

April 6, 2023

To: Markiea Carter, Director, Department of Community & Economic Development

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement

Subject: Community Engagement Meeting Summary – Property Sale for Hilltop Relocation

On Monday, April 3, 2023, the Department of City Planning & Engagement hosted a community engagement meeting regarding the proposed vacation and sale of approximately 0.256 acres of Mississippi Street right-of-way and approximately 0.181 acres of Southside Place right-of-way in the Riverside community. The applicant, Hilltop Basic Resources, Inc., requests the transaction to facilitate the relocation of their operations. The purpose of this memorandum is to provide a summary of the public engagement meeting.

Mailed notice was sent to property owners within 400 feet of the subject properties, the Riverside Civic and Welfare Club, and the Sedamsville Civic Association. Notice was also posted twice on the Department of City Planning & Engagement's Facebook and Twitter accounts. A website was created with more information about the proposed project and was included in the notices. It can be accessed here: <https://www.cincinnati-oh.gov/planning/community-engagement-meetings/>.

The meeting was held virtually on Zoom at 4:00 p.m. Staff from the Department of City Planning & Engagement, the Department of Community & Economic Development (DCED), and the City Manager's Office were in attendance. Department of City Planning & Engagement staff facilitated the meeting, and staff from Hilltop Basic Resources, Inc. and their legal counsel shared a presentation and were available to answer questions. Five community members were in attendance, which included the president, vice president, and treasurer of the Riverside Civic and Welfare Club.

All attendees were given the opportunity to speak; community members shared logistical concerns related to truck traffic and congestion, and aesthetic concerns. The questions raised and concerns shared can be found in Attachment 1, *Additional Information*. The PowerPoint presentation that was presented during the meeting is included as Attachment 2.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentation from Community Engagement Meeting

Hilltop Basic Resources, Inc. Relocation – Additional Information

This document outlines information that was shared during the community engagement meeting on Monday, April 3, 2023. This document is intended as a summary and not as meeting minutes.

Project Info:

Hilltop Basic Resources, Inc. proposes the vacation and sale of City-owned property in Riverside for the relocation of their operations. The request includes approximately 0.256 acres of Mississippi Street right-of-way and approximately 0.181 acres of Southside Place right-of-way.

Questions:

- Will the cement transfer from Holcim, located at 3270 Southside Avenue, be enclosed?
It will be fully enclosed with dust collectors.
- What hazardous materials does Hilltop handle?
Sand and gravel are considered hazardous materials due to the dust that may be created when it is in a state of movement, causing it to become airborne and inhaled and/or swallowed.
- Will an asphalt plant be included in Hilltop's new site?
The applicant team stated that they heard the community's objection to an asphalt plant and that it is no longer proposed.
- The applicant team referred to a traffic study completed by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI). When was that study completed?
The applicant team had used the River Road, near State Street, traffic counts from a 2018 study completed by OKI as it was the most current available when they began researching this potential relocation.
- What is planned for the Mississippi Street right-of-way once vacated?
By operation of law, the Mississippi Street right-of-way will be split down the middle along the centerline and each half will revert to the adjacent property owner. In this case, each party will receive approximately 7.5-feet of the vacated 15-foot wide right-of-way. There are currently not specific plans for this property; it was included in the transaction with Southside Place so that the Mississippi Street property was not landlocked once Southside Place was vacated.
- What type of trees are proposed in the landscape plan?
The landscape plan indicates that approximately thirty-nine Spring Grove arborvitae would be planted to help screen the aggregate stockpiles that could be a maximum of 35-feet in height. This tree was chosen by the landscaper as it is a hardy conifer that reaches up to 30-feet tall at maturity with a mature width of around 15-feet.

Additional Comments:

Much of the conversation was focused on logistical concerns related to truck traffic and congestion, and aesthetic concerns. More specific comments and details related to them can be found below.

