

**Minutes  
Committee of the Whole  
April 24, 2023**

The Committee of the Whole met on April 24, 2023, at 6:00 p.m. in the Conference Room at the City Building. The meeting was called to order at 6:00 p.m. by Mayor Melissa Monich. Attendance was as follows:

Council Members:

Dan Driehaus  
Grant Hoffman  
Melissa Monich  
Sarah Stankorb Taylor  
Jodi Woffington  
Chris Woodside

Staff:

Rusty Herzog, City Manager  
Megan Statt Blake, Community Development Director  
Jeremiah Caudill, Finance Director  
Rachel Leininger, Director of Recreation and Citizen Engagement  
Mike Lippert, Water Works Director  
Rob Nicolls, Public Works Director  
Emily Supinger, City Solicitor

**Tri-State Trails**

Mr. Brad Bowers, Project Manager of Tri-State Trails, explained that Tri-State Trails is a non-profit organization serving nine counties in the tri-state area. Tri-State Trails collaborates with its partners such as local governments, other non-profit organizations, and community groups who are working to advance trails in the tri-state area.

Mr. Bowers explained that Tri-State Trails collects and maintains regional trail data through its regional trail program. It convenes its trail partners, advocates, and users to share best practices and promote and celebrate our trails. It also provides technical assistance to smaller local governments to help them achieve their trail goals as well.

Mr. Bowers presented a PowerPoint outlining the benefits of trails and bikeways and how they can benefit the City. Some of the slide's contents were as follows:

About Tri-State Trails

- Expand-advocate for connecting and expanding the regional trail and bikeway network.
- Learn-collect and maintain data on trails locally.

- Assist-provide technical assistance to local governments and community groups.
- Connect-convene trail planners, managers, advocates, and users to share best practices.
- Promote-promote and celebrate existing trails in the tri-state.

#### Benefits of Trails & Bikeways:

- Encourage economic development
- Expand transportation options
- Improve public health
- Promote environmental sustainability
- Attract & retain talent
- Enhance neighborhood connectivity
- Increase transportation equity
- Connect recreation amenities

A feasibility study was completed to determine the kind of target user group that would help determine the planning of trails and its design approach. Very few cyclists are highly confident in their ability to comfortably use a shared roadway, shoulders, and bike lanes that are not necessarily protected, only 4-7% of the cyclists surveyed fell into this category. Bicyclists that identify themselves as 'Interested but Concerned' is the group that is used the most in planning paths and trails. Having a separate shared use facility or a multi-use trail is what the group is planning for with this project.

Mr. Bowers shared a map outlining the Mill Creek Triangle Feasibility Study. The map is broken down into six separate phases. A big part of what initiated the project is the recent acquisition by Great Parks of Hamilton County of the area identified as the Sharon Creek Railroad property near Sharonville and Evendale.

- Mill Creek Triangle Trail History-September 2009
- Connecting Active Communities Coalition formed-November 2012
- Tri-State Trails organized as "Regional Trails Alliance" under Green Umbrella-April 2014
- Tri-State Trails publishes Regional Trails Plan-July 2015
- Vision for Mill Creek Triangle Trail network initiated, Mill Creek Collaborative formed-September 2019
- CROWN Capital Campaign launched in Cincinnati. This is a riding and walking network of 34 miles of urban loop trails throughout the City of Cincinnati.

#### Connecting Active Communities Coalition

Mission: Coordinate and integrate a multijurisdictional approach to active transportation initiatives to improve community outcomes (health, recreation, safety, environment, and economic) through collaborative efforts. The coalition includes several counties throughout northern and central Hamilton County and several agencies such as:

Amberley Village  
Arlington Heights

Alloy Development  
First Suburbs Consortium

Blue Ash	Great Parks
Evendale	Hamilton County Planning + Development
Forest Park	Hamilton County Public Health/WeTHRIVE!
Glendale	Mill Creek Alliance
Lincoln Heights	Mill Creek Valley Conservancy District
Lockland	Tri-State Trails
Montgomery	
Reading	
Sharonville	
Woodlawn	
Wyoming	

#### Mill Creek Triangle Trail Progress:

1998: Koenig Park Trail built

2002: Glenwood Gardens trail built

2004: Woodlawn trail built

2009-2010: Wyoming trail started

2016-2017: Wyoming trail extended

October 2021: Glenwood Gardens to Winton Woods Trail awarded funding from OKI

December 2022: Great Parks acquires Sharon Creek rail line

#### Mill Creek Triangle Trail Feasibility Study Objectives:

1. Form an active transportation network in the center of Hamilton County
2. Explore trail alignment options and recommend a preferred route
3. Partner with a qualified engineering firm to develop cost estimates for the preferred route and alternatives
4. Conduct public engagement for the Mill Creek Triangle Trail
5. Position trail segments to apply for federal and state grant funding for construction.

