

**Urbancsik, Jesse**

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:37 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Housing over parking

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Wolfgang Windholtz <[wwindholtz@icloud.com](mailto:wwindholtz@icloud.com)>  
**Sent:** Monday, March 25, 2024 12:49 PM  
**To:** ClerkOfCouncilEmail <[clerkofcouncil@cincinnati-oh.gov](mailto:clerkofcouncil@cincinnati-oh.gov)>; #COUNCIL <[CityCouncil@cincinnati-oh.gov](mailto:CityCouncil@cincinnati-oh.gov)>; Kearney, Jan-Michele <[jan-michele.kearney@cincinnati-oh.gov](mailto:jan-michele.kearney@cincinnati-oh.gov)>; Parks, Victoria <[victoria.parks@cincinnati-oh.gov](mailto:victoria.parks@cincinnati-oh.gov)>; Albi, Anna <[anna.albi@cincinnati-oh.gov](mailto:anna.albi@cincinnati-oh.gov)>; Cramerding, Jeff <[jeff.cramerding@cincinnati-oh.gov](mailto:jeff.cramerding@cincinnati-oh.gov)>; Harris, Reggie <[reggie.harris@cincinnati-oh.gov](mailto:reggie.harris@cincinnati-oh.gov)>; Jeffreys, Mark <[mark.jeffreys@cincinnati-oh.gov](mailto:mark.jeffreys@cincinnati-oh.gov)>; Johnson, Scotty <[scotty.johnson@cincinnati-oh.gov](mailto:scotty.johnson@cincinnati-oh.gov)>; Walsh, Seth <[seth.walsh@cincinnati-oh.gov](mailto:seth.walsh@cincinnati-oh.gov)>; Owens, Meeka <[meeka.owens@cincinnati-oh.gov](mailto:meeka.owens@cincinnati-oh.gov)>  
**Subject:** [External Email] Housing over parking

You don't often get email from [wwindholtz@icloud.com](mailto:wwindholtz@icloud.com). [Learn why this is important](#)

External Email Communication

Hello all,


Please vote in favor of the Connected Communities plan.

It will improve the development of our community and begin to address our housing crisis.

Cincinnati needs to prioritize people and housing over antiquated parking regulations and support dense, diverse housing options for all our residents.

Learn more here:

Experience  
[experience.arcgis.com](http://experience.arcgis.com)



Thank you for your time,

A young resident of Cincinnati

## Halt, Andrew

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**From:** Douglas Jose <doughbjose@gmail.com>  
**Sent:** Tuesday, April 2, 2024 10:58 AM  
**To:** Halt, Andrew  
**Cc:** Hoffman, Stacey; Keough-Jurs, Katherine; Mt. Lookout Planning  
**Subject:** Re: [External Email] Concerns about connected communities

Thank you very much for your interest and for being willing to continue the dialogue.

I believe the fundamental issue here is that it's very hard for those of us living in Mt. Lookout to envision how anyone living here would be able to get by without a vehicle. It's hard to conceive how improvements in public transportation could be sufficient for us to meet the daily demands on our time and energy. For example, the closest grocery store is the Kroger's at Hyde Park Plaza. It's so far away that walking or even biking is not a viable option.

For families in which at least one person must commute to work by car, having a second vehicle is pretty much a necessity, especially if they have children.

Even people who depend on social services of one sort or another to meet some of their transportation needs would likely have other needs that would not be met by these programs.

Thanks again for listening.

Doug Jose

On Tue, Apr 2, 2024 at 10:11 AM Halt, Andrew <[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)> wrote:

Hi Doug,

Thanks for elaborating on your perspective, and I'll be sure to include your comments with what is included in the information provided to Planning Commission and City Council. If you have any further comments, please feel free to reach out.

Best,

Andrew

**Andrew Halt, AICP, PE | Senior City Planner**

[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)|513-352-4854 (p)

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**From:** Douglas Jose <[dougjose@gmail.com](mailto:dougjose@gmail.com)>  
**Sent:** Tuesday, April 2, 2024 8:50 AM  
**To:** Halt, Andrew <[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)>  
**Cc:** Hoffman, Stacey <[Stacey.Hoffman@cincinnati-oh.gov](mailto:Stacey.Hoffman@cincinnati-oh.gov)>; Keough-Jurs, Katherine <[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)>; Mt. Lookout Planning <[planning@mtlookout.org](mailto:planning@mtlookout.org)>  
**Subject:** Re: [External Email] Concerns about connected communities

The problem with believing that developers will do the right thing is that they'll be competing with other developers that will be doing the minimum required. That puts the good developers at a substantial disadvantage in the cost they would incur and the profit they would make.

Initially, the impacts of zero new parking spots for up to four-unit developments won't be that impactful. It's only over the course of time that the consequences of those actions will begin to become obvious. By then, additional units in progress could cause a tipping point when they come on the market. That could lead to permanent massive parking shortages in some areas.

One way out might be to set a maximum limit on how many units can be built. Also, limits on how many units can be built close to each other would prevent specific blocks from suffering major shortages quickly.

I also suggest that you encourage the planning commission to research how this process has gone in other cities. Minneapolis in particular seems to have serious problems. I heard that in the recent Madisonville meeting it was stated that no such research has been undertaken in Cincinnati.

There is a massive complex that has been in the works for years right near Mt. Lookout Square in the dark shaded area. Their plan was to build 30 to 50 units with one parking space for each. Mt. Lookout's Community Council went to court and succeeded in blocking that plan. Under the new rules, they could build 50 units and provide only 20 parking places. This is in an area where the only adjacent parking is metered! I'm not suggesting that that is likely to happen, but it shows the kind of impacts that could occur without any recourse from the affected neighborhoods.

Doug

On Tue, Apr 2, 2024 at 8:00 AM Halt, Andrew <[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)> wrote:

Hi Doug,

I'm happy to respond, and to provide additional information that you need.

I apologize if I was unclear in my previous email regarding parking. What I meant to say was that the City would not be limiting the amount of parking that would be provided, and that the individual owner of the property would decide how much parking they needed for a given development, depending on new rules that apply to that location. I did not mean to say that the adjacent property owners would determine the amount of parking provided, since that situation is not the case in today's code either.

If you have any other questions, please feel free to reach out.

Best,

Andrew

**Andrew Halt, AICP, PE** | Senior City Planner

[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov) | 513-352-4854 (p)

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**From:** Douglas Jose <[dougbjose@gmail.com](mailto:dougbjose@gmail.com)>

**Sent:** Monday, April 1, 2024 5:47 PM

**To:** Halt, Andrew <[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)>

**Cc:** Hoffman, Stacey <[Stacey.Hoffman@cincinnati-oh.gov](mailto:Stacey.Hoffman@cincinnati-oh.gov)>; Keough-Jurs, Katherine <[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)>

**Subject:** Re: [External Email] Concerns about connected communities

You don't often get email from [dougbjose@gmail.com](mailto:dougbjose@gmail.com). [Learn why this is important](#)

Thank you for being the only member of City Council to respond to my email. I also thank you for the links to the website.

However, I have to take exception to your statement that property owners could have any say in the number of parking spaces provided under the new rules. My clear understanding is that if the rule passes as written, there's absolutely nothing that property owners can do as long as the minimum number of parking spaces in the rules have been followed.

Doug Jose

On Thu, Mar 28, 2024 at 12:04 PM Halt, Andrew <[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)> wrote:

Hi Douglas,

I appreciate you providing your comments. We'll consider them as we finalize the policy and we'll be sure to include your comments with all other feedback we receive.

I do want to clarify that no changes to setbacks are being proposed under Connected Communities, except for a small change for existing residential buildings to have more sensible rules for additions. You can find more on our website about that change [here](#). In addition, regarding your concerns about parking: just because parking requirements are reduced in certain areas, does not mean the city is putting a limit on parking. The amount of parking to provide is just a decision that will be made by property owners like yourself and not the city government. I'd encourage you to read all about parking on our website [here](#).

If you have any additional comments or questions, please feel free to reach out.

Best,

Andrew

**Andrew Halt, AICP, PE | Senior City Planner**

[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)|513-352-4854 (p)

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**From:** Douglas Jose <[dougbjose@gmail.com](mailto:dougbjose@gmail.com)>  
**Sent:** Thursday, March 28, 2024 11:41 AM  
**To:** Halt, Andrew <[andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)>  
**Subject:** [External Email] Concerns about connected communities

You don't often get email from [dougbjose@gmail.com](mailto:dougbjose@gmail.com). [Learn why this is important](#)

**External Email Communication**

I am a 23-year homeowner in Mt. Lookout, and have some serious concerns about possible impacts to our lovely community. My understanding of the Connected Communities proposal is that it will change the zoning rules for everything within a quarter mile of every neighborhood's business district. The current proposal provides very little in the way of off-street parking requirements for two, three or four units after teardown of single-family homes, almost all of which have at least two off-street parking spaces. We already have a severe shortage of parking spaces, and this could cause an irreversible trend toward a parking nightmare. It could result in causing many of the shops and restaurants in our business district to close because potential customers would no longer have access to convenient places to park.

Also, setback rules are expected to be greatly reduced, or possibly even eliminated, which could lead to new units completely filling practically the entire lot. This is totally out of character for the existing housing stock in our neighborhood. Existing homeowners will have very little recourse to arrest this trend.

The property rights we have enjoyed for decades are at risk of being swept away by the intention to severely limit or entirely eliminate the Variance process.

I urge you to consider these impacts, and try to persuade the planning commission to amend some of the proposed changes. They also should consider taking into account similar concerns from other neighborhoods. Cincinnati has always been a city of neighborhoods, and the needs of each have generally been considered before making sweeping changes.

Thank you for considering my comments.

Doug Jose

1021 Omar Pl

## Halt, Andrew

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Tuesday, April 9, 2024 9:12 PM  
**To:** Halt, Andrew; Keough-Jurs, Katherine; Mt. Lookout Planning; Hoffman, Stacey  
**Subject:** [External Email] More concerns about connected communities

Some people who received this message don't often get email from dougbjose@gmail.com. [Learn why this is important](#)

### External Email Communication

I have a few more concerns and questions about how the Connected Communities initiative could impact Mt. Lookout and other nearby neighborhoods.

Concerning real estate taxes, there is every likelihood that our home values will go up substantially as developers outbid each other for single-family homes. In the short run, that could result in existing homeowners paying thousands of dollars more in real estate taxes (I am already paying \$9000 a year for my 1700 sq-ft house!)

If the new houses are built green enough to meet certain LEED standards, would that qualify them for a 15-year tax abatement? If so, the existing homeowners will be essentially subsidizing the new owners for up to 15 years!

In the long run, the value of our homes could decrease substantially as Mt. Lookout loses its unique character by becoming a more generic neighborhood.

Also, are there any estimates of how many teardowns there might be per neighborhood? Are there no limits on how many teardowns could be made? If many 4-units get built quickly, by the time it becomes obvious that there is a severe shortage of parking spaces, it could be too late, and we'd be stuck with a permanent shortage of on-street parking places!

Also, Mt. Lookout Square suffered considerable flooding due to the recent severe thunderstorms. Greatly increasing housing footprints would certainly exacerbate the flooding issue due to the increased runoff of storm water.

Doug Jose

1021 Omar Pl

## Halt, Andrew

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Friday, April 26, 2024 9:11 AM  
**To:** Aftab Pureval  
**Cc:** Halt, Andrew; Mt. Lookout Planning  
**Subject:** [External Email] Connected Communities Concern

### External Email Communication

There is a massive complex that has been in the works for years right beside Mt. Lookout Square. Their plan was to build 30 to 50 units with one parking space for each. Mt. Lookout's Community Council went to court and succeeded in blocking that plan.

Under the proposed Connected Communities rules, they could build 50 units and provide only 20 parking places. This is in an area where the only adjacent parking is metered! I'm not suggesting that that is likely to happen, but it shows the kind of impacts that could occur without any recourse from the affected neighborhoods.

To the extent that new residents don't have cars, I expect that they will do much more online buying of stuff, ordering in more meals and groceries to be delivered, and relying more heavily on ride services such as Uber.

For large developments such as this one, is there no requirement to provide off-street parking for FedEx, UPS, USPS, Amazon, and other delivery vehicles? How about accommodating moving vans?

If not, those vehicles will have no choice but to try to find parking on Delta, and likely double-park if no spots are available. That would lead to people parked at the meters being blocked in their spot for some amount of time. The extra time required to make deliveries from this distance from the units could lead to much longer than usual amounts of time spent parked that way. Would the city eventually have to eliminate a bunch of metered spots in order to provide a place for those vehicles to park?



## Halt, Andrew

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Monday, April 29, 2024 3:53 PM  
**To:** Aftab, Mayor; Albi, Anna; Halt, Andrew; Kearney, Jan-Michele; Cramerding, Jeff; Keough-Jurs, Katherine; Jeffreys, Mark; Owens, Meeka; Harris, Reggie; Johnson, Scotty; Walsh, Seth; Hoffman, Stacey; Parks, Victoria  
**Cc:** Jen Raabe; Mt. Lookout Planning  
**Subject:** [External Email] Unintended consequences?

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### External Email Communication

I would hope that the Connected Communities initiative would focus first on developing vacant lots, and second on tearing down distressed properties.

Instead, developers are likely going to focus on where they can make the most money.

That approach will likely involve buying and tearing down nice homes on large lots in desirable neighborhoods for more than \$400,000. To recover their costs, units will have to rent (or sell?) at market rates. This will increase the availability of nice housing units, but they will not be particularly affordable!

Look at what happened with the initiative to allow huge tax abatements for “LEED Certified” buildings. That resulted mostly in subsidizing the tearing down of viable homes in desirable neighborhoods to build very expensive, high-end homes. It had little impact in most of the other neighborhoods!

Doug Jose

Mt. Lookout

## Halt, Andrew

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Monday, April 29, 2024 4:39 PM  
**To:** Aftab, Mayor; Halt, Andrew; Keough-Jurs, Katherine; Hoffman, Stacey  
**Cc:** Jen Raabe; Laurel Garrison; Michael Hauser; Mt. Lookout Planning  
**Subject:** [External Email] What's the long-term impact on parking?

### External Email Communication

There are many areas of concern regarding the Connected Communities initiative, which could become law in a matter of weeks. For me, the area of greatest concern is the huge impact this initiative could have on parking. Zero off-street parking is required for new developments of up to 10 units!

The expectation seems to be that hundreds of housing units can be added near the business center in every neighborhood without causing enormous parking problems. The hope seems to be either that large numbers of people will be able to get by with less vehicles, and/or that there are plenty of unused parking spots near every business center.