- There is currently a large amount of truck traffic on River Road. The proposed relocation site poses additional problems with traffic congestion. Trucks on River Road, waiting to make a left-hand turn onto Southside Avenue (southbound) prevent trucks from making a right-hand turn from Southside Avenue onto River Road (eastbound) due to the large turning radius of the trucks.
 - *Some community members suggested that a new study be completed regarding the truck traffic on River Road.*
 - *Assistant City Manager, Billy Weber, stated that he would follow up with staff from the Department of Transportation and Engineering (DOTE) regarding this specific intersection and that perhaps there was an opportunity to restripe the intersection, mitigating the issue of traffic blockage.*
- Community members in attendance were pleased to see the proposed landscape plan, in addition to the previously shared site layout, as part of the applicant team's presentation. They agreed that it was unlike anything that currently exists along Southside Avenue and would improve the aesthetics of the industrial area.
 - *Some community members suggested that the vacated Mississippi Street right-of-way would be an additional location to plant more trees.*
 - *The full presentation shared during the meeting is available on our website here: <https://www.cincinnati-oh.gov/planning/community-engagement-meetings1/past-community-engagement-meetings/proposed-sale-of-city-owned-property-in-riverside/>*



Proposed Vacation and Sale of City-owned Property in Riverside

Engagement Meeting | April 3, 2023

Agenda

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Use the “raise hand” function if you have a question or comment to share

Purpose of This Engagement Session

- This is a public meeting to discuss the proposed vacation and sale to allow for staff to obtain feedback about the proposal
 - City staff is here to facilitate the meeting and answer any process related questions
 - The applicant is here to answer any project related questions
 - **No decisions are being made at this meeting**

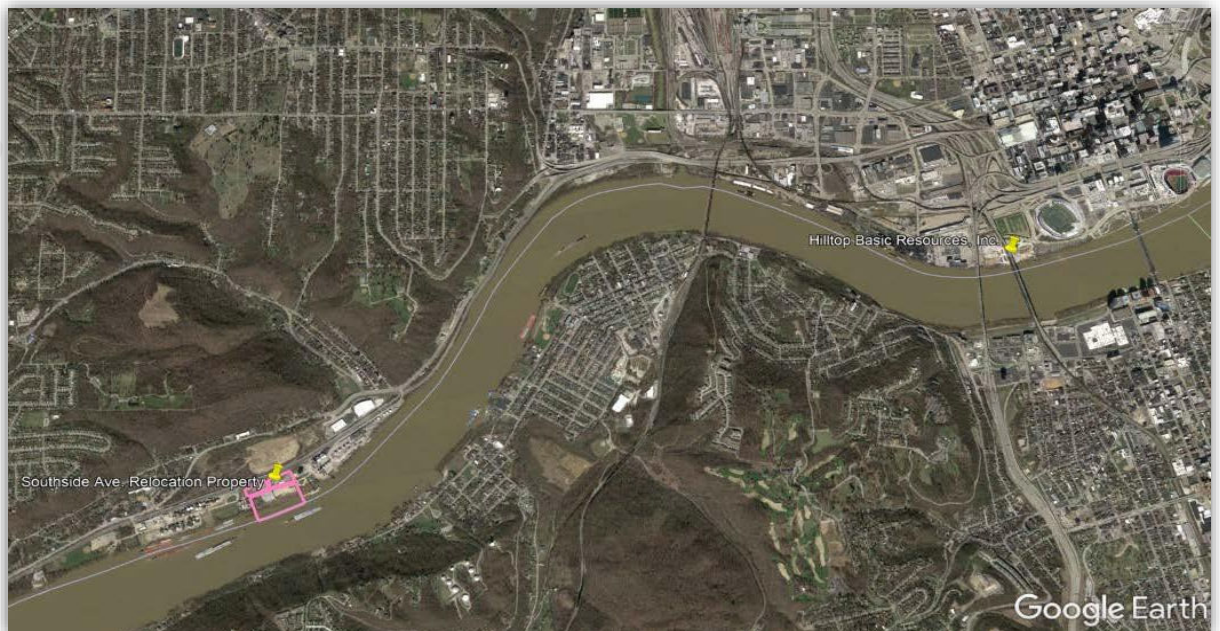
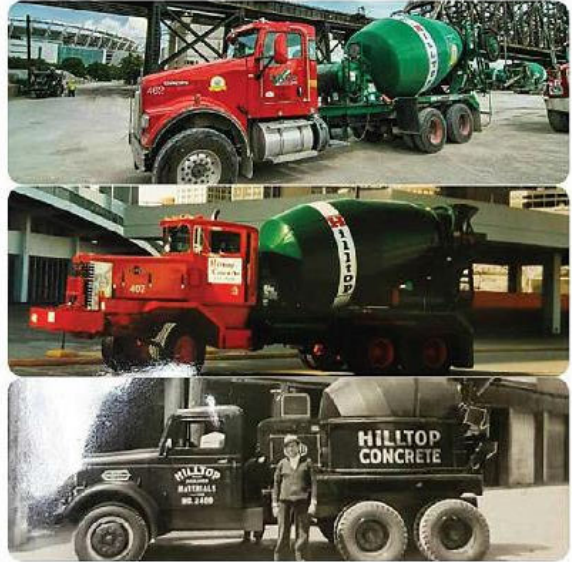