Mr. Bowers explained that it is hopeful that Wyoming's Hike/Bike Trail extension that will extend the trail to Wyoming Avenue will then connect to the Lockland and Reading areas and then also further north towards Glenwood Gardens as well. It is also hopeful that these trails can be connected to the Cincinnati riding and walking network.

Mr. Bowers reviewed Phase 6 and Phase 6A which highlights Wyoming's existing trail system with the proposed extension of the existing West Fork where the trail ends.

The last slide presented entails the Feasibility Study Fundraising Strategy which includes several county agencies and communities along the proposed Mill Creek Triangle Trail. The City of Wyoming is being asked to commit to donating \$7,500 towards the Phase 6 feasibility study.

Ms. Stankorb Taylor asked if Tri-State Trails partners with other non-profits such as the Rails-to-Trails Conservancy. Mr. Bowers stated that the entities do not have a direct partnership with each other, however they have a large advocacy network which Tri-State Trails is involved with. Both entities have attended several meetings together, however they are not directly involved with this project.

Mr. Driehaus asked if Mr. Bowers is aware of any properties that are going to be available for acquisition along the railways for any trail expansions. Mr. Bowers stated that he is not specifically aware of any, however a separate entity would reach out to property owners as part of such a process.

Mr. Chip Skidmore, 343 Poage Farm Road, addressed the Members and added that in Wyoming's Master Plan, there are seven organizing themes. Two of these themes cover community mobility and cooperation with adjacent jurisdictions. Mr. Skidmore stated that supporting this effort above and beyond a \$7,500 commitment is important. The trail currently has one branch going through Reading, Evendale, and Sharonville, and another branch going through Wyoming, Woodlawn, and Great Parks, including a planned connection from Glenwood Gardens to Winton Woods. He encouraged City Council to support the development of the trail network to the extent that it can.

Mr. Herzog confirmed that the City has indicated its support and committed \$7,500 for the feasibility study. He added that this summer, Wyoming's Hike/Bike Trail extension from Oak Park to Wyoming Avenue will be constructed with the majority of the cost being covered by a State of Ohio grant.

### **Dog Park**

Mr. John Otten was present along with Helen McCormick and Cori Besse who are Board Members of the Brave Like Me Foundation. Also present for questions was Brian Smith who is a landscape architect. Mr. Otten presented a PowerPoint to City Council outlining the mission and goals of the foundation and its fundraising efforts for the construction of a dog park in the City of Wyoming.

Mr. Otten stated that the Foundation will not only be about building dog parks, but it is also much bigger than that. The PowerPoint included the following slides:

#### **Our Mission**

We aim to inspire children with complex medical conditions, their friends, family, and their neighbors to live their fullest brave lives.

#### **Summary (for those who are unaware)**

Although Brayden Otten was born with a congenital heart disease he lived a life of Bravery, Love, Joy, and Hope. He loved his family, his pets, his friends and was kind with all who met

him. His community rallied behind him and Brave Like Brayden was founded, a community driven grass-roots campaign to support the 13-year-old boy and his family who was unexpectedly suffering for 86 days in the hospital.

Brave Like Me is the continuation of this story to inspire all kids to be brave in whatever challenges they might be facing.

#### Our Progress

January: Brave Like Me is officially formed as a non-profit Corporation in the State of Ohio

February: Brave Like Me submits 501(c)(3) application. Receives 501(c)(3) determination letter within 21 days of submission (159 days faster than expected).

March: Brave Like Me organizes first fundraiser through social media and raises over \$15,000 from 300+ donors within 1 month.

Mr. Otten explained that he knows that a dog park does not solve the problems that he went through, but a dog park is a symbol of a lot of things because our pets are our family members as well.

#### The Benefits of a Community Dog Park

##### For People and Dogs

Safe space for exercise  
Socializing (dogs and people)  
Owner/pet bonding  
Stress relief  
Training in a controlled environment

##### For Community

Attraction to drive foot traffic to business district  
Community building  
Increase property values  
Improves underutilized spaces  
Increased community

For a community building aspect, the plan is about opening and activating a lost piece of land and taking care of the land and putting it to good use. It builds on everything else that the community is doing. We should continue to invest in the community, and we want to do this by gifting a dog park to the City. He explained that the majority of the costs of the development and construction of the park will be on the Foundation's shoulders. The fundraising efforts will pay for the dog park.