I believe that in many neighborhoods very few people will find it possible to live without vehicles. My estimate is that at least 1.5 vehicles per unit will end up on the road. My guess is that at least 50 living units per year will likely be built in the next four years in many neighborhoods. If I'm right, that means 75 parking spots will go missing every year, for a total of 300 in many neighborhoods over the four year period!

This could be disastrous for businesses throughout Cincinnati, since there will be a huge shortage of parking spots near the business district. Many people would have to park a large distance from their home. At that point, it would be impossible to undo the damage. Do we want a future in which it will be a huge hassle to try to find a parking spot near most Cincinnati businesses?

1110 Salisbury Drive  
Cincinnati, Ohio 45226  
April 14, 2024

Mayor Aftab Pureval  
Members of City Council  
Mt.Lookout Community Council Board President

**RE: Connected Communities - Proposed Re-Zoning and Relaxed Land Development Regulations**

I am a resident of Mt.Lookout, and I urge you to please vote against the proposed re-zoning and relaxed development requirements for parking.

1. **Mt Lookout is already dense**, with small lots and a mix of owner-occupied and market-rate low-rise rental units. One-half of all properties in the neighborhood are rental. **More RENTAL units will increase nuisance complaints; produce more wear and tear on our streets, parks, and business district; and create more safety concerns for owner-occupied properties and businesses.**  
Renters, especially young singles, do not have the same concern for the care of property nor the same awareness for public safety as we who own and occupy property and who pay high property taxes to do so. Absentee landlords generally DO NOT possess the same level of care for property or consideration as owner-occupiers. Tenant behavior, especially in lower-priced housing, often forces adjacent owner-occupiers especially those with young children to monitor the tenant – something that landlords should be doing.
2. **The proposed re-zoning will increase already-congested vehicular arteries through and around Mt.Lookout Square, WORSEN the ability for Mt.Lookout residents to obtain basic consumer goods and services, and put MORE vehicles on our main and side streets. Eliminating a parking requirement for new development will only exacerbate this issue; and Metro bus routes like the #24, #52 might solve some but not all these pressures.**
  - EVERYONE living in our neighborhood, MUST drive to purchase groceries, supplies, and to see doctors to name a few. We try to avoid work rush hours, the Square, and school start and end times to do this - placing our drive routes onto side streets. And people routinely drive 40 miles per hour in these narrow 25 and 35 mph zones, placing children and pedestrians at risk.
  - Economies-of-scale needed to provide affordable consumer retail, the large footprints needed for stores, and the lack of BUILDABLE land for these types of footprints in our neighborhood all mean that driving is not going away any time soon.
  - Vehicles are not getting smaller; and most households in our neighborhood have at least two vehicles PER HOUSEHOLD.
  - We CURRENTLY compete with renovation contractors, landscapers, delivery vehicles – far greater in number since COVID – and driving teenagers on our narrow streets. Most of these streets have designated one-side parking and in some cases two; and this parking is often full. More residents will only make this congestion worse.
  - The Square is an entertainment destination that brings many non-residents - who seek parking when they visit. They currently find space on side streets; but they'll be competing with more

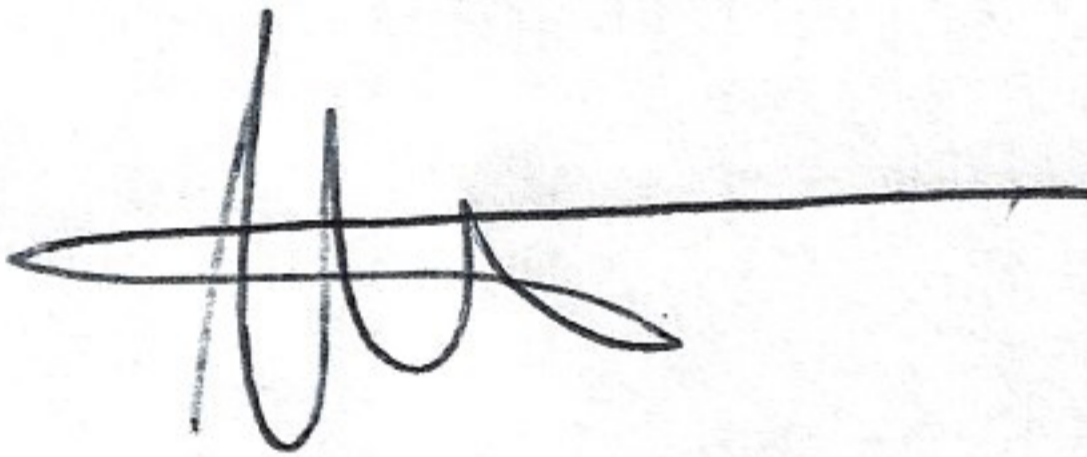
residents for that parking under the proposed zoning – something that neither the businesses, property owners, or tenants will like.

- Linwood Avenue and Delta Avenue, by connecting Anderson Township with Uptown and downtown job centers, ROUTINELY experience heavy and fast-moving vehicle traffic. I am not convinced that MORE people on the streets makes the narrow sidewalks we have any safer.
- Rent structures for new development OFTEN mean that each new housing unit will equate to two or more households per unit – and two or more vehicles per unit. Also, **landlords like the one on our street currently allow renters to opt out of paying for off-street parking**, putting those vehicles on the street.

3. LARGE concentrations of poverty, where large concentrations of low-income / affordable housing exist, historically carries the largest share of a municipality's crime. **Council MUST ensure that ANY City-funded housing in Mt. Lookout – should it prove feasible - will be encumbered with rigorous tenant screening, close monitoring of resident behaviors, frequent robust housing unit inspections, and strong legal / criminal accountability measures for landlords.**

Please vote against the proposed re-zoning and relaxed development regulations.

Respectfully,

A handwritten signature in black ink, appearing to read 'Marc Petullo', with a long horizontal stroke extending to the right.

Marc Petullo  
513.479.1594

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:27 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

-----Original Message-----

From: Aidan Anich <aidananich@icloud.com>  
Sent: Friday, April 12, 2024 1:49 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

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External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Sent from my iPhone

## Urbanicsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:27 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

-----Original Message-----

From: alexis.begnoche@gmail.com <alexis.begnoche@gmail.com>  
Sent: Friday, April 12, 2024 4:48 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

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External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati. I am so proud to be a member of this community and I think this initiative will help it flourish in the ways it needs most.

Thank you,  
Alexis Begnoche

## Urbanicsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:30 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

-----Original Message-----

From: Alina Egolf <alina.egolf@gmail.com>  
Sent: Friday, April 12, 2024 3:06 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

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External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Sincerely,  
Alina Egolf

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:35 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

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**From:** Andre Johnson <andre.johnson825@gmail.com>  
**Sent:** Friday, April 12, 2024 11:44 AM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities

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### External Email Communication

Dear City Council,

I am writing to express my wholehearted **support** for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

**Andre Johnson** | Designer  
513.509.9494



## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:27 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

-----Original Message-----

**From:** Arthur Schmid <arthurschmid@icloud.com>  
**Sent:** Friday, April 12, 2024 6:09 PM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities

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External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Sent from my iPhone

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:34 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] I support Connected Communities

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**From:** bdidrich@gmail.com <bdidrich@gmail.com>  
**Sent:** Friday, April 12, 2024 12:19 PM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Cc:** Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>  
**Subject:** [External Email] I support Connected Communities

Some people who received this message don't often get email from [bdidrich@gmail.com](mailto:bdidrich@gmail.com). [Learn why this is important](#)

### External Email Communication

This will be my 37<sup>th</sup> year as a resident of Pleasant Ridge. I've seen a lot of changes in those years, most of them positive.

I want to build on those successes. I see the opportunities the Connected Communities ordinance offers for neighborhoods like mine. I already live on a street with the kind of missing middle housing this ordinance would allow again. On my street alone, there are three 2-family homes (two next door to me), and five or six 4-family apartments. There is more such housing on neighboring streets.

I've lived in harmony with this kind of housing my entire life as a Cincinnati homeowner. It has not lowered my property values or led to increased crime. In fact, I'd argue that these units, which provide a lower price point for residents wanting to move to my neighborhood, have helped Pleasant Ridge maintain more diversity (both racial and economic) than some other city neighborhoods.

One of the main attractions of Pleasant Ridge for young families – the city's only neighborhood Montessori public school – has resulted in more demand for existing housing. That has pushed prices up to levels I've not seen before. It's also imposed limits on who can afford to live here, and that's had a cooling effect on the diversity that was one of my reasons for moving here in the first place.

Thank you for the years of work you've spent in crafting this legislation. I stand in strong support with you.

Barbara Didrichsen  
**Phone:** 513-235-5471  
**Website:** [A Clearing](#)



## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:26 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

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**From:** Elizabeth <eabert16@gmail.com>  
**Sent:** Friday, April 12, 2024 11:25 PM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities

Some people who received this message don't often get email from [eabert16@gmail.com](mailto:eabert16@gmail.com). [Learn why this is important](#)

### External Email Communication

Dear City Council,

I am an OTR resident, and I primarily get around by bike, bus, and walking. I chose OTR when moving to Cincinnati in 2020 for its connectedness in transportation. Since then, I've learned a lot about how our city can grow to be more connected, equitable, and sustainable in design that involves and supports public and active transportation. I believe that future is possible for us, and we must do what we can to move towards it.

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Thank you,  
Elizabeth

Elizabeth Gilbert (she/her)  
Product Data Scientist | Cisco  
Organizer | Cincinnati Data & Analytics Meetup  
(224) 241-4987 | [eabert16@gmail.com](mailto:eabert16@gmail.com)

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:34 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

-----Original Message-----

From: Joanne Johnson <joannepjohnson4@gmail.com>  
Sent: Friday, April 12, 2024 12:43 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

[Some people who received this message don't often get email from joannepjohnson4@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Sincerely,  
Joanne P. Johnson  
2742 Powell Dr.  
Cincinnati, Ohio 45211

Sent from my iPhone

## Urbanicsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:27 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

-----Original Message-----

From: Jake Kaiser <jkaiser@wbradford.com>  
Sent: Friday, April 12, 2024 4:21 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

[Some people who received this message don't often get email from jkaiser@wbradford.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing. As a Cincinnati native and a resident of downtown Cincinnati over the last five years, I have seen the progress that has already been made and believe that now is the time to double down.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:33 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

-----Original Message-----

From: Katey Hill <kmhill1822@gmail.com>  
Sent: Friday, April 12, 2024 12:43 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

[Some people who received this message don't often get email from kmhill1822@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:34 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

-----Original Message-----

From: Paige Silverman <paige@pagesilverman.design>  
Sent: Friday, April 12, 2024 12:37 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

External Email Communication

Dear City Council,

I am writing to express my enthusiastic support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding.

We need to build on our investments in our transit system, support our neighborhood business districts, and build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Sincerely,  
Paige Silverman

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:27 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

-----Original Message-----

From: stormaboyd@gmail.com <stormaboyd@gmail.com>  
Sent: Friday, April 12, 2024 6:01 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

[Some people who received this message don't often get email from stormaboyd@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

-Storm Boyd

Sent from my iPhone



## Urbanicsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:35 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Connected Communities letter of support

---

**From:** Scott Hand <[scothand@gmail.com](mailto:scothand@gmail.com)>  
**Sent:** Friday, April 12, 2024 11:44 AM  
**To:** #COUNCIL <[CityCouncil@cincinnati-oh.gov](mailto:CityCouncil@cincinnati-oh.gov)>; Aftab, Mayor <[mayor.aftab@cincinnati-oh.gov](mailto:mayor.aftab@cincinnati-oh.gov)>  
**Subject:** [External Email] Connected Communities letter of support

Some people who received this message don't often get email from [scothand@gmail.com](mailto:scothand@gmail.com). [Learn why this is important](#)

### External Email Communication

Hello,

As a resident and business owner in Mt Airy and Northside, board member of a Neighborhood CDC, and architect specializing in sustainability, I would like to voice my complete **support of the Connected Communities Policy proposal**. Personally, I would like the zoning reform to go even farther and believe that Cincinnati should lead on zoning and building code reform. But this is a necessary first step in remedying the housing shortage and improving the city. Please continue pushing for the enactment of this well-needed initiative.

Thank you,  
Scott Hand, AIA  
4580 Colerain Ave, Cincinnati, OH 45223  
708-539-5511

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:30 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Teddy MJ <teddymj20@gmail.com>  
**Sent:** Friday, April 12, 2024 3:21 PM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities

Some people who received this message don't often get email from [teddymj20@gmail.com](mailto:teddymj20@gmail.com). [Learn why this is important](#)

### External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Thank you,  
Teddy

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:26 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Let's Get Connected Communities Through!!

---

**From:** Mcdermott, James (mcdermje) <mcdermje@mail.uc.edu>  
**Sent:** Saturday, April 13, 2024 11:21 AM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Let's Get Connected Communities Through!!

Some people who received this message don't often get email from [mcdermje@mail.uc.edu](mailto:mcdermje@mail.uc.edu). [Learn why this is important](#)

### External Email Communication

Good Morning City Council,

My name is James McDermott, and I am a student at the university of Cincinnati. I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. As a student at UC, I am well aware of the housing crisis that plagues our students. Rent is getting more and more expensive, and more of my friends are living off campus than ever before. To respond to rising rents and the larger numbers of students who will be living off campus, it is necessary that the city change its zoning in the uptown area to allow for more housing.

I think the Connected Communities proposal really hit the nail on the head with its proposed changes, and I am super optimistic about the future of this city because of it. So please support connected communities to allow for more housing and growth in this city.

As an aside, some friends and I were thinking of pooling our money to build a fourplex that we would collectively own in Walnut Hills. Only one of us owns a car, but with the current parking requirements we would have to have three parking spaces, making the idea much more expensive and much less likely to happen. With the proposed Connected Communities' changes in Walnut Hills, we could now build the fourplex without any required parking, which would allow us to choose whether to have a parking space on site or not.

Imagine how many projects could now pencil out that didn't before by passing this law and how many more people we could allow to live in Cincinnati! I hope you all support Connected Communities and don't allow a vocal minority of NIMBYs to take charge of Cincinnati's future. I wish you all the best!

Sincerely,  
James McDermott.

## Urbanicsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:25 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support Connected Communities!

---

**From:** Adam Brokaw <[abrokaw24@gmail.com](mailto:abrokaw24@gmail.com)>  
**Sent:** Sunday, April 14, 2024 10:37 AM  
**To:** Harris, Reggie <[reggie.harris@cincinnati-oh.gov](mailto:reggie.harris@cincinnati-oh.gov)>  
**Subject:** [External Email] Support Connected Communities!

