METROMOVES ON NOVEMBER 5TH BALLOT & AT NANA MEETING

Issue 7 on the November 5th ballot will fund MetroMoves, the expansion of the Metro bus system and development of a light rail system in Cincinnati and Hamilton County.

Its key features are:

- **Light rail.** Six lines will serve our major travel corridors with service every seven minutes during rush hours and 15 minutes at night and on weekends. All major activity and job centers in Hamilton County are on the system. No point along each line is more than a 30-minute ride from 36 stations—including Mitchell at Spring Grove, Reading at Tennessee, and Dana at Xavier. Light rail is clean, quiet, and non-polluting. It fits into neighborhoods instead of separating them. Twenty-five U.S. cities already have light rail systems, including St. Louis, Cleveland, and Dallas.
- **Countywide bus system.** Ten new cross-town routes will connect neighborhoods with jobs, schools, medical facilities, and shopping. These include a route on Mitchell Avenue and Reading Road to provide direct connections to the Kenwood area, Northside, and Western Hills. 24-hour service for 2nd and 3rd shift workers will be added. Current Metro routes will be maintained, with more night and weekend service on several routes. Fares will be about the same as today's.
- **Transit hubs.** Thirty transit hubs, including hubs in Avondale and Bond Hill, and Evanston, will provide passengers with a safe, clean, and comfortable place to wait for a bus or make a transfer.

The MetroMoves Plan is designed to respond to critical issues facing the Greater Cincinnati today and in the future:

- **Access to jobs and economic opportunity.**
 - **Today's system is outdated.**
 - **Traffic congestion is getting worse.**
 - **Major economic boost.** Estimated to generate \$2.7 billion in economic development and create 36,000 new jobs.
- Issue 7 would cost the average Hamilton County household \$6 a month and draw federal matching funds that are generated locally but go to other cities.

**North Avondale
Community Center
961-1584**

Seniors
October 2, Wednesday
 Senior Hall Of Fame Banquet
 •Ernestine Dowdell from North Avondale will be inducted.
October 4th, Friday, at 10:00 a.m. Business meeting
After School Day Camp
October 18th, Friday
 Bowling at Colerain Bowl
 Depart at 2:00, back by 5:30.
 This is a **FREE** trip only for the After School Day Campers. Parents may want to provide spending money.

**DESIGNERS FOR CHARITY
DESIGNER CLOTHING SALE**

**ONE DAY ONLY
SATURDAY, OCTOBER 26, 2002
9:00 A.M. TILL 4:00 P.M.**

Longworth Hall, Lobby B- Downtown Cincinnati
700 West Pete Rose Way
(one block west of Paul Brown Stadium)

FREE PARKING

Racks & racks of fabulous, high-quality new and nearly new clothing. **SAVINGS OF 75% - 90%**

An all volunteer project of
Designer Donations for Cincinnati Charities
Formerly National Council of Jewish Women

For more information call: 513-241-3444

BRING THIS NOTICE and receive \$5 off purchase of \$50 or more.

**GREATER CINCINNATI STUDY
CIRCLES**

The Study Circles Program is about residents and police building relationships that promote a safe and just community. Study Circles will meet throughout the community in small groups for five two-hour sessions. Each group typically includes eight citizens, two police officers, and two facilitators. A discussion guide is provided. If you are interested, please call Walt Woolfolk (260-0497) or the CHR Commission (352-3237). We are also looking for homes or places in which to hold the sessions. Circles run from Oct 6 to Nov 16.

NANA CALENDAR

- Saturday, October 5, 9:00 a.m. to Noon **Surry Square**, Btw. Huber Lumber & Thriftway **RECYCLING: Mixed Paper**
- Tuesday, October 8, 7:30 p.m. **NANA GENERAL MEETING, 617 Clinton Springs CANDIDATES NIGHT**
- Tuesday, November 12, 7:30 p.m. **NANA GENERAL MEETING, 617 Clinton Springs**
- Saturday, December 14, 10:00 a.m. - 2:00 p.m. **NORTH AVONDALE RECYCLING: MIXED PAPER** 
- Tuesday, January 21, 7:30 p.m. **Rose Hill Area Block Watch Meeting 3986 Rose Hill (see article Page 3)**

Current Resident Or:

NON-PROFIT
U S POSTAGE
PAID
CINCINNATI,
OHIO
PERMIT
NO. 7243

North Avondale Neighborhood Association
617 Clinton Springs Ave.
Cincinnati, Ohio 45229-1324

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