Ms. Cori Besse addressed the Members next. She explained that the Board feels it has reached a thoughtful plan based not only on people that have been surveyed for their comments but also on the City's Master Plan. One question asked in the Master Plan of residents is what they disliked about living in Wyoming and several comments received centered on the lack of a dog park in the City. It is assumed that the City has acknowledged this fact on some level by allowing the pop-up dog parks at Village Green for the past several years by accommodating that need while searching for a way to do it permanently or to decide not to do it permanently.

Ms. Besse stated that in 2018-2019 she believes there was a push by some social media posts from residents requesting that the City build a dog park. To that response, the Recreation Commission launched a survey and conducted research to determine whether or not they thought a dog park was viable within the City limits. The Recreation Commission did not recommend a permanent dog park for a multitude of reasons, one of which was that there is no great space for a dog park that met all the parameters. It is agreed that there is no perfect place in Wyoming for a dog park.

What the Brave Like Braden dog park can do is to take a place like the Van Roberts Place greenway and with the addition of adding a shaded area and an option where small dogs and large dogs can play safely together in the same space and arena, checks off more boxes than any other location in the City.

The Recreation Commission has also recommended that a dog park have limited adjacent visibility. Ms. Besse stated that the Van Roberts Greenway is essentially a blight on the community and so the concern of limited adjacent visibility is not a matter in this case because what is being proposed is so much better than what is currently there.

Ms. Besse stated that as a community, she believes everyone would be happy to see the dog park in the Van Roberts Greenway area. The Board Members had taken the proposal and returned to the Recreation Commission and pitched the idea again with the modifications and selling points and the additional selling point of the Brave Like Me Foundation essentially funding an overwhelming majority of this project. The Recreation Center put it to a vote and unanimously agreed to recommend a dog park. The Board has made the effort and addressed some of the concerns that initially were blocking the feasibility and the Commission was then convinced that it is feasible to have a permanent dog park in the community.

Ms. Besse reviewed some features of the proposed dog park:

- ADA self-closing double gates
- ADA "wheelchair friendly" turf
- Divided space for small/big dogs
- Artificial turf for low maintenance
- Dog and human water fountains
- Trash receptacles
- Dog waste bag dispenser
- Added trees and shrubs
- Black aluminum fence (higher on the train side)
- Dog activity obstacles
- Shade structure and concrete pad
- Benches for relaxing
- Turf surface with up to 20 years of useful turf life with a 10-year warranty

Ms. Besse explained that the dog park will be located away from the children's play areas at Crescent Park, and it will enhance the walkability to an area of town that people are not necessarily walking to right now. It will also immediately improve the property values as the statistics and data support this, that the property values surrounding it will improve. Additionally, it will improve the business district.

Economically, we would want to do as much as we can to support our local businesses and help them develop further. The dog park will have a positive impact on the business district. The dog park would be inside the DORA district with residents and visitors patronizing The W Lounge and Gabby's who will benefit from individuals wanting to take an adult beverage and hang out in the park. The Meat Market would also be supported by people grabbing a sandwich and coming over to the park with their dog(s) and/or children as well as Cowboy Cones or any of the other local businesses. The Board feels that there is a significant ability to have a positive impact on the business district.

Mr. Woodside asked if someone does not have a dog, would there be any place to sit at the park and watch other people's dog(s) play. Ms. Helen McCormick explained that there would be benches likely inside the enclosed area, but the shade shelter would be an option as well. Additionally, the Hike/Bike Trail extension will be located between the railroad track right-of-way and the dog park fence and there will be a bike rack and a drinking fountain as well.

Ms. McCormick added that she has been talking to some of the business owners to share the proposal with them and to get their feedback. The first business they approached was The W Lounge. The Lounge has been using the street to host pop-up events and the owner, Mary Sweet, loved the dog park idea. Ms. Sweet explained that the age group she tries to target is about 35-55 years old. Parents with children now have a brand-new playground at Crescent Park, and empty nesters with a dog do not need the playground, this will be a good selling point for people that no longer have kids living at home. Joe Cornella at Gabby's Café also commented that if his daughter comes to work with him, she can either go to the playground and he can come across the street and bring his dog to the park. Older kids will be able to do both.