You don't often get email from [abrokaw24@gmail.com](mailto:abrokaw24@gmail.com). [Learn why this is important](#)

### External Email Communication

Hello,

I want to thank you for your service to Cincinnati on the city council. My name is Adam Brokaw and I am a Cincinnati resident that is concerned for the future of our city. For decades, we have torn down dense housing, built highways, and created other car-centric infrastructure that has become a major burden for taxpayers. Not only has this helped to create an affordable housing crisis, but has exacerbated the climate crisis and has held Cincinnati and its residents back from true prosperity.

But we can still turn this around. I believe the Connected Communities proposals will help fix past mistakes and set us on a path to a brighter future. Increasing middle housing, eliminating parking minimums, and zoning reforms will unlock great financial opportunities and make us competitive with other cities.

As a young professional living in this city, it's hard not to be jealous of the kinds of developments and reforms that other cities have made. I often wonder, why are our policies still stuck in the 20th century? With Connected Communities, however, I know we can not only move forward, but become a leader and make our city even more attractive to young people. These urban planning concepts are not simply a trend-it's how the most financially productive cities in the world operate.

Thank you for your time, and please support Connected Communities!

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:24 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

---

**From:** Candace Wade <[wade.candace1@gmail.com](mailto:wade.candace1@gmail.com)>  
**Sent:** Sunday, April 14, 2024 11:39 AM  
**To:** #COUNCIL <[CityCouncil@cincinnati-oh.gov](mailto:CityCouncil@cincinnati-oh.gov)>  
**Subject:** [External Email] Support for Connected Communities

Some people who received this message don't often get email from [wade.candace1@gmail.com](mailto:wade.candace1@gmail.com). [Learn why this is important](#)

### External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:24 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

---

**From:** Harris Eidelman <spanbrew234@gmail.com>  
**Sent:** Sunday, April 14, 2024 9:07 AM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities

Some people who received this message don't often get email from [spanbrew234@gmail.com](mailto:spanbrew234@gmail.com). [Learn why this is important](#)

### External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Best,

A concerned Cincinnati

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:24 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

-----Original Message-----

From: Mitch Radakovich <mitch@radakovichfamily.com>  
Sent: Sunday, April 14, 2024 7:04 PM  
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>  
Subject: [External Email] Support for Connected Communities

[Some people who received this message don't often get email from mitch@radakovichfamily.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear City Council,

I am writing to express my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

I am a young professional living in OTR and working at P&G. I have struggled with the lack of density and vibrancy outside of the urban core, and I believe this program will greatly improve our city. Combination of emphasis on density and transit-oriented development is also quite promising. If we want young people to come and stay in Cincinnati, we need improvements like this.

I know there will likely be very loud opposition, but know that the majority of people are busy working, putting food on the table, and trying to stay safe, so they don't have time to show up to public comment. Please keep these populations in mind when you are hearing privileged, wealthy opposition who are fortunate enough to have the time to show up to council meetings.

Thanks,  
Mitch Radakovich

## Halt, Andrew

---

**From:** Keough-Jurs, Katherine  
**Sent:** Monday, April 15, 2024 2:25 PM  
**To:** Donald Dudrow - CHS  
**Cc:** Kearney, Jan-Michele; #COUNCIL; nana@northavondalecincinnati.com; Halt, Andrew; Hoffman, Stacey; Weber, William  
**Subject:** RE: [External Email] Re: Upcoming Connected Communities Public Meetings

Donald,

First, thank you for your insight and the time you dedicated to providing your input as one of our professional stakeholders.

Thank you also for sharing your well-thought critiques and suggestions about the proposed policy. We will take them into consideration as we move forward. We will also make sure your comments are included in all information provided to the City Planning Commission and City Council regarding this topic.

We appreciate you taking the time to participate in this process and reaching out to us.

Thank you,

**Katherine Keough-Jurs, FAICP | Director**  
City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
(p): 513.352.4859 | (f): 513.352.4853 | [Website](#) | [Twitter](#) | [Plan Cincinnati](#)



Stay up to date with "[Connected Communities](#)"

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**From:** Donald Dudrow - CHS <dldudrow@chs-incorp.com>  
**Sent:** Friday, April 12, 2024 4:49 PM  
**To:** Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>  
**Cc:** Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>; nana@northavondalecincinnati.com  
**Subject:** [External Email] Re: Upcoming Connected Communities Public Meetings

External Email Communication



Katherine,

As a member of your committee of professional stakeholders that participated in your concept meetings, I must say that I oppose the current Connected Communities proposal. I've reviewed the recommendations/ plan and as an affordable housing professional and Cincinnati homeowner I cannot support the plan. I'm opposed to the Connected Communities zoning changes for the following reasons.

1. Unintended Consequences - The 4/24/2023 Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities.
2. Fairness - Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
3. Absentee Landlords - Unfortunately Cincinnati has a horrible history with out of town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out of town investors dividing-up single family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (unlikely legal to do so).

Better Options: The following alternatives to increasing the housing stock include the following. These alternatives can be implemented without changing any laws/ regulations.

1. Enforcement - there are many blighted and neglected properties throughout Cincinnati. Enforcement of municipal housing and maintenance codes will either cause the owner to improve their properties or sell. This is not being done in a comprehensive manner due to building inspector staff shortages/ funding. Also, mandatory annual housing code inspections of rental housing is needed. Increasing fines and consequences of non-compliance may be necessary.
2. Assessment/ Foreclosure - failure of a property owner to maintain their properties would be a "big-stick" in turning blighted properties into needed housing.
3. City/ Port/ 3CDC Purchase/ Stabilization/Resale - Foreclosure or purchase of abandoned lots or properties that fail enforcement actions and then offering them to new buyers with financing/ tax abatement/ and other incentives. I personally was involved in the very successful City led VBS (Vacant Building Stabilization) program. As one of the City's Consulting Architects we stabilized over 30 buildings in OTR that were foreclosed on by the City or abandoned. Stabilization included: roofing, closing doors/ windows, and structural repairs in order to prevent further deterioration or collapse of the buildings. These stabilized building were eventually sold by 3CDC for \$1 to investors who promised to renovate/ occupy the buildings. The success you see in OTR is in great part due to this VBS program. Otherwise, the failure to stabilize these buildings would have led to

their demolition and loss of much of the OTR fabric. This approach can be implemented city-wide to great effect.

4. Variances - though I'm not a huge fan of zoning variances, there are times and places where it is needed. The current zoning code allows for some "flexibility" while engaging neighborhood stakeholders in an organized and transparent process. Why change something that to a great extent has been successful in accommodating exceptions to current zoning?
5. Market Forces - A better solution is to keep the historically zoned single family neighborhoods intact and let the market determine the best location and type of affordable housing as permitted by current zoning. This allows stabilized communities and active neighborhood involvement (ex. NANA and others) to serve as an anchor for peripheral growth of multi-family housing. "Multi-family rentals everywhere" is the antithesis of good urban planning. Uniform housing types, in defined neighborhoods, is the goal of many successful urban plans and zoning ordinances - i.e. utopian planned communities.

Closing Thoughts - Building types, height and area requirements preserve the rich character of Cincinnati's neighborhoods. Hyde Park is a perfect example of what loose zoning codes/ lack of enforcement and undesirable variances will do to destroy a once beautiful and recognized neighborhood. When I moved to Hyde Park in 1986 it was a wonderful, quiet, safe and vibrant community. Now I avoid the area as much as possible due to the traffic, divided single family lots, high density and poorly designed new-builds surrounding the square by speculators. Oh, and none of it is "affordable" to most.

I urge the City of Cincinnati to leave the zoning as-is and instead of legislating destructive change; enforce current codes/ regulations, and find financial resources and incentives to motivate the free market to determine the best location and type of affordable housing within the constraints of the current zoning code.

Donald L. Dudrow, Jr., RA, NCARB, AIA, CEM  
President/ Architect  
Creative Housing Solutions, Inc.  
935 Lenox Place  
Cincinnati, Ohio 45229  
800.321.5270  
513.961.4400 ext. 1  
513.325.5678 cell  
[www.chs-incorp.com](http://www.chs-incorp.com)  
iMac



On Feb 16, 2024, at 10:45 AM, Keough-Jurs, Katherine <[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)> wrote:

Good Morning,

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Monday, April 15, 2024 3:24 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

---

**From:** Danielle Knobloch <daniellesknobloch@gmail.com>  
**Sent:** Monday, April 15, 2024 11:41 AM  
**To:** Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>;  
community@corryville.org; billcrawford@fuse.net  
**Subject:** [External Email] Support for Connected Communities

Some people who received this message don't often get email from [daniellesknobloch@gmail.com](mailto:daniellesknobloch@gmail.com). [Learn why this is important](#)

### External Email Communication

Dear Mayor Aftab, Bill Crawford, and the City Council,

My name is Dani Knobloch, resident of Coryville, and I am writing to express my **wholehearted support** for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. When I first learned about the plan, I was extremely excited that the city seemed to hold the same values that I and many of my fellow Cincinnatians held. Housing, transit, and accessibility to the city are all issues that are ever-present in our lives, and we are confident that the approach Connected Communities is taking is a step in the right direction to make Cincinnati a better place for **all** residents and visitors.

Now is the time to build off our investments in our transit system, support our neighborhoodbusiness districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing. Change is tough, but I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

It's projects like the Connected Communities plan that make me - a Cincinnati Transplant (from Houston!) - want to live the rest of my life in Cincinnati. I have fallen in love with this city ever since visiting and subsequently moving here, and the ethos and drive around improving the city through things like connected communities are a HUGE part of that love. People here love their city and want to make it a better place. That energy is infectious. Please support this plan and help strengthen our city and the people within it.

Thank you,  
Dani(elle) Knobloch

## Halt, Andrew

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**From:** Keough-Jurs, Katherine  
**Sent:** Monday, April 15, 2024 2:28 PM  
**To:** Halt, Andrew  
**Cc:** Hoffman, Stacey  
**Subject:** FW: [External Email] Opposition to Connected Communities

Please add to the correspondence.

---

**From:** Susan Conner <Laruscanus46@outlook.com>  
**Sent:** Sunday, April 14, 2024 12:43 PM  
**To:** Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>  
**Subject:** [External Email] Opposition to Connected Communities

You don't often get email from [Laruscanus46@outlook.com](mailto:Laruscanus46@outlook.com). [Learn why this is important](#)

### External Email Communication

Paddock Hills can't say enough about the city's attempts to takeover property rights are abominable. This proposal we received was written a year ago, which makes it clear that your administration considers this a fait accompli. We will not tolerate it. We are proud of our community for including diversity and multi-family housing. We bought our homes here because we consider it very livable. We don't need "density," Mt. Lookout was forced to include Section 8 housing, which has not improved neighborhoods (particularly on Kinmont St.). We see only benefits for developers and the city to profit from "Connected Neighborhoods (what is connecting us with this plan?), not property owners. We'd like more money spent on attempts to improve our infrastructure, particularly streets, that harebrained attempts at subterfuge of our rights. Who wants this? Did any property owner request this before this was conceived? Did REITs request it? We're very angry with this. If this goes through, Mayor Pureval will not receive a vote from this neighborhood.

## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Thursday, April 18, 2024 5:03 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Categories:** AW

---

**From:** Bradley Thomas <bradleywilliamthomas@gmail.com>  
**Sent:** Wednesday, April 17, 2024 8:51 AM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities

### External Email Communication

Mayor Pureval and Members of City Council,

I'm writing to express my support for the Connect Communities proposal. These reforms will increase our population, grow our tax base, and reduce emissions by focusing growth in walkable areas well served by transit.

One very important fact to remember during this process is the median Cincinnati is a 32 year old, non-white, female renter who makes \$31,869 per year, and that is precisely who will benefit from these reforms. Increased housing supply will lower rents and living along transit lines will reduce transportation costs.

Thank you and please do not hesitate to contact me if you have any questions or concerns.

Brad

## Urbancsik, Jesse

---

**From:** E B <eshlise@gmail.com>  
**Sent:** Thursday, April 18, 2024 12:27 PM  
**To:** #COUNCIL; Cincinnati City Planning  
**Subject:** [External Email] Connected communities

**Categories:** AW

Some people who received this message don't often get email from eshlise@gmail.com. [Learn why this is important](#)

### External Email Communication

Councilmembers and Planning Committee,

Councilmember Harris delivered a great presentation at the Northside community council about Connected communities. This sounds like an exciting opportunity to improve density and could connect people to each other, the businesses around them they may choose to patronize or work at, and potentially improve efforts for bicycle- and pedestrian-centeredness!

Elise Binder

## Urbanicsik, Jesse

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**From:** Kira Palmer <kirajo513@gmail.com>  
**Sent:** Thursday, April 18, 2024 11:08 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support for Connected Communities

**Categories:** AW

External Email Communication

To the Department of City Planning and Engagement,

The comments below are addressed to the Planning Commission:

I would like to voice my wholehearted support for the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris, and Councilmember Cramerding. Now is the time to build off our investments in our transit system, support our neighborhood business districts, and aggressively build more housing to accommodate the growth Cincinnati is experiencing.

Change is tough, but the status quo is not working. So I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati. Connected Communities is about supporting the vitality of our city and providing increased opportunity to residents, business owners, and employees to connect to what they need and to connect with one another. It is about increasing housing options and strengthening neighborhood business districts. It is about directing future development to be more pedestrian friendly and human-centered. It is about discouraging development patterns that could hurt our quality of life.

Some of Cincinnati's most pressing issues include housing affordability, small business success, and safety. We must increase development and increase density to help address these issues. By increasing development and density, we increase the housing supply and therefore relieve some of the real estate market pressures making housing unaffordable for renters and owners alike. By increasing development and density, we increase foot traffic to support small business owners and the people they employ. By increasing development and density, we increase eyes on the street, which makes people feel safer. Coupled with increased development and density, by reducing reliance on cars and supporting pedestrian-scaled development patterns, we help increase safety for folks walking, wheeling, cycling, and using other forms of transportation.

I am speaking up as someone who lives, works, and plays in Cincinnati.

It is because of my lived experience that I urge the Planning Commission to support Connected Communities. The Connected Communities policy and legislation balances the Cincinnati of today and the Cincinnati we want to build for the future - for the environment, for legacy residents, for future generations.

Best,  
Kira P.  
Mt. Adams renter and Downtown worker

## Urbancsik, Jesse

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**From:** Harris, Reggie  
**Sent:** Tuesday, April 23, 2024 10:54 AM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Connected Communities: Building Accessible Future for Our City  
**Categories:** JU

---

**From:** Katherine Waddell <civicinput@newmode.org>  
**Sent:** Tuesday, April 23, 2024 8:36 AM  
**To:** Harris, Reggie <reggie.harris@cincinnati-oh.gov>  
**Subject:** [External Email] Connected Communities: Building Accessible Future for Our City

### External Email Communication

Dear Cincinnati City Council Member Reggie Harris,

This is exactly what Cincinnati needs to provide more housing in better locations for a wider variety of people. It will improve pedestrian safety, access to transit, and reduce dependency on cars. I think this plan will make Cincinnati a better place for people who already live here and make it a much more desirable place for people looking for a new home. I am very excited to see a plan like this put into place here.