Relocation of Central
Riverfront Operations and
Vacation of Southside
Place and Mississippi
Street



- Founded in Cincinnati, Ohio in 1941
- Family-Owned
- Celebrating 82 years in 2023
- Employs 165 in Cincinnati and Northern Kentucky area
- Today Hilltop owns and operates three quarries, three distribution terminals and three Ready Mixed Concrete plants, including the largest concrete plant in the region

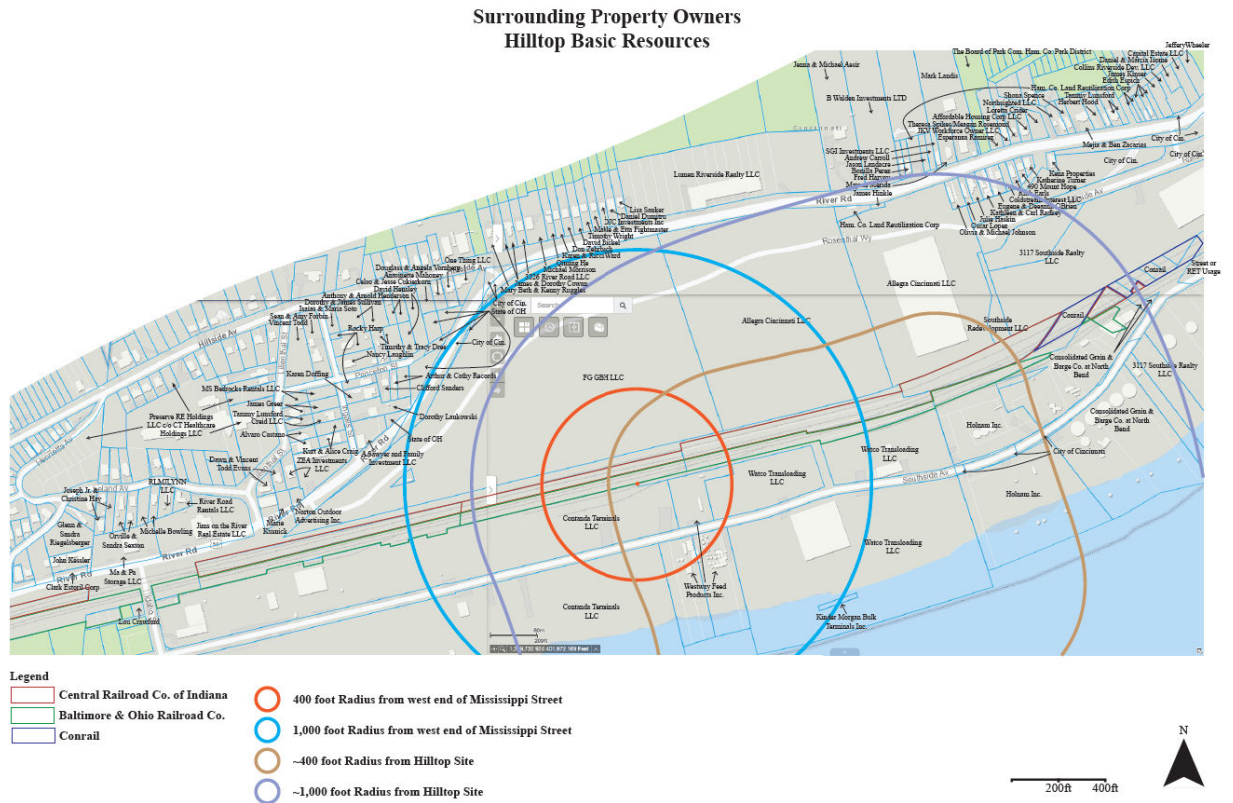




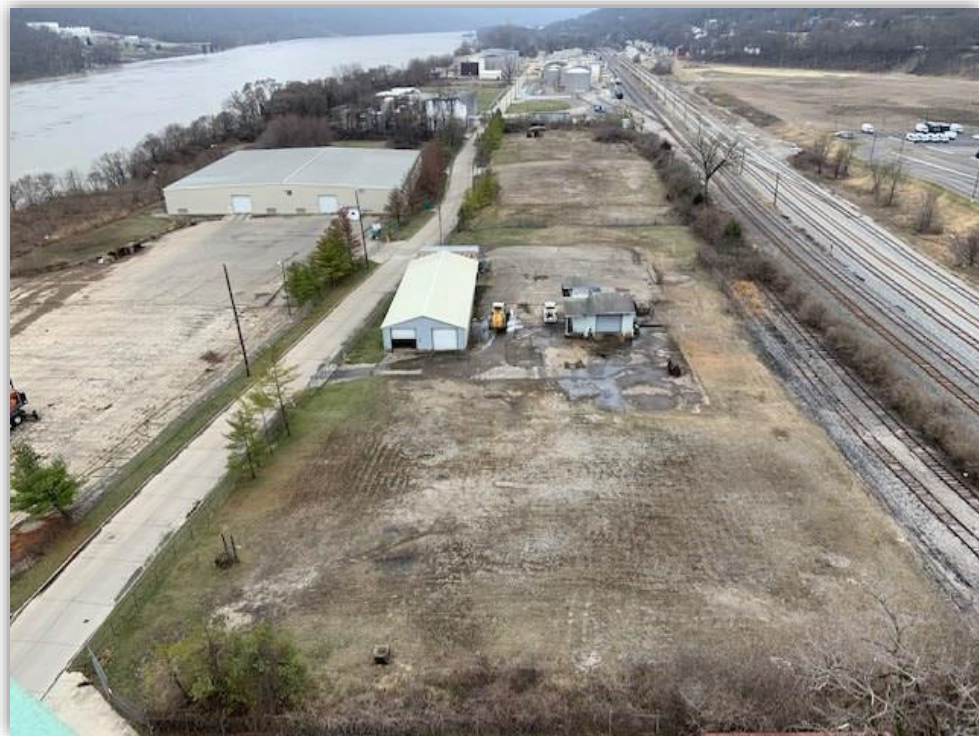


Proposed Sale of City-owned Property in Riverside



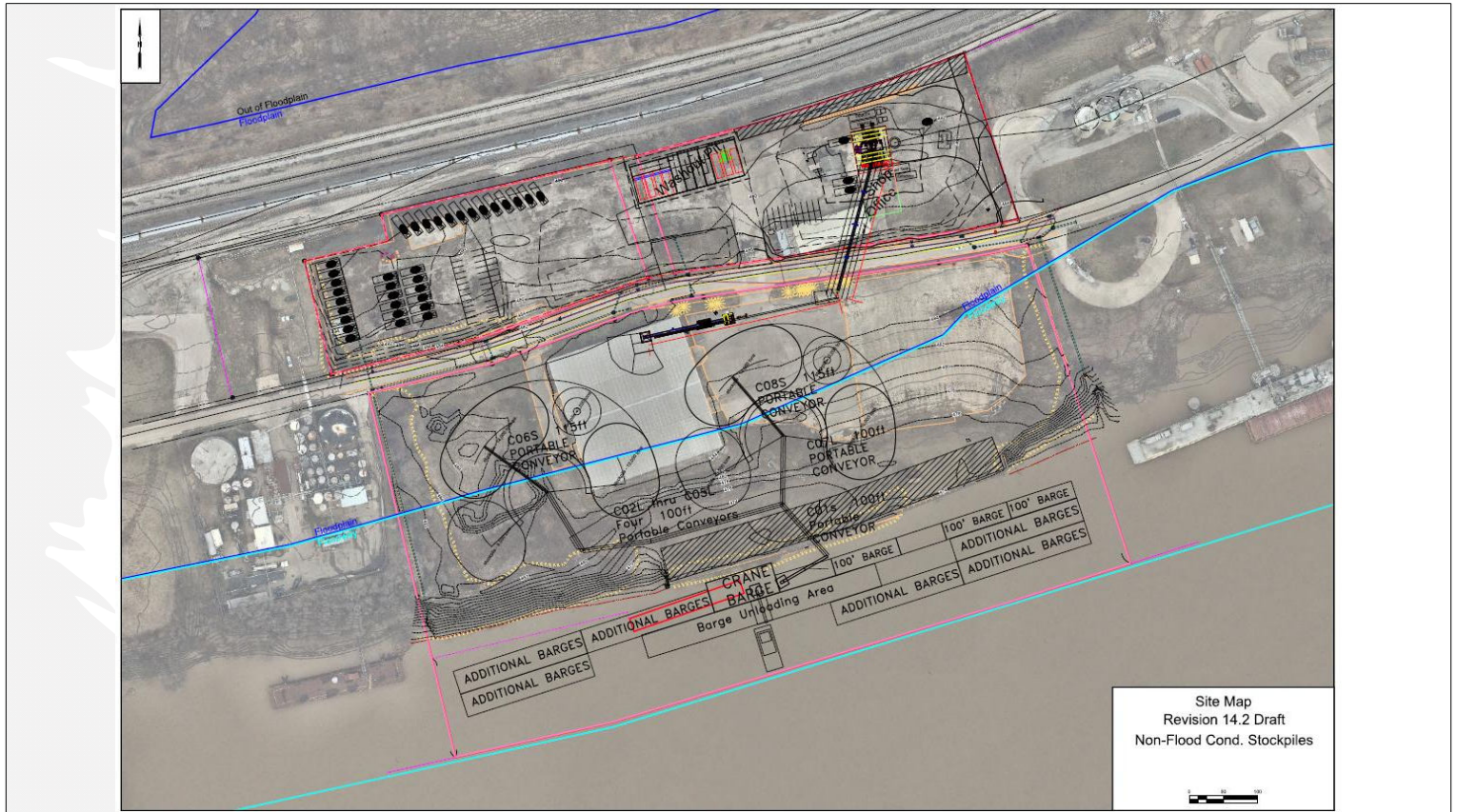


The vacation of the two paper streets, that don't appear to have ever been used as actual streets, has been reviewed in two City Manager Coordinated Reviews in which all City Departments had the opportunity to comment. While a few Departments offered conditions, with which Hilltop will comply, no Department objected.









The site plan, including the outdoor storage of aggregates, has been approved by the Zoning Hearing Examiner.





Hilltop Central Riverfront Concrete Operations Environmental Practices

Permits required for operation:

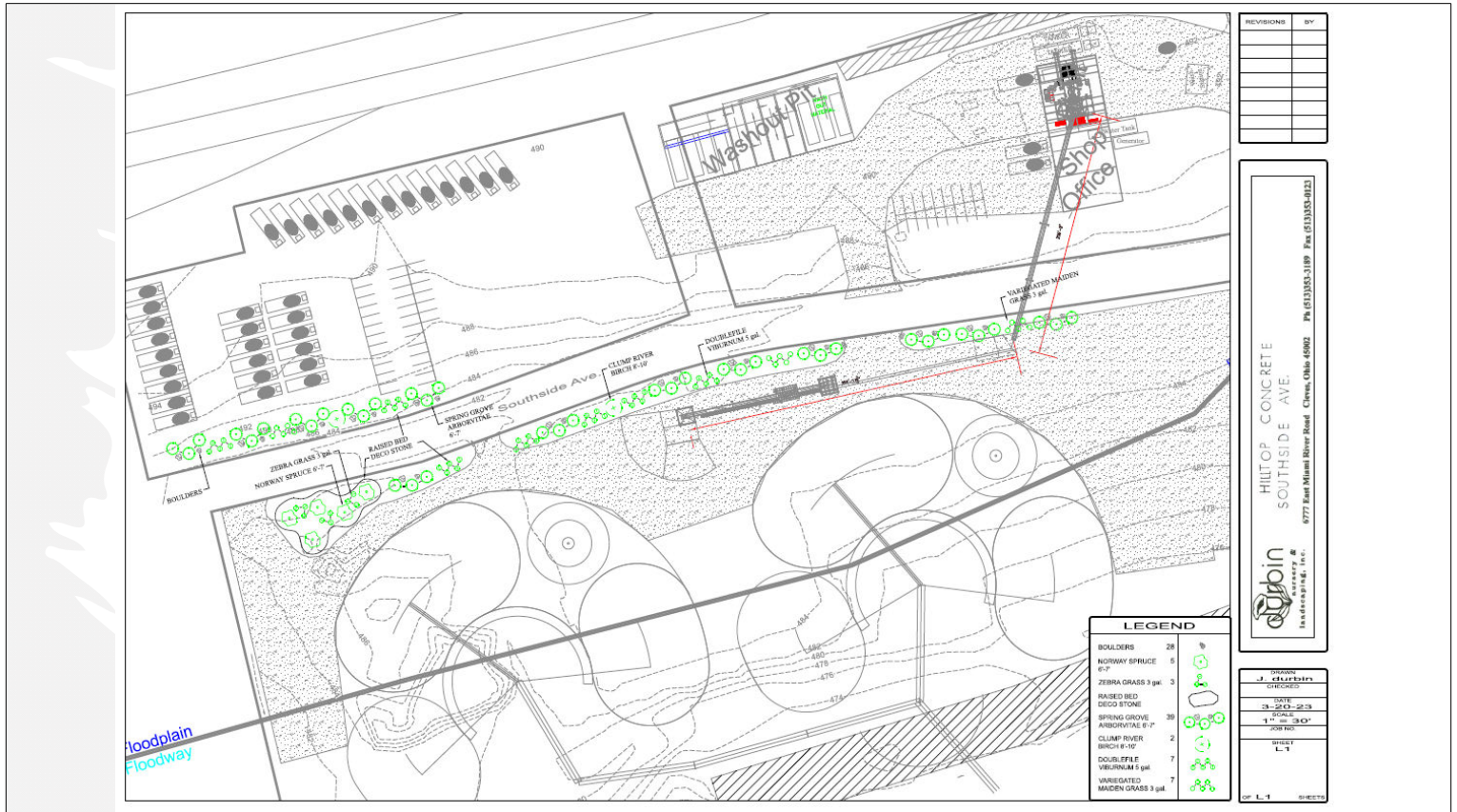
- Air Quality Permits- Ohio EPA and Southwest Ohio Air Quality Agency
 - Concrete Plant
 - Conveyors
 - Aggregate Stockpiles
 - Roadways
- Water Quality Permit- Ohio EPA
- U.S. Army Corps of Engineers Permit
- SERC – State Emergency Response Commission (Ohio EPA)

Air Best Management Practices:

- Fully enclosed plant with dust collectors
- Wet suppression methods at transfer points
- Paved roadways and traffic areas
- Street sweeper dust collector
- Site layout- limited handling of materials

Water Best Management Practices:

- Site Design- Control Water Flow
- Recycle Waters
- Secondary Containment of Pollutants and Chemicals
- Spill Prevention, Control, and Countermeasure Plan



Relocation of Central Riverfront Operations and Vacation of Southside Place and Mississippi Street

Next Steps + Contact

Next Steps

- City Planning Commission: 4/21/2023
- City Council: TBD

Contact

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