Ms. McCormick stated that she and Mr. Otten talked to the homeowners at 603 Van Roberts Place and 615 Van Roberts Place. Both homeowners commented in general that after living there for a very long time they would like to have a space that just looks nice, and they were both on board with the concept. They also spoke with new residents at 617 Van Roberts Place, who have lived here for six months. These homeowners indicated that this is the kind of thing that they moved to Wyoming for. Of all the homeowners they spoke with, no one had any negative comments. The owner of 617 Van Roberts Place also suggested that solar lighting may be a good feature to add to the park.

Ms. McCormick stated that an online survey was created asking Van Roberts Place residents, other Wyoming residents, and Wyoming businesses what features they would like best in a dog park and if it happened what features they would like there to be:

#### Initial Feedback

##### What is the feature you like best?

Divided dog areas  
Turf instead of grass  
Shaded areas  
Activity obstacles  
"I'm all about Wyoming being more walkable"  
"Our community will gain a location where people can socialize, and dogs can safely play"  
"Usability of space with added trees"  
Double gate entry  
"Anything that activates the space we're in support"

##### What is the feature you would like to see included if it became possible?

Shelter  
More shade if possible  
Official inclusion in DORA areas  
Water areas, splash pad  
"I'm all about Wyoming being more walkable"  
As much landscaping along train line as possible.  
Tall fencing on the back

Mr. Otten shared the next slide: Our Shared Path Forward:

##### City Approval:

- Once fully approved the Brave Like Me Foundation will be able to launch our campaign for the dog park.
- We will work with the City Engineering for water-tap hookups and drainage.
- We will divide the dog park into two phases: Phase 1: includes everything except the concrete pad and shade structure. Phase 2: adds the concrete pad and shade structure.

##### Funding:

- Brave Like Me will secure all funding to design, build and install the dog park.
- We will secure funding through individual donations and local company sponsorships.
- Brave Like Me has identified businesses that are willing to donate products and services.
- City of Wyoming will assist with water-taps and necessary permits.

##### Building Process:

- We will work with the City to continue to fine-tune any elements that need to be included.
- We will work with the City engineers for water run-off, water fountain installations and any structural requirements in Phase 1 or Phase 2.
- We will enlist volunteers and donated labor to install the dog park.



Mr. Otten stated that most of the cost of the turf surface, its installation/labor, and the antibacterial coating that goes on it is all being donated to the organization. Ms. Besse asked City Council that if they feel they do not have sufficient information to make an informed decision, she asked them to tell the Board what they need to bring to them to help them make an informed decision. Additionally, if there are any concerns or barriers that City Council feels that would not afford the opportunity to vote yes, she asked that they reach out to the Board to afford them the opportunity to address any issues and to alleviate any concerns.

Mr. Driehaus commented that the give and take between all parties has been fantastic. It has been especially helpful to have the proposal aligned with items in the Master Plan. It is hard to argue that having more pedestrian traffic along the business district will do nothing but support the businesses. The plan also provides an opportunity to extend space for people that wasn't otherwise being walked on and if less obvious than some of the other places in the City that came to mind at first when looking at the best place to put a dog park. Using this space in this way seems to be a nice outcome.

Ms. Emily Supinger, City Solicitor, was present and asked if there is a budget for the project. Mr. Otten stated that before the turf was donated, the budget was \$110,000 for the first phase. After the turf was donated, it became less expensive than grass. However, the fill and surface under the turf will still need to be funded by the foundation. If the foundation were paying the full cost of the turf installation it would not be able to afford the project. The turf is being donated at approximately 80% off.

Mr. Hoffman asked if there were other dog parks that use the same turf. Mr. Otten stated that it is called Keeper's Turf from Motz. Mr. Hoffman commented that he has a family member with personal experience with a massive dog run made from turf and they commented that it smells horrible especially when the sun is shining on it all day. He expressed concern that with dogs going to the bathroom on it and it not getting cleaned it will stay dirty and become a nuisance. Mr. Otten stated that the turf will be covered with an environmentally friendly fill coating that is also being donated. With this product, the turf is filled with tiny granules rather than rubber pieces. They are mostly used on athletic fields. The granules get kicked up and they are anti-bacterial with microban coating on it which lasts for 15 years. It only works when it gets rained on. Ms. Leininger had suggested that dog fountains should be installed that have a spigot on them to attach a hose, so the turf can be sprayed off in the summer months when there is not much rain.