Sincerely,  
Katherine Waddell

1925 Auburn Ave Apt 6  
Cincinnati, OH 45219  
United States



## Urbancsik, Jesse

---

**From:** Harris, Reggie  
**Sent:** Tuesday, April 23, 2024 10:54 AM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Connected Communities: Building Accessible Future for Our City  
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Sincerely,  
Katherine Waddell

1925 Auburn Ave Apt 6  
Cincinnati, OH 45219  
United States

## Urbancsik, Jesse

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**From:** Bobbie Foy <bobbiefoy@gmail.com>  
**Sent:** Wednesday, April 24, 2024 4:08 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Community in Mt. Adams?

**Categories:** AW

[You don't often get email from bobbiefoy@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear Planning Group,  
Please do not allow the rezoning of Mt. Adams to provide a "connected community". We do not have enough street parking as is!!!  
We are already physically connected to downtown, and a walkable community.  
This is not a viable change for such an established community.  
Bobbie Foy  
bobbiefoy@gmail.com  
1000 Celestial

## Urbancsik, Jesse

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**From:** Edward Funnell <civinput@newmode.org>  
**Sent:** Wednesday, April 24, 2024 11:42 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Building Accessible Future for Our City

**Categories:** AW

You don't often get email from civinput@newmode.org. [Learn why this is important](#)

### External Email Communication

Dear Cincinnati Planning,

Hello,

I work in Cincinnati and live in Delhi. I want to be able to get into work without creating car traffic that makes our city worse. Please fix our zoning, fix our transit, and fix our places - Cincy can be a nicer place to BE and not just drive into. I know there are a lot of loud NIMBYs. There always will be, and they are not speaking for the majority. Now is the time to make Cincy better. Please, put your support 100% behind Connected Communities!

Sincerely,  
Edward Funnell

5027 Francisvalley Court  
Cincinnati, OH 45238  
United States

## Urbancsik, Jesse

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**From:** robdaly35@gmail.com  
**Sent:** Wednesday, April 24, 2024 2:21 PM  
**To:** Aftab, Mayor; #COUNCIL; Cincinnati City Planning  
**Cc:** 'Victoria Daly'  
**Subject:** [External Email] Fast and loose proposed ground rule changes for Mt Adams zoning  
**Attachments:** MACA Letter to Planning Commission April 22 2024.pdf

**Categories:** AW

Some people who received this message don't often get email from robdaly35@gmail.com. [Learn why this is important](#)

### External Email Communication

Folks,

We have attached the formal note, sent each of you by the Mt Adams Civic Association, to convey our full support of the document.

Trust is so vital, hard to earn, easy to lose, long time to regain. There is trust in the community now, the proposed action is wrought with overly simplistic notions with real messy consequences, that would likely shred the trust. I have been through this over the years with the city, and they don't end well for anyone. The only problem with a proposed quick fix, is its not often quick, and it doesn't fix anything.

Respectfully Robert & Victoria Daly  
347 Oregon St. 45202

## Urbancsik, Jesse

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**From:** Elizabeth Goodman <edehne@gmail.com>  
**Sent:** Thursday, April 25, 2024 1:54 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Fwd: Connected Communities: Public Comment

**Categories:** AW

### External Email Communication

I recieved an out of office message for Urbancsik with this email address as the recommended contact. Just forwarding to make sure it is added to the Planning Commission packet.

Thank you!  
Elizabeth

Dear City Councilmembers, Mayor, and Cincinnati Planning Department,

Greetings! My name is Elizabeth Goodman, Linwood and 3rd generation Cincinnati resident.

I plan to attend at least one of the Planning Staff Conferences scheduled for the 25th and 30th, but wish to add my comments regarding the proposed Connected Communities legislation in writing for the record.

In order to build satisfaction and trust among constituents, it is important to demonstrate that our elected officials and hired administration are committed to serving the current population before attempting to add more people to the City boundaries. It is my stance that Connected Communities zoning initiatives should be paused in favor of addressing the issues below first. If there are active solutions or plans actively in place for any of these items, thank you in advance for sharing this information.

### 1. Bus Rapid Transit (BRT): Connected Communities making plans on a hypothetical

- As stated in the [Planning Department presentation to the Equitable Growth and Housing Committee on 4/23/24](#), The BRT plans have several years before completion.
  - It is premature to amend the zoning code in these target areas before the lines are built and running efficiently.
- Residents voted to financially support SORTA, [with the passing of Issue 7 in 2020](#)
  - While some of the items promised have been implemented, the identified BRT lines are yet to come to plan
  - Residents deserve to see efforts made towards this project before the City takes measured attempts to add density.
  - Once the BRT lines are installed, this will provide additional mobility for the target areas and allow for a more efficient flow of residents who wish to use this service.

### 2. Adding density where already most dense raises Quality of Life concerns

This plan could add more density in areas that already have higher population, higher rental rates, and are facing Quality of Life issues such as dumping, littering, blight, and crime.

- Plans should be implemented to target dumping/litter enforcement, drug activity, and prosecution of crimes for all those breaking the law.
- Crime will never be at 0%, but if even the smaller issues of the dumping/littering (i.e. more trash detail for offenders) can be addressed before adding more people, will set the neighborhoods on a pathway to success.

### 3. Out of town landlords/non-owner occupied properties need investigation

- Connected Communities is rent-centric in its plans.
- City leaders should have enforcement measures in place to address predatory or negligent landlords/property owners prior to opening the zoning code that will allow more multi-unit construction.
- [This WLWT article](#): Ohio leaders take aim at predatory investors driving up local housing prices states that investors “*bought 15 percent of homes and almost 50 percent of homes in certain low-income communities. One company bought 29 homes on a single street.*”
  - [It appears that The Stop Predatory Investing Act is still making its way through Congress at the Committee stage.](#)
  - Perhaps Cincinnati can implement measures in the meantime to protect its residents and properties within City limits and possibly free up some housing stock in the process, which may help address supply and demand.

### 4. Housing stock/vacancies need more investigation

[According to the 2020 Census](#), there are over 19,000 vacant units in Cincinnati. Identifying what is vacant, why, and potential future use cases for vacancies should be done before encouraging the construction of more units.

### 5. Other items for consideration:

According to the 2020 Census:

[Cincinnati's poverty rate is 26.6%](#). One quarter of residents are living in poverty.

- This is an indication that the economy of the city is not healthy, not necessarily an indication that we need more housing.

Cincinnati's [homeowner rate is 40%](#). The average for Ohio is 67%.

- This should indicate that rental stock availability may not be the problem, but perhaps that more housing stock (i.e. single family homes) need to be added to the housing stock for residents to own.
- This may also help alleviate negligent landlords, out of state property owner concerns, if the city can support homeownership conditions in the city vs. renting.

In conclusion, I currently do not have confidence in city leaders and hired administration to ensure the safety, cleanliness, or efficiency of city management with the current population, much less if more residents are added in the near future.

Making Cincinnati a desirable place to live requires more than just more housing, and therefore I cannot support the Connected Communities legislation until the City demonstrates efforts towards the above issues.

Thank you for your time and consideration. I look forward to following along with the process, and am hopeful that current resident feedback is prioritized.

Sincerely,  
Elizabeth Goodman

## Halt, Andrew

---

**From:** Elizabeth Goodman <edehne@gmail.com>  
**Sent:** Thursday, April 25, 2024 11:22 AM  
**To:** Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Aftab, Mayor; Urbancsik, Jesse; Halt, Andrew; ClerkOfCouncilEmail  
**Subject:** [External Email] Connected Communities: Public Comment

### External Email Communication

Dear City Councilmembers, Mayor, and Cincinnati Planning Department,

Greetings! My name is Elizabeth Goodman, Linwood and 3rd generation Cincinnati resident.

I plan to attend at least one of the Planning Staff Conferences scheduled for the 25th and 30th, but wish to add my comments regarding the proposed Connected Communities legislation in writing for the record.

In order to build satisfaction and trust among constituents, it is important to demonstrate that our elected officials and hired administration are committed to serving the current population before attempting to add more people to the City boundaries. It is my stance that Connected Communities zoning initiatives should be paused in favor of addressing the issues below first. If there are active solutions or plans actively in place for any of these items, thank you in advance for sharing this information.

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- 

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-

- 
- 
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- 

In conclusion, I currently do not have confidence in city leaders and hired administration to ensure the safety, cleanliness, or efficiency of city management with the current population, much less if more residents are added in the near future.

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Thank you for your time and consideration. I look forward to following along with the process, and am hopeful that current resident feedback is prioritized.

Sincerely,  
Elizabeth Goodman

## Urbanicsik, Jesse

---

**From:** Mary Kenkel <mhamad@fuse.net>  
**Sent:** Saturday, April 27, 2024 4:39 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Upzoning and traffic

**Categories:** SH

### External Email Communication

Hello,

I wanted to write to address my numerous concerns about the proposed zoning changes and to follow up on the Zoom meeting that I attended with staff on Thursday, April 25th.

First, about the meeting.

During the meeting, there were multiple misstatements made by the staff. I found this concerning.

First, we were told about the high level of success of upzoning in Minneapolis but we weren't told that the increase in housing there was primarily due to buildings of 20+ units.

From <https://www.pewtrusts.org/en/research-and-analysis/articles/2024/01/04/minneapolis-land-use-reforms-offer-a-blueprint-for-housing-affordability>:

“From 2017 to 2022—including some years before Minneapolis 2040 took effect but after the city cut parking requirements near transit—nearly 21,000 new units of housing were permitted in Minneapolis. Of those, Pew estimates that 87% were in buildings with 20 or more units, and just 1% were in buildings with two to four units.”

And no one wanted bothered to mention that upzoning in Chicago increased the prices of existing housing:

From <https://journals.sagepub.com/doi/10.1177/1078087418824672> :

“...the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.”

So, the statements about the success of this type of legislation were misleading. The truth is that the jury is still out relative to upzoning. Touting its success is a nothing more than a sales pitch and smacks of dishonesty.

And then, there's what we heard about parking. Andrew claimed in the presentation that there will be a requirement of one parking spot per unit. But it wasn't until he was pushed on that that he admitted that buildings with less than 10 units would have no parking requirements at all. Again, that was dishonest.

The reality is that Cincinnati is not a walking city. People need their cars. People can't use the metro to get to Jungle Jim's or Kenwood Town Center. They can't use metro to go grocery shopping. Even if there was a bus from Mount Lookout to Hyde Park Plaza, do you actually think people are going to haul their groceries home on a metro? Do you think people are going to take the bus to Hyde Park pharmacy to pick up their prescriptions when they're sick? Or hop on a bus to get to a doctor appointment?

No, none of these things are going to happen. People will have cars. They just won't have any place to park them. So, the result will be they will park them in front of other people's houses, making it even harder on those who own homes here. These homeowners are the same people who are paying record property taxes, and absurdly high sales taxes. And they will be the ones who will be most hurt when/if this legislation is passed.

And I won't even go into the ridiculousness of the person on the Zoom meeting who said that banks would manage the parking problem. So, the idea is that you guys pass bad legislation and then depend on banks to fix it?

Seriously?

And, by the way, the statement that the infrastructure is geared up to increase with the new population density is ludicrous. I live in Hyde Park/Mount Lookout and we have had power outages three times already this year. It's routine in this area. I'm not talking short power outages. They typically range from hours to days. Last year we had four. So, I guess we're on the way to beat that number this year.

So, the infrastructure can't even keep up with the current population density much less an increased one.

And why would anyone think that allowing investors from outside the city to own rental property here is a good idea? How do you not understand that outside investor have, by definition, no skin in the game in this city?

And why would you want to increase the renter population when Cincinnati is already over 60% renters? The percentage of renters here is already the 6th highest in the state (<https://www.cleveland.com/news/2024/04/what-cities-lead-ohio-with-the-largest-concentration-of-renters.html>) How do you not understand that the stability of the city is based on its homeowners? Homeowners are people who have a vested interest in this place. Not true for renters, who are often transient. So you should be encouraging home ownership instead of trying to eliminate single family homes.

What the hell are you thinking?

And then there's the elimination of green space as I hear that developers in my area are looking to plow through the trees in the center of our block to put another monstrosity.

And then there are the hillside landslides.

And there's the traffic issue. These zoning changes will do nothing but increase the congestion of the traffic in my neighborhood which is already out of control.

And while we're talking about traffic, it is colossally congested around. But that congestion has been made far worse by the traffic pattern and lane changes that have been made in this area over the last couple of months.

For some unfathomable reason, someone in the city decided to take some of the busiest intersections in this area (Paxton/Linwood, and Erie/Edwards for example) and make them nearly impassable by reducing the lanes there by **HALF**. So now there is a solid white line that divides these major streets in half, presumably to stop anyone from driving in the far lane. (Why? For parked cars? Are you kidding me?) And the solid white lines go directly up to intersection. The result is that, if you follow traffic law and don't cross the solid white line, you can't turn right until you are actually at the intersection. You can't get into the far-right lane and turn. So the lines of traffic on these streets are much longer now since you have to wait way longer to turn right. And when you are finally able to make that right turn, you will frequently find yourself having to turn right across a lane of traffic because some drivers either don't know or don't care what a solid white line means and drive in that far lane anyway.

And then there's the incomprehensible change in the traffic pattern on Paxton near Hyde Park Plaza. You've eliminated the offramp to Wasson and fabricated a ridiculous weaving turn as Paxton approaches the Plaza. And coming from the Plaza is, if possible, even worse as you've eliminated a lane of traffic at possibly the most congested intersection in the area. And for what? A 4-foot-wide sidewalk? Because it looks like that's the only thing that was added when these lanes of traffic were eliminated and rerouted. Ridiculous.

Who the hell thought that was a good idea? If someone does not understand the basic math of traffic flow, they are not qualified to be a city planner. And this is coming from a person with graduate degrees in high energy physics and applied math. Traffic flow is math 101. And if they don't know it, get out of the profession.

And here's an issue that wasn't addressed in the Zoom meeting: Will the new buildings enjoy tax abatement? Because if they do, you all are going to have even more to answer for. I live in a tiny home, and the thought that I will be paying more tax than the developers profiting off making my life and my commute harder is **unacceptable**.

The idea of you effing with my general sense of well-being in my own home and my neighborhood is **absolutely unacceptable**.

The idea of you destroying the charm of our neighborhood so that you can house people in my backyard is **absolutely unacceptable**.

So, I will repeat what I have already said multiple times.