Mr. Driehaus asked clarification regarding the shade structure in reference to a comment about people that may or may not have dogs wanting some shaded area to sit. Mr. Otten commented that there will be some of the concrete area that will be exposed to sun, the shade structure will not cover the entire area of the concrete pad. It is anticipated that the shade structure model that was chosen is supposed to last 20 years. Ms. Leininger added

that the Hike/Bike Trail extension will be coming up between the dog park and the tracks on the east side of the park, and it will become a trailhead at that point. There will be a bike rack installed on the east corner along with a water fountain as well. This is why a portion of the concrete pad will not be under cover to make room for all the accessories that will be installed for the Hike/Bike Trail. Mr. Otten added that the entire width of the dog park is 60 feet wide and the shelter will be 20'x14'.

Mayor Monich commented that it is obvious that the group has put in an enormous amount of high quality thought into this and its purpose, and she can see everyone's love for the community show as well. Although the City's Master Plan has other thoughts and ideas for the use or redevelopment of this space, but nothing has come to fruition however this proposal would make a wonderful addition to this area of town.

Mayor Monich asked for clarification if there are any discussions that need to be held regarding the fundraising efforts of the group for this project. Ms. Supinger commented that there are a number of issues that come to mind initially however first is because this is public property, it will need to be determined if prevailing wages will need to be applied and whether the construction will require the project to be competitively bid. As far as prevailing wage, the project is well under the threshold which would be \$250,000 and so she does not have many concerns there. Typically, with donated goods and services, it does not reach the financial threshold to trigger prevailing wages. Secondly, as far as competitive bidding is concerned, although it is public property, the improvements will not be paid for by the City but it is still on public land which potentially could trigger a competitive bidding requirement.

Under the City's Charter and Ordinances, City Council has the ability to waive competitive bidding requirements on a case-by-case basis if it is in the best interest of the City to do so. Given that there has been so many funds donated and time donated by volunteers, City Council could potentially adopt an Ordinance that addresses the entire project and includes that it has been reviewed, and determined that even if it were required competitively, it will not be used for this project and our provisions in the Charter would be referenced to back up City Council's position on the issue. Ms. Supinger recommended that a Memorandum of Understanding be prepared between the City and the organization indicating what is being done and who is responsible for what.

Ms. Besse inquired what the next steps are in this process. Mr. Herzog commented that today's task was to obtain initial feedback from City Council. If the group feels that it has sufficient support of City Council the next step would be to present the Planning Commission with a Development Plan application with guidance by way of Megan Statt Blake, Community Development Director. The Planning Commission could potentially review the application at either their June or July meeting, depending on the Organization's timetable. The Planning Commission could feel that the plan is sufficiently complete

enough to forward a recommendation to City Council. They could refer the application to the Architectural Review Board for review as well.

Ms. Supinger added that as part a Development Plan approval, she would recommend that it be subject to an agreement between the City and the Organization regarding time frame of the use and defining the public/private partnership. A preliminary agreement can also be drafted among the parties if the Organization feels that it will help with their fundraising efforts.

Mr. Driehaus commented that Council would likely want to know what the operating and maintenance expenses would be in the future. He inquired that if there are volunteers working on this project do we have any issues with City employees or volunteers and prevailing wages. Ms. Leininger explained that the Organization will be constructing the park and then it would be turned over to the City. Mayor Monich added that cost estimates for the maintenance of the park will need to be considered as it will need to be added to the budget because it is an asset that we did not have before.

Ms. Stankorb Taylor voiced her support for the project. She thanked the Organization for all the work they have done to create something with meaning that will be a benefit for the entire community.

Mr. Herzog addressed the concerns of the turf potentially having an odor primarily after having direct sun on it, and the water fountain containing a spigot for a hose that could be used to spray off the turf, suggesting that an underground irrigation system could routinely spray the turf and not incur additional labor costs.

Ms. Leininger suggested that the group look at other communities that have turf surfaces in their dog parks. Many of them also have a maintenance plan where the park is shut down once a month or so and sprayed and disinfected, etc.

Ms. Statt Blake provided the group information on filing a Development Plan application.

### **Brand Update**

Mayor Monich stated that as the City readies itself to celebrate its 150<sup>th</sup> anniversary and a new website, there are two residents, Ellen Kelly who is a consumer researcher and Kate Patterson who is a graphic designer, that have been hired to look at our assets as we are doing the new website and set a benchmark verses others to see if there are places that we should be cleaning up. They are also looking at our current branding guidelines, which dictates the fonts and colors we should use among other things, and to see if anything can be updated and freshened up. The current guidelines are about ten years old. The pair will likely be ready at the next Committee of the Whole meeting to share what changes and updates they are proposing.