I am vehemently opposed to this new legislation.

Hell no.

Sincerely,

Mary Kenkel  
mhamad@fuse.net



## Urbancsik, Jesse

---

**From:** Monica Windholtz <monicawindholtz@me.com>  
**Sent:** Saturday, April 27, 2024 11:55 AM  
**To:** council@Cincinnati-oh.gov; Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

**Categories:** SH

### External Email Communication

I am writing to express my strong support for Connected Communities. This initiative holds immense potential to alleviate the burden of housing costs, increase housing supply.

Most of all, the **Connected Communities initiative will meet a major goal of the 2023 Green Cincinnati Plan**, in the Mobility category: *Build a policy framework that supports the creation of connected communities* (p. 120).

The GCP Steering Committee recommended achieving this goal through a strategy: *Modify land use regulations to support development along transit corridors* (p. 120).

Cincinnatians and our neighbors across the county expressed support for better transit when Issue 7 was passed. But supporting Metro's Bus Rapid Transit plan will take more than just finding it. **It will take bold, visionary leadership which we your citizens believe you are capable of.** For example, the mayor of Paris, France has committed to creating a significant number of new bike lanes in that city.[1] Now, more people are riding bikes than driving.

If the infrastructure is built, people will come to it, and use it, and love it.

We're ready for transit-oriented development in this city. Supporting development of more density along bus lines will bring more people to those bus lines.

It will offer additional opportunity to create mixed-socioeconomic communities as the price of entry is reduced for a unit in a multifamily home as compared to a single family home in that same neighborhood.

We have seen other cities like Minneapolis take similar policies and stabilize rent prices. [2] This is the type of bold, visionary policy Cincinnati needs to address its pressing issues.



Please vote with a resounding YES on this new initiative for the future of our city.

Best,

Monica Windholtz

[1] <https://www.euronews.com/green/2024/04/12/cycling-is-now-more-popular-than-driving-in-the-centre-of-paris-study-finds>

[2] <https://www.planetizen.com/news/2024/04/128587-minneapolis-model-housing-affordability#:~:text=Thanks%20to%20a%20sweeping%20set,the%20rest%20of%20the%20state.>

## Halt, Andrew

---

**From:** andrew.halt@cincinnati-oh.gov  
**To:** Cincinnati City Planning  
**Subject:** RE: [External Email] Upzoning and traffic

---

**From:** Mary Kenel <[mhamad@fuse.net](mailto:mhamad@fuse.net)>  
**Sent:** Saturday, April 27, 2024 4:39 PM  
**To:** Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)>  
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So, the infrastructure can't even keep up with the current population density much less an increased one.

And why would anyone think that allowing investors from outside the city to own rental property here is a good idea? How do you not understand that outside investor have, by definition, no skin in the game in this city?

And why would you want to increase the renter population when Cincinnati is already over 60% renters? The percentage of renters here is already the 6th highest in the state (<https://www.cleveland.com/news/2024/04/what-cities-lead-ohio-with-the-largest-concentration-of-renters.html>) How do you not understand that the stability of the city is based on its homeowners? Homeowners are people who have a vested interest in this place. Not true for renters, who are often transient. So you should be encouraging home ownership instead of trying to eliminate single family homes.

What the hell are you thinking?

And then there's the elimination of green space as I hear that developers in my area are looking to plow through the trees in the center of our block to put another monstrosity.

And then there are the hillside landslides.

And there's the traffic issue. These zoning changes will do nothing but increase the congestion of the traffic in my neighborhood which is already out of control.

And while we're talking about traffic, it is colossally congested around. But that congestion has been made far worse by the traffic pattern and lane changes that have been made in this area over the last couple of months.

For some unfathomable reason, someone in the city decided to take some of the busiest intersections in this area (Paxton/Linwood, and Erie/Edwards for example) and make them nearly impassable by reducing the lanes there by **HALF**. So now there is a solid white line that divides these major streets in half, presumably to stop anyone from driving in the far lane. (Why? For parked cars? Are you kidding me?) And the solid white lines go directly up to intersection. The result is that, if you follow traffic law and don't cross the solid white line, you can't turn right until you are actually at the intersection. You can't get into the far-right lane and turn. So the lines of traffic on these streets are much longer now since you have to wait way longer to turn right. And when you are finally able to make that right turn, you will frequently find yourself having to turn right across a lane of traffic because some drivers either don't know or don't care what a solid white line means and drive in that far lane anyway.

And then there's the incomprehensible change in the traffic pattern on Paxton near Hyde Park Plaza. You've eliminated the offramp to Wasson and fabricated a ridiculous weaving turn as Paxton approaches the Plaza. And coming from the Plaza is, if possible, even worse as you've eliminated a lane of traffic at possibly the most congested intersection in the area. And for what? A 4-foot-wide sidewalk? Because it looks like that's the only thing that was added when these lanes of traffic were eliminated and rerouted. Ridiculous.

Who the hell thought that was a good idea? If someone does not understand the basic math of traffic flow, they are not qualified to be a city planner. And this is coming from a person with graduate degrees in high energy physics and applied math. Traffic flow is math 101. And if they don't know it, get out of the profession.

And here's an issue that wasn't addressed in the Zoom meeting: Will the new buildings enjoy tax abatement? Because if they do, you all are going to have even more to answer for. I live in a tiny home, and the thought that I will be paying more tax than the developers profiting off making my life and my commute harder is **unacceptable**.

The idea of you effing with my general sense of well-being in my own home and my neighborhood is **absolutely unacceptable**.

The idea of you destroying the charm of our neighborhood so that you can house people in my backyard is **absolutely unacceptable**.

So, I will repeat what I have already said multiple times.

I am vehemently opposed to this new legislation.

Hell no.

Sincerely,

Mary Kenkel



## Urbancsik, Jesse

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Monday, April 29, 2024 4:39 PM  
**To:** Aftab, Mayor; Halt, Andrew; Keough-Jurs, Katherine; Hoffman, Stacey  
**Cc:** Jen Raabe; Laurel Garrison; Michael Hauser; Mt. Lookout Planning  
**Subject:** [External Email] What's the long-term impact on parking?

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** SH

### External Email Communication

There are many areas of concern regarding the Connected Communities initiative, which could become law in a matter of weeks. For me, the area of greatest concern is the huge impact this initiative could have on parking. Zero off-street parking is required for new developments of up to 10 units!

The expectation seems to be that hundreds of housing units can be added near the business center in every neighborhood without causing enormous parking problems. The hope seems to be either that large numbers of people will be able to get by with less vehicles, and/or that there are plenty of unused parking spots near every business center.

I believe that in many neighborhoods very few people will find it possible to live without vehicles. My estimate is that at least 1.5 vehicles per unit will end up on the road. My guess is that at least 50 living units per year will likely be built in the next four years in many neighborhoods. If I'm right, that means 75 parking spots will go missing every year, for a total of 300 in many neighborhoods over the four year period!

This could be disastrous for businesses throughout Cincinnati, since there will be a huge shortage of parking spots near the business district. Many people would have to park a large distance from their home. At that point, it would be impossible to undo the damage. Do we want a future in which it will be a huge hassle to try to find a parking spot near most Cincinnati businesses?

## Urbancsik, Jesse

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**From:** Ginny Corsini <corsiniginny@gmail.com>  
**Sent:** Monday, April 29, 2024 10:33 AM  
**To:** #COUNCIL; Aftab, Mayor; Cincinnati City Planning  
**Subject:** [External Email] Connected Communities, 2024

**Categories:** AW

Some people who received this message don't often get email from corsiniginny@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear City Council members, Planning Commission staff and Mayor Pureval;

Over the past several weeks, I've been focused on learning the details of the Connected Communities initiative for our City. I attended Mayor Pureval's virtual information session on February 26, received a written overview from the Mt. Adams Civic Association members who attended the Summit on March 23, studied the information on your website and participated in the ZOOM meeting on April 25. I feel I have a comprehensive understanding of the program and how it will impact Cincinnati.

While Connected Communities will certainly benefit some neighborhoods within the City by offering more options to increase population density, it does not work for Mt. Adams. Let's start with relaxed parking and the allowance for medium housing to provide just one parking place per 2/3/4 family unit. For anyone who has ever come 'up the Hill' to support our bars, restaurants and retail operations you know that finding parking can be difficult. We don't need to exacerbate this problem.

That issue leads to the idea of using public transportation as an alternative to personal automobiles. Metro operates the #1 bus on one route around the periphery of Mt. Adams. It services riders to and from downtown, plus Walnut Hills. Standard buses cannot maneuver the tight street grid in our business district so increasing service by adding new routes is not an option.

This issue leads us to the concept of using non-motorized vehicles, such as bicycles, and walking. Residents of Mt. Adams enjoy leisurely strolls to our many amenities but, overall, the topography can be challenging to both these alternatives, especially during winter months.

Finally, I'm curious how the "1/4 mile from community business districts" boundary was determined for outlining the reach of Connected Communities. In Mt. Adams, that basically covers our entire neighborhood.

All in all, Connected Communities is not a good project for the future of Mt. Adams. A one-size-fits-all approach such as this would negatively impact our neighborhood. I, therefore, oppose Connected Communities in its current form.

With appreciation,

Virginia Corsini

1129 Carney Street

513-257-5509

## Urbancsik, Jesse

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**From:** Keough-Jurs, Katherine  
**Sent:** Monday, April 29, 2024 8:01 AM  
**To:** Halt, Andrew; Hoffman, Stacey  
**Subject:** FW: [External Email] Paddock Hills - Opposition to Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** SH

I think we have this one already but just in case – please include

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**From:** CityManagerEmail <CityManager@cincinnati-oh.gov>  
**Sent:** Monday, April 22, 2024 12:37 PM  
**To:** Long, Sheryl <Sheryl.Long@cincinnati-oh.gov>  
**Cc:** Weber, William <William.Weber@cincinnati-oh.gov>; Tallent, Virginia <Virginia.Tallent@cincinnati-oh.gov>; Hampton, Natasha <natasha.hampton@cincinnati-oh.gov>; Wright, Angela <angela.wright@cincinnati-oh.gov>; Lair, Mollie <Mollie.Lair@cincinnati-oh.gov>; Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>  
**Subject:** FW: [External Email] Paddock Hills - Opposition to Connected Communities

FYI

Amira

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**From:** Susan Conner <[Laruscanus46@outlook.com](mailto:Laruscanus46@outlook.com)>  
**Sent:** Sunday, April 14, 2024 12:43 PM  
**To:** CityManagerEmail <[citymanager@cincinnati-oh.gov](mailto:citymanager@cincinnati-oh.gov)>  
**Subject:** [External Email] Opposition to Connected Communities

You don't often get email from [laruscanus46@outlook.com](mailto:laruscanus46@outlook.com). [Learn why this is important](#)

### External Email Communication

Paddock Hills can't say enough about the city's attempts to takeover property rights are abominable. This proposal we received was written a year ago, which makes it clear that your administration considers this a fait accompli. We will not tolerate it. We are proud of our community for including diversity and multi-family housing. We bought our homes here because we consider it very livable. We don't need "density," Mt. Lookout was forced to include Section 8 housing, which has not improved neighborhoods (particularly on Kinmont St.). We see only benefits for developers and the city to profit from "Connected Neighborhoods (what is connecting us with this plan?), not property owners. We'd like more money spent on attempts to improve our infrastructure, particularly streets, that harebrained attempts at subterfuge of our rights. Who wants this? Did any property owner request this before this was conceived? Did REITs request it? We're very angry with this. If this goes through, Mayor Pureval will not receive a vote from this neighborhood.



## Urbancsik, Jesse

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**From:** Julia Ventura <juliaventura1956@gmail.com>  
**Sent:** Tuesday, April 30, 2024 9:32 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Mt. Adams

**Categories:** AW

You don't often get email from juliaventura1956@gmail.com. [Learn why this is important](#)

### External Email Communication

To whom it may concern, As a Mt. Adams resident for 11 years I find it very concerning to add housing units without parking. Residents park their cars in front of their homes and it is difficult to find a spot when art museum and playhouse are in session or special events happening. It is also hard for businesses to attract customers when parking is really hard. Mt. Adams is special for its architecture and not for multiple apartments w no style. Julie Ventura

## Urbancsik, Jesse

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**From:** kevin.leahy@fuse.net  
**Sent:** Tuesday, April 30, 2024 3:10 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Today's connected communities meeting

**Categories:** AW

You don't often get email from kevin.leahy@fuse.net. [Learn why this is important](#)

### External Email Communication

I've been listening to meeting. I appreciate all the work the team has put into this.

I agree with a lot of the points made about needing input of the community councils. Changes in zoning will potentially negatively impact the value of homes and folks are going to want to have input. Points made about how expensive housing is are especially true in the more desirable neighborhoods, but that shouldn't be the metric against which housing prices are compared. There are still big parts of the city that are more or less affordable. I agree with those who are more skeptical about this plan.

Having said that, I'd add that NOT including a requirement for EV charging infrastructure to be included as a requirement for multifamily units is a travesty, especially if part of the underlying motivation for all this is to address climate change. Overlooking this is a huge error. Not requiring parking may seem to make sense if wanting to incentivize density and increased use of public transit. But this doesn't guarantee that this will increase use of transit, rather it will harm quality of life for current residents and lower property values. And back to the EV issue, EV charging at home is the most likely way people will charge vehicles ... not including required parking infrastructure, and not requiring charging in that parking will harm EV adoption. 220V AC would be adequate at each parking space.

I live in Clifton, already dense with a diverse population, and am an environmental economist.

## Urbancsik, Jesse

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**From:** Doyle, Mackenzie G. <Mackenzie.Doyle@srcharitycinti.org>  
**Sent:** Tuesday, April 30, 2024 1:48 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Comments for Connected Communities

**Categories:** AW

You don't often get email from mackenzie.doyle@srcharitycinti.org. [Learn why this is important](#)

### External Email Communication

Hello I am Mackenzie Doyle and I am the Justice Promoter for the Sisters of Charity of Cincinnati. I am living in Delhi Township, but I am a renter and plan on living in the Cincinnati area for the foreseeable future. I am commenting today as a concerned community member. I agree with City Council and our Planning City that our city needs to be redesign in a way that is sustainable and equitable for all people. As a young adult who is concerned with the reality of climate change, I know that a lot of our way of life as Americans needs to change, including what we might think of as the American dream of owning your own single family home. I think many young people like myself are supportive and even want a multi-family home, especially if it is walkable to grocery shopping, entertainment, and restaurants. Unfortunately, our zoning codes limit us from this possibility of creating a more sustainable city and community, and must be changed. I think that allowing for more flexibility and incentives to build more multifamily homes will be helpful.

On the other hand, I know that this is being advertised as a way to provide affordable housing, and I do understand the Greater Cincinnati Homeless Coalition's reservations that it will actually do that. These policies do not seem to incentivize developers or even require developers to build affordable housing for those making 30K or less, or those making between 30-60K. I also agree with them that developers prioritize profit and that filtering doesn't work. While increasing the supply is great and needed, I think we need to be intentional about what we are building. I worry that these policies will only cause more gentrification and more expensive apartments that cater to those who are richer which will not build more equitable or affordable housing. Affordable housing is needed throughout the city, and I wonder if these policies include stipulations for different buildings based on AMI along each thoroughfare requiring developers to build not just expensive housing and it provided incentives for building more affordable housing- like a bump up in property values if an affordable housing development is within 5 miles of your property would make residents more open to this. (which I recognize might need to be another part of that). Attaching an anti-displacement clause would also prevent residents from being forced out without just cause because of the zoning changes. We have to be attentive to how racism functions in our housing policies -Thus, we must question if this proposal will help our city grow better for the future or whether it will continue to perpetuate harm to the most vulnerable of our residents, including the poor and immigrants, who urgently need housing. While I think that this is a good first step - I think there also needs to be some affordable housing stipulations that would require developers to include affordable housing development. Thank you for your time.



Office of Justice, Peace, and  
Integrity of Creation  
*Sisters of Charity of Cincinnati*

One question I have is this:  
How is the Connected Communities legislation in line with the Green Cincinnati plan?

Mackenzie Doyle

***Justice Promoter***

513-347-1410

[mackenzie.doyle@srcharitycinti.org](mailto:mackenzie.doyle@srcharitycinti.org)

5900 Delhi Road

Mount St. Joseph, OH 45051

**Urbancsik, Jesse**

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**From:** Mary Ann Prokop <lynchpro84@aol.com>  
**Sent:** Tuesday, April 30, 2024 5:41 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Today's Zoom Call

**Categories:** AW

You don't often get email from lynchpro84@aol.com. [Learn why this is important](#)

External Email Communication

Hello,

We have a few questions for the committee.

1. Do any of you have a degree in economics?
2. Do any of you know what capitalism is or **laissez-Faire capitalism is?**
- 3. Are you familiar with socialism and do you know that socialism has contributed to 300 million people dying because of it?**

**What you are proposing is nothing short of socialism, and communism with a twist of Marxism.**

**Familiarize yourselves with “isms”.  
Equity is not the same as equality. Equity is Marxism.**

**There was a mention that HUD would be subsidizing the rent for these proposed properties.  
That is social engineering, that is socialism.**

**You will create a social situation where the people who have earned and built their wealth and CHOSE to live in Mt. Adams will simply move.**

**Therefore, the restaurants will close and small businesses will move elsewhere.**

**If you are trying to make us a “15 minute city” like the WEF has proposed you will learn quickly it will not work.**

**Read Atlas Shrugged. The men of the mind, will shrug and you will learn that your “ideas” will never work.  
Example: Venezuela. Do your homework.**

**Mary Ann and Peter Prokop**

“Rejoice always. Pray without ceasing”.  
Thessalonians 5:16-17



## Urbancsik, Jesse

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**From:** Maggie Taul <mbtaul@gmail.com>  
**Sent:** Tuesday, April 30, 2024 2:38 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected communities

**Categories:** AW

### External Email Communication

I am very concerned with the speed of this initiative to implement. I currently live in Hyde Park in an area that would be considered within .25 of a business district (near Coffee Emporium). We have major hillside erosion issues and our current water flow testing doesn't pass the 'flow test' for a recent new house on the street that was trying to be torn down/new build. We live in a hillside protection district and additional density on our street would be disastrous. We already have gridlock/parking issues around the neighborhood and flooding is dramatic through our streets and business districts with heavy rains. This initiative is being pushed through without consideration/remediation of these substantial infrastructure problems. I know a lot of departments at the city watched the documentary "Landslides" produced by The Hillside Trust. It seems as though that information about our landscape is being completely ignored and current and new owners will end up suffering the consequences. I am opposed to this initiative in its current form.

Maggie Taul



## Urbancsik, Jesse

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**From:** Rafael Garcia <rgarcia2009@gmail.com>  
**Sent:** Tuesday, April 30, 2024 1:41 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] comment in support of connected communities

**Categories:** AW

You don't often get email from rgarcia2009@gmail.com. [Learn why this is important](#)

### External Email Communication

Hi—I was on the call today but wasn't able to stay long enough to make a comment. Here is what I wanted to say:

Hi my name is Rafael Garcia and I'm a Hyde Park resident. I'd like to comment around concerns that developers only build "luxury" housing and not enough affordable housing. The basic fact is that the price of housing is driven by markets—when developers set a price, that reflects the price people are willing to pay. If that price seems really high, then that means congrats! Your neighborhood is great, and demand to live in your neighborhood is skyrocketing. Those people are going to move to your neighborhood regardless of whether the new condo or townhouse development goes up or not. So as a neighborhood we have to decide—do we shut the doors, build nothing, and place new residents into bidding wars for existing housing? Or do we build enough housing so that those new residents can go to a 1-2 bedroom condo or townhouse instead of outbidding a family for a single family home? The affordable housing does not directly come from the new market rate development—it comes indirectly from diverting new residents away from existing housing stock.

I'm strongly in support of Connected Communities and removing barriers to building more housing. I want my kids to be able to afford a starter home near us one day, and we need to take action to build more housing for that to be a reality. I applaud the Department of City Planning for all the work they've done with outreach and putting this legislation together.

Thank you,  
Rafael

Eric Oseas

1023 Redway Ave

Cincinnati, Ohio 45229

April 30, 2024

Mayor Aftab Pureval and Council Members

801 Plum St

Cincinnati, Ohio 45202

RE: CONNECTED COMMUNITIES

Dear Mayor Aftab Pureval and Council Members,

As a resident deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I must express my strong opposition to the Connected Communities ordinance currently under consideration. NANA (North Avondale Neighborhood Association) recently voted and published their opinion on the following statement “North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses that will allow for meaningful review, public participation and approval by the community council of the impacted neighborhoods.”

**My Concerns on the Plan Include:**

1. The proposed change in zoning. Specifically, the elimination of single-family homes, and relaxed height restrictions and setbacks.
2. Reduction in parking requirements without a robust public transit system.
3. The proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique charm of our community.
4. An accelerated decision, a sham of a public engagement process. The proposed ordinance was already drafted and sent to the Mayor on April, 17, 2023. In addition, the original plan was written by the Urban Land Institute on June 22, 2021 therefore, our comments and participation cannot be meaningful.
5. The plan does not consider community-driven development for North Avondale’s historic, architectural and cultural preservation.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

Additionally, I believe the following points need to be addressed prior to any council vote on Connected Communities.

1. Unintended Consequences – A more recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by further concentrating poverty and promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities.
- Fairness – Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
  - Absentee Landlords – Unfortunately Cincinnati has a horrible history with out of town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out of town investors dividing-up single family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (unlikely legal to do so).

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my concerns and not move forward until my concerns are addressed.

Sincerely,

A handwritten signature in black ink that reads "Eric Oseas". The signature is written in a cursive, flowing style.

Eric Oseas

## Urbancsik, Jesse

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**From:** Sarah Gutfreund <sgutfreund6@gmail.com>  
**Sent:** Monday, April 29, 2024 8:42 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] May 17 Zoning Meeting

**Categories:** SH

You don't often get email from sgutfreund6@gmail.com. [Learn why this is important](#)

### External Email Communication

I would like to go on record, as a resident of Hyde Park, that I am very much against the proposed re-zoning of Cincinnati neighborhoods. I live on Michigan Ave and everyday it is parked in. Only one car can get down the road at a time. To allow buildings with multiple apartments to be constructed with insufficient parking requirements for the tenants will only add to the congestion. (Two four families could result in at least 16 cars. There's no parking now, so where would they park?) Further it will not provide affordable housing in Hyde Park, Oakley or Mt Lookout. It's expensive to develop here and it's expensive to live here. No one gets affordable housing. Also, making a blanket zoning change for all communities within the city limits does not address each communities' unique needs. One size does not fit all. Finally, the extremely short timeline for approval prevents proper community engagement. We should have a say on what happens to our community and have the time and means to voice our concerns.

## Urbancsik, Jesse

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**From:** HPNC President Tommy McEvoy <hpncpres@gmail.com>  
**Sent:** Tuesday, April 30, 2024 1:39 PM  
**To:** Keough-Jurs, Katherine  
**Cc:** Cincinnati City Planning; #COUNCIL; Aftab, Mayor; cweiser@enquirer.com; News Desk - Channel 9 WCPO TV; News Desk - WLWT; Zeleznik, Mary Ann - WVXU FM 91.7; Lair, Mollie; Weber, William  
**Subject:** Re: [External Email] URGENT REQUEST - Connected Communities & Hyde Park Neighborhood Council  
**Categories:** AW

Some people who received this message don't often get email from hpncpres@gmail.com. [Learn why this is important](#)

Ms. Keough-Jurs,

Thanks so much for the prompt response. It's greatly appreciated.

I am glad someone from our organization was able to share that update at the Summit, too. And thanks for sharing the updated link so I can distribute that corrected info.

Lastly, I very much appreciate the clarification of the date. Our entire organization had significant concerns about the "dormant" period, as we accepted the original date was correct.

Be well, and thanks for all you and the team continue to do for our wonderful City.

Best,  
Tommy

On Tue, Apr 30, 2024 at 1:33 PM Keough-Jurs, Katherine <[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)> wrote:

Mr. McEvoy,

Thank you for reaching out on this. I sincerely apologize for the errors.

The initial transmittal to City Council had a typo in the date and also didn't include two of the three sponsors of the legislation. The transmittal has since been updated to remedy those issues and is currently available on Council Online and on the Department of City Planning and Engagement's website. For your convenience, a copy is attached to this email.

We learned about the error in the maps from a resident of the Hyde Park community at the Neighborhood Summit last Saturday. We appreciated him bringing it to our attention and worked immediately early last week to replace the map.

Both of these corrections are now updated on our [website here](#).

Again, I apologize for the errors.

Thank you,

**Katherine Keough-Jurs, FAICP** | Director

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

(p): 513.352.4859 | (f): 513.352.4853 | [Website](#) | [Twitter](#) | [Plan Cincinnati](#)



Stay up to date with "[Connected Communities](#)"

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**From:** HPNC President Tommy McEvoy <[hpncpres@gmail.com](mailto:hpncpres@gmail.com)>

**Sent:** Monday, April 29, 2024 7:31 PM

**To:** Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)>; Keough-Jurs, Katherine <[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)>; #COUNCIL <[citycouncil@cincinnati-oh.gov](mailto:citycouncil@cincinnati-oh.gov)>; Aftab, Mayor <[mayor.aftab@cincinnati-oh.gov](mailto:mayor.aftab@cincinnati-oh.gov)>

**Cc:** [cweiser@enquirer.com](mailto:cweiser@enquirer.com); News Desk - Channel 9 WCPO TV <[newsdesk@wcpo.com](mailto:newsdesk@wcpo.com)>; News Desk - WLWT <[newsdesk@wlwt.com](mailto:newsdesk@wlwt.com)>; Zeleznik, Mary Ann - WVXU FM 91.7 <[newsroom@wvxu.org](mailto:newsroom@wvxu.org)>

**Subject:** [External Email] URGENT REQUEST - Connected Communities & Hyde Park Neighborhood Council

External Email Communication

Mayor Pureval, Members of City Council, City Planning Commission, and the Department of City Planning & Engagement,

On April 11, 2024, the Zoning Committee of the Hyde Park Neighborhood Council received the draft Connected Community ordinance with a transmittal date of April 17, 2023. **Based on our initial review, we are writing to request an immediate response to an error in the transmittal document.** We also have questions about the transmittal.

**Error requiring immediate response**

The 70 pages of maps in the draft ordinance are missing a critical map for Hyde Park, Oakley, and Mt. Lookout. According to the overview map at the beginning of Appendix A, map K5 should show key parts of Hyde Park, Oakley, and Mt Lookout. However map K5 is an erroneous duplicate of map L5.

HPNC, other affected community councils, and all residents and business owners are unable to review the proposed legislation until a corrected transmittal is provided.

HPNC asks that a corrected transmittal be provided that includes the missing map (K5) and that the City extend the proposed timelines so that stakeholders have time to review the corrected transmittal.

**Questions about transmittal date and incorporation of public feedback**

1. We note the date on the transmittal letter is April 17, 2023. Is this date correct? If not, what is the correct date? If it is correct, why was the draft ordinance not shared with the public for 360 days?
2. Representatives of the City administration and City Council members have stated that they have been collecting feedback from the public during engagement sessions and that this feedback would be considered when legislation was drafted. How can feedback provided during the last 360 days have been considered if the draft legislation was transmitted on April 17, 2023? Can the City confirm that the community engagement that has happened during the last year has not led to any changes to the proposed legislation?

3. Does the City have any plans to incorporate the citizen feedback received since April 17, 2023 before the Public Staff Conferences to be held on April 25 and April 30, 2024, and the Planning Commission meeting on May 17, 2024? Would this citizen input be included in the legislation or presented as an appendix?

Best,

Tommy McEvoy

—

**Tommy McEvoy**

Hyde Park Neighborhood Council President

<https://hydepark-cincinnati.org/>

email: [hpncpres@gmail.com](mailto:hpncpres@gmail.com)

--

**Tommy McEvoy**

Hyde Park Neighborhood Council President

<https://hydepark-cincinnati.org/>

email: [hpncpres@gmail.com](mailto:hpncpres@gmail.com)



## Halt, Andrew

---

**From:** Allen V Kroth <avjkroth@gmail.com>  
**Sent:** Tuesday, April 30, 2024 9:12 AM  
**To:** Halt, Andrew  
**Cc:** Allen V Kroth  
**Subject:** [External Email] Re: Connected Communities Public Staff Conference #2 Confirmation

You don't often get email from avjkroth@gmail.com. [Learn why this is important](#)

### External Email Communication

Please explain how per Connected Communities website and opening purpose statement ... "Our housing is not keeping pace with our growth." I'd like to know the data that describes this growth and keeping pace when according to a 2024 report from [worldpopulationreview.com/us-cities/cincinnati-oh-population](http://worldpopulationreview.com/us-cities/cincinnati-oh-population) our population will grow 4,100 from 311.2 to 315.3 in 2029 averaging about 1000 per year while [insights.cincinnati-oh.gov](http://insights.cincinnati-oh.gov) >stories> Housing Unit Activity reported the net change in units 2023 was a positive 1,112. Additionally the 2024 worldpopulationreview reports Cincinnati's Population dropped from 331,300 to 296,900 between 2000 and 2010 for a 34,400 reduction. The data shows from 2010 to 2024 that our population has grown 14,300 (311,200 [2024] - 296,900 [2010]) over a 14 year period and holding consistent as projected into 2029. EXPLAIN

Also I'd like to know what analysis was done on the properties that the 34,400 occupied and their current status. Seems to me there is plenty of already existing stock available that can be restored, built on repurposed etc.