## **EDC Housing Data**

Mr. Chris Harmon, Chair of the Economic Development Commission, presented a PowerPoint to City Council about the economic development of the City. The Commission spent time considering what economic development means and where should the City be concentrating its time. The Members determined that the economic driver in Wyoming is housing which includes property values which drives taxes, income taxes from the residents, and keeping Wyoming a community of choice. The Committee spent time thinking about what drives great housing and being a great community and it includes all things such as: Strong Housing Code Enforcement; Safety, Fire, EMS; Recreation, Arts, Entertainment; Public Works; Schools, Transportation & Access, Historic Preservation, and Desirable Commercial/Retail Nearby.

In 2015, City Council asked all Boards and Commissions to put together mission statements and the EDC's mirrors what the focus points are mentioned earlier.

### Economic Development Commission Mission Statement – 2015

(Adapted from stated purpose in corresponding City Ordinance)

Enhance and facilitate economic development within the City and act as a catalyst between City Council, developers, residents and the business community to enhance, expand and improve the economic climate of the City. Specific focus and responsibilities of this commission includes:

#### Healthy, Stable Housing Environment (Community of Choice)

- Home values appreciate at/near top of region and consistent with/or better than like communities (Mariemont, Madeira, etc.)
- Home sales data at/near top of region and consistent with/or better than like communities. (i.e. number of days on market, backlog, etc.)
- Positive development, redevelopment and renovations occurring.
- Good property upkeep/maintenance (“manicured lawns”).

#### Healthy, Stable Commercial Environment

- Community-based retail within Wyoming (walkable).
- Broader-based retail nearby – malls, etc.
- Positive redevelopment of under-utilized commercial properties – office, retail, etc.
- No or low vacancy rates.
- Good property upkeep/maintenance.

The content of the PowerPoint slides are as follows:

The Wyoming EDC formed a Housing Data Subcommittee to gather data relating to the following goals/initiatives from the City of Wyoming 2017 Master Plan:

- Affordability: Ensure Wyoming remains an affordable place to live and be a community for all ages.
- Consider the need to increase housing options within the community (e.g.: Empty Nesters, young or single adults and young families).
- Identify sites/areas within the community (particularly within the City Center) where housing products meeting the needs of aging residents could be developed, establish general architectural guidelines for these properties/areas, and review and modify the zoning code as appropriate to facilitate the desired outcome.

To decide specifically what action to take, if any, on these Master Plan goals, the subcommittee determined that they first would like to answer the following questions:

- How much of the existing housing stock would be considered “affordable” and is it at a level that suggests “Wyoming remains an affordable place to live and be a community for all ages” or not.
- How much of the existing housing stock provides options for “empty nesters, young or single adults, and young families” and is there a need to “increase housing options”?

The Subcommittee gathered data from the following sources:

- US Census 2000, 2010 & 2020
- Hamilton County Auditor
- Zillow
- Neighborhood Scout (a website and online database of U.S. neighborhood analytics)

The following data provided on the next several slides summarize the data that was obtained and broken out between Housing & Demographic Data.

Total housing units from US Census:

2000 estimate: 3,220  
2010 estimate: 3,248  
2020 estimate: 3,135

Property Types from HC Auditor Data:

Owner-occupied properties: 2,864  
Rental properties: 92  
Total residential properties: 2,956  
No. of rental units: 313  
Total residential units: 3,177

Year Structure Built from HC Auditor Data:

Built 2020 or later: 2  
Built 2010-2019: 37  
Built 2000-2009: 71  
Built 1990-1999: 30  
Built 1980-1989: 161  
Built 1970-1979: 187

Estimate of No. Bedrooms from 2020

Census:

1 bedroom: 7  
2 bedrooms: 486  
3 bedrooms: 1,172  
4 bedrooms: 1,128  
5 or more bedrooms: 342

Built 1960-1969: 514  
Built 1950-1959: 639  
Built 1940-1949: 314  
Built 1930-1939: 218  
Built 1920-1929: 370  
Built 1910-1919: 111  
Built 1900-1909: 94  
Built 1899 or earlier: 208

Ranges for Home Values from Aug 2022 HC Auditor Data, Inflated 26.5% based on Zillow's Suggested Average Appreciation for Wyoming Homes from Aug 2020 to Aug 2022 (Amounts in Parenthesis are the Approx. Household Income Needed to Afford a Home at This Level)

Less than \$50,000: 0.0%	\$200,000-299,999 (\$85,000): 17.2%
\$50,000-99,999 (\$32,000): 0.3%	\$300,000-499,999 (\$135,000): 42.5%
\$100,000-149,999 (\$45,000): 3.7%	\$500,000-999,999 (\$265,000): 24.3%
\$150,000-199,999 (\$58,000): 9.5%	\$1,000,000 or more (>\$265,000): 2.5%