On Tue, Apr 30, 2024 at 8:50 AM andrew.halt - [cincinnati-oh.gov](http://cincinnati-oh.gov) <[no-reply@zoom.us](mailto:no-reply@zoom.us)> wrote:



Connected Communities Public Staff Conference #2. You can find information about this meeting below.

### ies Public Staff Conference #2

Apr 30, 2024 12:00 PM Eastern Time (US and Canada)

829 6913 4227

913024

## Halt, Andrew

---

**From:** Allen V Kroth <avjkroth@gmail.com>  
**Sent:** Tuesday, April 30, 2024 10:11 AM  
**To:** Halt, Andrew  
**Cc:** Allen V Kroth  
**Subject:** [External Email] Re: Connected Communities Public Staff Conference #2 Confirmation

You don't often get email from avjkroth@gmail.com. [Learn why this is important](#)

### External Email Communication

Why can't the city move slower and restrict the zoning code changes to street facing properties on Reading Road and Hamilton Avenue and see what kind of benefit that generates before making radical changes that infiltrate historic neighborhoods.

On Tue, Apr 30, 2024 at 8:50 AM andrew.halt - [cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov) <[no-reply@zoom.us](mailto:andrew.halt@cincinnati-oh.gov)> wrote:



Connected Communities Public Staff Conference #2. You can find information about this meeting below.

### ies Public Staff Conference #2

Apr 30, 2024 12:00 PM Eastern Time (US and Canada)

829 6913 4227

913024

[Go to Yahoo Calendar](#)

For more information details, [click here](#).

From: andrew.halt@cincinnati-oh.gov.

## Halt, Andrew

---

**From:** Greg Joseph <gjdealer@aol.com>  
**Sent:** Tuesday, April 30, 2024 2:26 PM  
**To:** Halt, Andrew  
**Subject:** Re: [External Email] Conf call

[You don't often get email from gjdealer@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Andrew thank you but I am on phone call into it. I expressed my concern. Parking is already a mess. Observatory and Edwards is jammed 5 hours a day. Police D2 cannot handle all the crime in the area and stolen cars and breakins have been out of control. The process needs to slow down and owners need to comply with existing regs and zoning. Don't allow bypass. It will not suppress pricing unless overly dense and inexpensive housing is provided which should not be goal of program.

Sent from my iPhone

> On Apr 30, 2024, at 2:00 PM, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

>

> Hello Greg, if you're still on the call please us the "raise hand" function that you can find in the reactions tab at the bottom of your screen.

>

> Andrew Halt, AICP, PE | Senior City Planner

> andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)

>

> -----Original Message-----

> From: Greg Joseph <gjdealer@aol.com>

> Sent: Tuesday, April 30, 2024 1:34 PM

> To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>

> Subject: [External Email] Conf call

>

> [You don't often get email from gjdealer@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>

> External Email Communication

>

>

> Andrew. How do you select individuals to participate in call. Greg Sent from my iPhone

## Halt, Andrew

---

**From:** Jim Barrett <jimtbarrett@gmail.com>  
**Sent:** Tuesday, April 30, 2024 11:56 AM  
**To:** Halt, Andrew  
**Subject:** [External Email] Question for Zoom Call

[You don't often get email from jimtbarrett@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

### External Email Communication

What data exists that taking a relatively dense area, like streets around Hyde Park Square, Mt. Lookout Square, or Mt Adams and making them even more dense but without increased parking will help business districts?

Relatively speaking, if they knock down an \$800,000 house around a district in Hyde Park and put up a three family that costs \$300,000 for each I do not understand that this will help in affordability rather than just smaller homes that are the same cost per square foot?

What have you modeled to current property prices when the three homes around the single family I built all become three bedroom rentals?

## Halt, Andrew

---

**From:** Mike Burke <mburke1122@yahoo.com>  
**Sent:** Monday, April 29, 2024 3:57 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] Connected Communities Question

You don't often get email from mburke1122@yahoo.com. [Learn why this is important](#)

### External Email Communication

While I feel the Connected Communities plan has some good intentions I am concerned that this has yet to go past a really big brainstorming meeting. At a recent Mt. Lookout Community Council meeting a representative from Storm Water Management was asked if anyone involved with the planning had reached out to his office. His answer, unfortunately, was no. Mt. Lookout, and many other neighborhoods, have failing and overwhelmed sewer/storm water infrastructure. By allowing multi unit buildings on what is now single family lots you will simply be adding to this issue.

My question is: How are you planning on fixing the already failing and overwhelmed sewer/storm water infrastructure before you allow more development and make it worse?

Thanks

Mike Burke  
513-265-1992

## Halt, Andrew

---

**From:** Priscilla Elgersma <priscillaelgersma@gmail.com>  
**Sent:** Tuesday, April 30, 2024 11:55 AM  
**To:** Halt, Andrew  
**Subject:** [External Email] Connected communities question

You don't often get email from priscillaelgersma@gmail.com. [Learn why this is important](#)

External Email Communication

Good morning Andrew,  
I know this is last minute, but I'm hoping these questions make the cut off.

Affordable housing is being stressed in this plan, what social agencies are involved?  
How are affordable rents written/guaranteed into this plan?  
Why are you assuming people want to live in the business districts? Why wouldn't main bus routes be guiding this zoning change?

Thank you,  
Priscilla Elgersma

## Urbanicsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Wednesday, May 1, 2024 11:03 AM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities

**Categories:** AW

---

**From:** Chris Anderson <[chrisanderson219@gmail.com](mailto:chrisanderson219@gmail.com)>  
**Sent:** Wednesday, May 1, 2024 8:50 AM  
**To:** Harris, Reggie <[reggie.harris@cincinnati-oh.gov](mailto:reggie.harris@cincinnati-oh.gov)>  
**Subject:** [External Email] Support for Connected Communities

You don't often get email from [chrisanderson219@gmail.com](mailto:chrisanderson219@gmail.com). [Learn why this is important](#)

### External Email Communication

Dear Councilmember Harris,

I am writing to express my strong support for the zoning reform and housing density proposals being put forward under the Connected Communities initiative.

One of the most pressing issues in our city is the lack of affordable housing. Many hardworking individuals and families are struggling to find decent, affordable homes within our city limits. Connected Communities will not only help alleviate the burden on low and middle-income families but also foster a more inclusive and diverse community.

Changes to housing policy can be met with stiff resistance; there's already been pushback in neighborhood forums for these changes. However, increasing Cincinnati's housing supply and density is critical to growing a more equitable, sustainable, and vibrant city for current and future generations. Embracing these reforms is crucial to addressing the challenges we face as a city.

I encourage you to continue to support the Connected Communities plan and commend your leadership in spearheading these important reforms and urge you to push them forward. Thank you for serving our community and for your efforts to make Cincinnati a better place for all.

Sincerely,

Chris Anderson  
Mount Auburn Resident

## Urbancsik, Jesse

---

**From:** Ricksecker, Gus  
**Sent:** Wednesday, May 1, 2024 11:02 AM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Support for Connected Communities legislation

**Categories:** AW

Apologies if you get duplicate copies.

---

**From:** Elissa Pogue <eapogue@gmail.com>  
**Sent:** Wednesday, May 1, 2024 10:23 AM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>  
**Subject:** [External Email] Support for Connected Communities legislation

Some people who received this message don't often get email from [eapogue@gmail.com](mailto:eapogue@gmail.com). [Learn why this is important](#)

### External Email Communication

Good Morning,

I am thrilled to hear the Connected Communities legislation is released and in the final stages of public review and comment.

I appreciate all the hard work of Council members Harris and Carmerding, as well as the Mayor, to address the housing needs of Cincinnati residents and take this bold move to move the dial towards more equitable and sustainable housing growth.

I plan on voicing my support at the Planning Commission meeting on May 17th and will pass the word to friends and neighbors as well.

Many thanks for everyone's hard work on this!

And please know your efforts for the residents of the city are visible and very much appreciated.

Elissa Pogue,  
former Pres Mt. Washington Community Council  
513.290.5088



## Urbancsik, Jesse

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**From:** Todd Byers <ToddByers@towneproperties.com>  
**Sent:** Wednesday, May 1, 2024 4:47 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

**Categories:** AW

You don't often get email from toddbyers@towneproperties.com. [Learn why this is important](#)

### External Email Communication

To Whom It May Concern,

As President of the Mount Adams Business Guild, I would like to let you know that we are in agreement with the letter written by Steve Vogel dated April 22<sup>nd</sup>. I would like to thank you for your consideration of this email.

Sincerely,  
Todd Byers



### Todd Byers | Commercial Property Division

#### Home Office

*p:* 513-381-8696 | *d:* 513-345-6998 | *c:* 513-503-9975

Towne Properties | 1055 St. Paul Pl. | Cincinnati, OH 45202

[Toddbyers@TowneProperties.com](mailto:Toddbyers@TowneProperties.com) | [TowneProperties.com](http://TowneProperties.com)

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## Urbancsik, Jesse

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**From:** Ricksecker, Gus  
**Sent:** Thursday, May 2, 2024 3:28 PM  
**To:** Cincinnati City Planning  
**Subject:** FW: [External Email] Connected Communities

**Categories:** AW

---

**From:** Justin Ogilby <jogilby@gmail.com>  
**Sent:** Thursday, May 2, 2024 2:59 PM  
**To:** #COUNCIL <CityCouncil@cincinnati-oh.gov>  
**Subject:** [External Email] Connected Communities

Some people who received this message don't often get email from [jogilby@gmail.com](mailto:jogilby@gmail.com). [Learn why this is important](#)

### External Email Communication

Hi Councilmember,

I'm writing to express my enthusiastic support for Connected Communities and the relaxing of parking requirements and density restrictions.

I love Clifton's dense, walkable, (non-compliant with modern parking and density rules!) business district. Other neighborhoods should be allowed to build similar districts without jumping through hoops and zoning exceptions.

It's certainly not fair or right that neighborhoods without existing, grandfathered, business districts are subject to arbitrary parking regulations and density rules that make it very hard to create the walkable business districts that wealthier, established neighborhoods enjoy.

Thanks for serving our city,  
Justin Ogilby  
513-545-4377

The city of Cincinnati has an amazing variety of historical neighborhoods within and around it. But in the 1950's city leaders allowed the dismantling of public transportation for the mass of citizens to favor the status of individuals owning automobiles. The city also began to change and restrict housing that only favored single families, which of course had to support a garage and pavement for parking that automobile.

This was the beginning destruction of walkable neighborhoods, of paving over the natural environment and walkable business districts. It began the disintegration of Cincinnati's urban core of stable working class and middle-class neighborhoods, schools and churches. These beautiful, historic, generational neighborhoods began deteriorating.

Citizens with financial wherewithal made their exit to outer ring suburbs. With that exodus, those new communities began building separate school systems, churches and other gathering places, and of course, shopping malls. The residents of these suburbs traded in individual character, walkable community and history for sanitized uniformity built for automobiles. Further insult was wrought on these older neighborhoods by the dissection and demolition of housing in many of these neighborhoods to allow for the construction of highways for these suburban motorists to speed past these old neighborhoods, or worse, push through them on their way somewhere else.

I grew up in those sanitized suburbs. Back in the early 90's, my husband and I moved into my now longtime home neighborhood of Camp Washington. This neighborhood was built about a century before the prevalence of automobiles. Few of the homes in this community have a driveway, and most of us park on the street. The first home we moved into in here was on an L-shaped street that connected between two major traffic corridors. But that street was tight-knit. Within a week of moving into our house, which was a rental, we knew everyone on that street, and they knew us. They were neighbors who would lend a helping hand when it was needed, many of whom I still maintain friendships with.

The only place I had experienced that kind of camaraderie before had been about twenty years earlier when my husband and I moved in together into an old Victorian 4 unit rental in Mt. Adams. Obviously, this was before developers drove up the price to live there. Once again, it was a home where all of us living on that street had to park on the street. That inability to zip up a driveway and into a garage caused us and our neighbors to engage and get to know each other. We created friendships and social events as we got to know each other from that simple walk out of our cars and into our apartments. It promoted social engagement.

Connected Communities seems like a plan to bring back that essential character of community which allows people to be better neighbors. This plan strives to support and encourage thriving small businesses in walkable, neighborhood business districts. More importantly, these zoning changes in these communities will also allow varied forms of affordable housing and public transportation. These older neighborhood business districts now have the opportunity to restore their unique character. It is an effort by our city leaders to create safe, pleasant, walkable outdoor public spaces so necessary to an active, lively, and connected neighborhood.

It is only a start, but it is a necessary start. These zoning changes offer our citizens who love our neighborhoods the chance to restore vibrance and creative vitality into these now blighted, older communities. In making changes to these codes, we relax the restrictions that prevent our city's residents from better connecting with each other. We can diminish the isolation and separation from each other that our past determination to restructure our city to cater only to the automobile led us to.

## Urbancsik, Jesse

---

**From:** Millie Schafer <mschafer1@zoomtown.com>  
**Sent:** Thursday, May 2, 2024 3:56 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

**Categories:** AW

You don't often get email from mschafer1@zoomtown.com. [Learn why this is important](#)

### External Email Communication

I've read various reports on this. First of all, too many communities had no representation. Other member of this group didn't even live in Cincinnati. Some of the recommendations were downright stupid. You start charging for trash pickup and I guarantee you the illegal dumping will increase dramatically. By the way, I am proud of the hard working trash pickup employees. They earn their \$\$ and do a good job!

Letting business people drive Cincinnati's future is a big negative. Residents who live in this city, many stayed life long, should be heard. Lastly, a major overhaul of city government is critical - there are too many "supervisors" making over \$100,000/year without justification. Retirement funds in trouble? Not surprising. Also, you need to end "double-dipping" - city employees take retirement and then get hired back to work again.

Frankly, it would take pages to address all the issues with this Connected Communities report.

Millie P. Schafer, PhD

## Urbancsik, Jesse

---

**From:** Audricia Brooks <ciabreese@gmail.com>  
**Sent:** Friday, May 3, 2024 3:55 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Cincinnati Connected Communities

### External Email Communication

As a legacy homeowner in North Avondale, My family has lived in North Avondale since 1971. I am opposed to the rezoning of North Avondale as it is currently proposed. There should be some guidelines for maintaining single family or duplex housing. As it stands there is no protection for legacy homes such as mine.