Ranges for Home Values from  
Neighborhood Scout August 2022:

Less than \$68,001: 0.3%  
\$68,001-135,000: 3.9%  
\$135,001-270,000: 28.4%  
\$270,001-541,000: 41.7%  
  
\$1,014,001 or more: 1.7%

Median Home Value:

2000 Census estimate: \$250,000  
2010 Census estimate: \$300,000  
2020 Census estimate: \$345,000  
Aug 2020 estimate from HC Auditor data  
(using 26.5% app): \$380,000  
Aug 2020 data from Neighborhood Scout:  
\$460,000

% of Homes under \$281,001 from  
Neighborhood Scout Oct 2022:

Wyoming: 32.6%  
Blue Ash: 34.0%  
Madeira: 18.0%  
Mason: 36.8%  
Montgomery: 15.2%

Median Home Value from Neighborhood  
Scout Oct 2022:

Wyoming: \$485,642  
Blue Ash: \$337,253  
Madeira: \$563,787  
Mason: \$393,938  
Montgomery: \$492,823

No. of Homes & Apts from Neighborhood Scout Oct 2022:

Wyoming: 3,089  
Blue Ash: 5,112  
Madeira: 3,170

Mason: 12,470  
Montgomery: 4,141

Home Size Ranges (SF) from HC Auditor

Data:

1,000 SF or less: 82  
1,001-1,500 SF: 542  
1,501-2,000 SF: 603  
2,001-2,500 SF: 601  
2,501-3,000 SF: 488  
3,001-3,501 SF: 242  
3,501-4,000 SF: 136  
4,001-4,500 SF: 87  
4,501-5,000 SF: 40  
5,001-5,500 SF: 18  
5,501-6,000 SF: 6  
Greater than 6,000 SF: 15

Home Size Ranges (SF) from HC Auditor

Data:

1,000 SF or less: 2.9%  
1,001-1,500 SF: 19.0%  
1,501-2,000 SF: 21.1%  
2,001-2,500 SF: 21.0%  
2,501-3,000 SF: 17.1%  
3,001-3,501 SF: 8.5%  
3,501-4,000 SF: 4.8%  
4,001-4,500 SF: 3.0%  
4,501-5,000 SF: 1.4%  
5,001-5,500 SF: 0.6%  
5,501-6,000 SF: 0.2%  
Greater than 6,000 SF: 0.5%

Home Size (No. of Stories) from HC Auditor

Data:

1: 1,110  
1.25: 7  
1.5: 213  
1.75: 33  
2: 1,482  
2.5: 9  
3: 5

Home Size (No. of Stories) from HC Auditor

Data:

1: 38.8%  
1.25: 0.2%  
1.5: 7.5%  
1.75: 1.2%  
2: 51.8%  
2.5: 0.3%  
3: 0.2%

Potential Empty-Nester/Starter Homes?

Condos & Townhomes: 225  
Small 1-Family Homes >1,500 SF: 500  
Rental Apts: 300  
Total: 1,100

Potential Empty-Nester/Starter Homes? (%  
of Total Residential Units in Wyoming)

Condos & Townhomes: 7.5%  
Small 1-Family Homes >1,500 SF: 16.2%  
Rental Apts: 9.9%  
Total: 33.6%

Recorded Property Xfers/Yr from HC Auditor Data (% of Total Homes, Not Incl Rental  
Properties)

2012: 3.0%  
2013: 4.0%  
2014: 4.2%  
2015: 4.1%  
2016: 5.0%

2017: 6.0%  
2018: 5.8%  
2019: 7.0%  
2020: 6.3%  
2021: 9.0%

Total Population from US Census:

2000 estimate: 8,305

Total Households from US Census:

2000 estimate: 3,103

2010 estimate: 8,318  
2020 estimate: 8,540

2010 estimate: 3,038  
2020 estimate: 3,089

Median Household Income from US Census:

2000 estimate: \$88,241  
2010 estimate: \$96,739  
2020 estimate: \$127,952

Mr. Harmon explained that after the subcommittee discussed all the data it had gathered the take-away from it is that there is affordable housing in Wyoming and there is empty nester or starter home stock in Wyoming. The population in terms of its range of ages seems to be fairly stable.

Mayor Monich questioned that she believed at one point the City had rezoned all its four family residential homes making them non-conforming uses. Ms. Statt Blake explained that the 2007 Master Plan had an objective to begin shifting multi-unit zoned properties to a single-family zoning designation. A zoning study was undertaken between 2010 and 2012 that looked at certain higher density residential zonings and rezoned those properties to a lower density. The goal of this rezoning was to have more single family uses versus higher density uses because that was seen as an improvement.

Mr. Harmon stated that he was on the 2007 Master Plan Committee, and he added that there was an understanding that single-family owner-occupied homes are more stable or more preferable than multi-unit dwellings.

Mayor Monich commented that when you look at much of our multi-family housing stock it can look like they are not being cared for and she asked if this was an unintended consequence. Ms. Statt Blake explained that these are permitted uses in perpetuity so as long as the property is maintained as that use. Ms. Statt Blake stated that we are seeing nationwide a value shift that indicates higher density or more housing variety is key to the long-term health of a community. This is just one example of when planning practices shift and we are seeing it in a very concentrated timeframe.

Ms. Statt Blake added that the practice in Wyoming has been, compared to other communities, to have a more restrictive zoning that has prioritized space, setbacks, natural light, and ventilation over prioritizing higher density. Mayor Monich added that if higher density properties were well maintained it could be the affordable entry housing or empty nester housing that some desire.

Mr. Hoffman commented that the Subcommittee discussed housing turnover and one of the assumptions that was made is likely when a family has young-aged children, they move to Wyoming and then when the kids are 18 the parents may pick a different house in



Wyoming because they don't need that same house [size] anymore.

Ms. Stankorb Taylor commented that she had heard a bit from people wanting to move to Wyoming and they simply cannot get in. Many times, homes are sold based on the realtor you know and often houses are not advertised because they are sold so quickly. Mayor Monich commented that this is sometimes due to sufficient stock versus insider access. Ms. Stankorb Taylor added that this is a question of access and who do you know. Mr. Harmon commented that if the City is successful at being the community of choice, it would mean that demand exceeds the supply.

Mr. Woodside commented that this means it is hard to get a home in Wyoming but in contrast, if the scales are shifted the other way and you have houses sitting on the market that people don't want to buy, that can be the scenario in any of the communities that are comparable to Wyoming. If a four-family has the right owners that are able and willing to care for and maintain the building that would be an ideal scenario.

Ms. Statt Blake explained that the 2007 Master Plan prioritized single-family zoning with data and perception that owner-occupied homes are better maintained and provide greater stability which feeds into a lot of other factors that zoning cannot or should not affect. This is something that zoning and the Economic Development Commission are neither appropriate nor equipped to address but the impact of investment properties and extractive property ownership, which is a problem in Wyoming less so than the region, will be a hard thing to legislate for or promote more equitable development practices towards. This is partly what the EDC will be looking into next which is housing improvement opportunities and potential support or incentives to homeowners to maintain and/or upgrade their homes.

Mayor Monich commented that she believes there are parts of Cincinnati that already have that type of program in place. Ms. Supinger commented that it is referred to as a CRA or Community Reinvestment Area where owners can get tax abatements for either new construction or renovations.

### **Springfield Township Business Grant**

Mr. Hoffman explained that a local business owner learned about Springfield Township's Business Grant program and asked him if Wyoming would consider doing something similar. The grant that this person had found was for exterior improvements and to retain or expand existing businesses, which is not something he is sure that we would want to do. He suggested surveying the brick-and-mortar businesses in town and inquire about their needs and how the City can help. Mr. Hoffman stated that he would like to put effort towards finding out what the business owners could use, if there was additional support.

The Economic Development Commission invites business owners to its meetings, to give

them an opportunity to talk about their business and what is important to them. The Members always ask the owners what they can do to help. When Mary Sweet of The W Lounge met with the EDC, she indicated that she needed people in the area to help her succeed. The dog park, if constructed, may bring people to that end of the business district.

Ms. Leininger commented that with the Hike/Bike Trail extension going in and summer programming, there is opportunity to engage the Wyoming Avenue businesses and work together to do more things to bring people into the area. It would be helpful to know if the City is bringing in the right programs.

Mr. Hoffman stated that he would like to build a relationship with the business owners and better understand their needs.

Mayor Monich commented that this is a good idea, and she looks forward to hearing the feedback.

### **Miscellaneous**

There were no Miscellaneous items to discuss.

### **Adjourn**

With no other business to discuss, Mr. Woodside moved to adjourn the meeting. Mr. Driehaus seconded the motion. The motion to adjourn the meeting carried with all voting yes. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Melissa Monich, Mayor