I support affordable housing. I support renovation of existing properties. I DO NOT support moving forward with the Connected Communities proposed ordinance. From the City of Cincinnati, I need an impact analysis and meaningful review that provides for public participation and approval of local impacted neighborhood councils with data that explains the need for these zoning changes.

City Council should not be able to make these changes without a vote from the Cincinnati citizens.

--

Live Long and Prosper, Audricia

## Urbancsik, Jesse

---

**From:** Beth McLean <bethlmclean@gmail.com>  
**Sent:** Friday, May 3, 2024 3:45 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

You don't often get email from bethlmclean@gmail.com. [Learn why this is important](#)

External Email Communication

I am against the proposed legislation.  
35 year property owner in College Hill.  
Beth McLean

**Leon A. Reid III, M.D.**

**3822 Barker Road**

**Cincinnati, OH 45229**

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)

[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)

[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)

RE: CONNECTED COMMUNITIES

Dear Mayor Pureval and Council Members,

As a resident deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I must express my strong opposition to the Connected Communities ordinance currently under consideration as currently proposed. NANA (North Avondale Neighborhood Association) recently voted and published their opinion on the following statement “North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses that will allow for meaningful review, public participation, and approval by the community council of the impacted neighborhoods.”

**My Concerns on the Plan Include:**

1. The proposed change in zoning. Specifically, the elimination exclusive zoning single-family homes, and relaxed height restrictions and setbacks.
2. Reduction in parking requirements without a robust public transit system.
3. The proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique, historic charm of our community.
4. An accelerated decision, a sham of a public engagement process. The proposed ordinance was already drafted and sent to the Mayor on April 17, 2023. In addition, the original plan was written by the Urban Land Institute on June 22, 2021, therefore, our comments and participation cannot be meaningful.
5. The plan does not consider community-driven development for North Avondale’s historic, architectural, and cultural preservation.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

Additionally, I believe the following points need to be addressed prior to any council vote on Connected Communities.

1. Unintended Consequences – A more recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low-income people. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by further concentrating poverty and promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities.
- Fairness – Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single-family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
  - Absentee Landlords – Unfortunately Cincinnati has a horrible history with out-of-town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out-of-town investors dividing-up single-family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period, this will occur (unlikely legal to do so).

North Avondale stands as an economically, ethnically, and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my concerns and not move forward until my concerns are addressed.

Sincerely,

A handwritten signature in blue ink that reads "Leon A. Reid III, M.D." The signature is written in a cursive style with a large initial 'L'.

Leon A. Reid III, M.D.

c: [NANA@northavondalecincinnati.com](mailto:NANA@northavondalecincinnati.com)



## Urbancsik, Jesse

---

**From:** Julie Rimer <jlrimer@gmail.com>  
**Sent:** Friday, May 3, 2024 5:22 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Re: Public Staff Conference Follow-Up

You don't often get email from jlrimer@gmail.com. [Learn why this is important](#)

External Email Communication

Dear City Planners,

As I said in the virtual meeting of April 30, the fact that city planning neither recorded the meeting nor created a transcript of it tells me everything I need to know. Easily 90 percent of respondents were against the plan because SO MANY QUESTIONS have not been answered and none were answered in this meeting. The mayor and council couldn't care less what people had to say. The meeting was merely held to check off another "engaged the community" box with no real engagement.

None of the very valid and concerning questions were answered in the meeting and they will not be answered and I'm sure that is because the City doesn't have the answers. These sweeping zoning changes will be passed no matter how many people protest on May 17 because our city administration will do what it will do, half-assed as it is, without planning well at all. None of these questions were answered that were repeatedly asked: 1) How will our sewer system handle the increased density when it can't handle the current usage? 2) Why are the zoning changes being made when the mass transit infrastructure doesn't even exist to support reduced car usage? 3) What will stop developers from swooping in on neighborhoods and tearing down homes to create high-rent multi-family housing, reducing Cincinnati's already low home ownership levels? 4) Why haven't the mayor or any council members attended the city's community council meetings to explain this plan and answer questions? 5) How much worse will traffic get in the areas that are already so densely populated, like Mt. Lookout Square, where it takes a long time to even drive through there now? 6) Where will all the cars park in areas that are already so dense, such as the area where I live?

I could waste more of my time recapping the other questions that were asked and not answered, but I already wasted five hours with other residents to communicate our concerns to a mayor and council that doesn't want to hear them.

What makes you think people won't leave the city limits and move to neighborhoods outside the city where taxes are lower, schools are better, there is less crime, you can buy more house/property for your money, etc.?

It is unconscionable that a vote will take place within two weeks when resident after resident has asked you to slow down and explain the plan and answer questions. This is deliberate obfuscation from the most irresponsible mayor and city council that have reigned in my 39 years of living in Cincinnati.

Sincerely,

Julie Rimer  
Mt. Washington

On Fri, May 3, 2024 at 5:00 PM Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)> wrote:

Good afternoon,

First, we want to thank you all for attending one of the public staff conferences about the Connected Communities legislation. We greatly appreciate your time and feedback.

The presentation and notes from both staff conferences are posted on the Connected Communities website here: [Engage | Connected Communities \(arcgis.com\)](#). The Community Engagement Report can also be found at that link.

To read through the proposed ordinance, go to the Legislation tab of the website here, or click this link: [Legislation | Connected Communities \(arcgis.com\)](#). The new Policy Roadmap document can be accessed there as well.

Additionally, our team has created a searchable, interactive map where you can explore the proposed zoning changes on a parcel-by-parcel basis, which can be found at this link: [Map | Connected Communities \(arcgis.com\)](#)

As a reminder, the City Planning Commission will consider the Connected Communities legislation on Friday, May 17, 2024 at 9:00 a.m. at City Hall (or virtually via Zoom). You can sign up to speak either in person or online at this link: [Connected Communities: City Planning Commission Meeting Sign-Up \(office.com\)](#). The meeting will also be livestreamed at [www.cincinnati-oh.gov/citicable](http://www.cincinnati-oh.gov/citicable).

Thank you again for your engagement with this process. If you would like to submit written comments, please send them to [planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov). To be included in the staff report packet, comments must be submitted by 5:00 p.m. on Thursday, May 9, 2024. Any comments received after that time will be sent to the Planning Commissioners prior to the meeting.

Have a great weekend!

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
[Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



## Urbancsik, Jesse

---

**From:** Lucas Dillingham <lucasdillingham@gmail.com>  
**Sent:** Friday, May 3, 2024 3:27 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Re: Connected Communities: Notice of City Planning Commission Meeting

**Categories:** AW

You don't often get email from lucasdillingham@gmail.com. [Learn why this is important](#)

External Email Communication

WooHoo!!

Good luck and I hope we are able to recommend this legislation. Great move!

On Fri, May 3, 2024 at 3:18 PM Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)> wrote:

Please be advised that the City Planning Commission will meet on **Friday, May 17, 2024 at 9:00 a.m.** to consider the Connected Communities legislation.

The formal notice is attached for your use.

Thanks,

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4890 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



--

Regards,

Lucas Dillingham

513 484 7251

"I have no respect for a man who can spell a word in only one way."

## Urbancsik, Jesse

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**From:** Melmind <melmind@aol.com>  
**Sent:** Friday, May 3, 2024 11:42 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Community

External Email Communication

Totally DISconnected

Absolutely NO

Unless it involves the Mayor's neighborhood Mel NIZNY, MD Sent from my iPhone

## Urbancsik, Jesse

---

**From:** Scott Hand <scott@trilobitedesign.com>  
**Sent:** Friday, May 3, 2024 2:36 PM  
**To:** Aftab, Mayor; #COUNCIL; Cincinnati City Planning  
**Subject:** [External Email] In support of Connected Communities

You don't often get email from scott@trilobitedesign.com. [Learn why this is important](#)

External Email Communication

Hello Mayor Pureval, City Council Members, and Cincinnati City Planning,

I'm writing to voice full support for the Connected Communities proposal. As a professional Architect, community development corporation board president (Mt Airy CURE), business owner, and routinely focusing in and around building planning and construction, I am as close to an expert in the city zoning code as a private citizen can be. My special design emphasis is on sustainable housing design and construction.

I applaud the hard work that has gone into the proposal and fully support all of the pieces that combine together to make the current proposal. I fully believe this needs to be a first step towards further zoning reforms that cover the entire city. I hope that the next phase of these reforms can include blanket simplification across the city to make the code both easier to understand and easier to continue building denser and more sustainable neighborhoods.

Thank you,

Scott Hand, AIA

**[Trilobite Design](#)**

708-539-5511 mobile

[scott@trilobitedesign.com](mailto:scott@trilobitedesign.com)

***E. Thomas Arnold***  
***1248 Herschel Avenue***  
***Cincinnati, Ohio 45208***

To: Andrew Halt, Senior Planner

May 3, 2024

Subject: Zoning change considerations for Cincinnati

I am 79 years old, born and raised in Mt. Lookout, went to Kilgour School, Walnut Hills High School and UC. I retired in 2016 after 52 years working for three Cincinnati based companies. I was a retail banker for U S Bank for 16 years and an investment advisor and financial planner for the remaining 34 years.

My family and I are most concerned with the concept of “Connected Communities” to include radical zoning change to include no off street parking or set back requirements. We have seen quite a few new apartment buildings and complexes come online recently. Apartment dwellers are short term residents and generally, are not contributing citizens. I can only assume the investor of such real estate is seeking return on investment (ROI) to the max. Many affordable housing units were demolished to make way for these projects. There is no possibility you can call these multi family structures affordable housing at \$1500-\$3500 a month rents. And I do not see any new construction to be affordable at today’s inflated material and labor costs. Those rates will never come down.

The city budget is grossly out of balance with revenues vs expenses due to many unnecessary projects that cost a lot to create, but more importantly, require high cost maintenance. Connected Communities



should read “How to fund budget deficits and destroy the ambience” that made Cincinnati what it is over the past 225 years.

If you and everyone in your planning department are home owners (which I doubt) consider what your neighborhood would become with multi family buildings occupying any vacant lot. Then imagine what your neighborhood street would look like with a very large increase in cars parked on the street. Many of our streets are too narrow for further parking density and many housing families have multiple cars with one or more on the street as is.

I am afraid your proposed model is workable only with a total disregard for current residents, their next generation and destruction of our architectural pleasantries. I believe you must listened carefully to the many participants in your meetings that object. This same message must go to the City Council in their consideration of change.

Regards,

Tom Arnold

eta1@fuse.net

513-708-3850

## Urbanicsik, Jesse

---

**From:** Dawn Flanigan <dawnwritesemails@gmail.com>  
**Sent:** Saturday, May 4, 2024 6:25 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Official position against Connected Communities until gaps in the plan are filled

You don't often get email from dawnwritesemails@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear City Planning Committee,

I am writing to express my concerns about the proposed Connected Communities legislation. Before moving forward with this initiative, I believe it is crucial to address several gaps and ensure that it truly benefits our community.

Firstly, I request a comprehensive impact report on the legislation. This report should detail its expected influence on our local neighborhoods, including environmental, social, and economic impacts. Understanding these factors is vital for assessing the legislation's overall efficacy and sustainability.

Additionally, I would appreciate specific data regarding the number of abandoned buildings currently within our city, contrasted with the number of individuals and families actively seeking housing. This information is essential to evaluate whether existing structures could be repurposed to meet housing demands, rather than prioritizing new developments which may not align with community needs.

Concerning home ownership, I seek detailed information about the programs available, particularly those aimed at African American community members. The presentations suggest there are targeted initiatives, and I would like to understand their scope, accessibility, and success metrics to ensure they are meeting the needs of prospective homeowners within this demographic.

Moreover, as a local developer committed to the enrichment of our city, I am keenly interested in how this legislation plans to support local developers, especially those from the Black community. Financial incentives, grants, and equitable opportunities are necessary to compete effectively with larger and out-of-town developers. Details on these support mechanisms would be highly appreciated.

In conclusion, I strongly urge the Committee to consider these points and integrate them into a more robust and inclusive approach. The current form of the Connected Communities legislation seems to overlook critical aspects that are fundamental to its success and acceptance. Please focus on creating actual solutions that cater to the diverse needs of our city's residents rather than mere rebuttals to these pressing concerns.

Thank you for considering this feedback. I look forward to your detailed response and to a revised approach that genuinely reflects the interests and aspirations of all community members.

Sincerely,

Dawn Johnson  
Black Local Developer  
[Dawnwritesemails@gmail.com](mailto:Dawnwritesemails@gmail.com)  
510-282-0282

Take care, and keep spreading love and light wherever you go.

💖 Have an absolutely beautiful day! Peace and Blessings.

## Urbancsik, Jesse

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**From:** Dan McGrath <mcgrathdr@gmail.com>  
**Sent:** Sunday, May 5, 2024 9:06 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities comment

You don't often get email from mcgrathdr@gmail.com. [Learn why this is important](#)

### External Email Communication

Commissioners,

Thank you for the opportunity to give feedback. I grew up in Greater Cincinnati, moved out of state for college and work, and about 20 years later wanted to return with my young family. We wanted to live in Cincy proper, where we could walk to restaurants, parks, culture, amenities, transit... and we were shocked to find ourselves priced out of multiple neighborhoods that previously had the reputations of being affordable.

As a result of my experience and those of others in the same boat, I strongly support Connected Communities and the zoning updates it includes. Areas that are rich with community destinations and have more transit access should also be places where more people can live! With greater supply in specific corridors that creates purposeful, planned density, more people can live in neighborhoods that are convenient and affordable. These zoning updates do not force neighborhoods to change their character or undo what makes them unique - they simply give the city a tool that will allow for growth that makes sense.

All over the country, people are being priced out of cities. This is Cincinnati's best chance to be proactive and take a different path.

Dan McGrath  
5707 Ridge Avenue  
Cincinnati, OH 45213

## Urbanicsik, Jesse

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**From:** Lauren Farquhar <lauren.farquhar@gmail.com>  
**Sent:** Sunday, May 5, 2024 10:38 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Strong support for Connected Communities

### External Email Communication

Hello,  
I'm writing in support of Connected Communities.

I'm a mother and homeowner in Pleasant Ridge. It's important to me to live in a walkable and diverse community. Pleasant Ridge offers both, although the dramatic increase in housing costs is threatening our diversity.

Our community has 'good bones' when it comes to walkability and transit, but the auto-centric planning and zoning trends in the last 50 years have diminished those qualities too.

Transit oriented development is exactly what is needed here. I think the change in policy will make steps toward more affordable housing, density, and vibrant communities.

--

**Lauren Farquhar**  
**Pleasant Ridge**

## Urbancsik, Jesse

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**From:** Murphy Mongeon <murphymongeon@yahoo.com>  
**Sent:** Sunday, May 5, 2024 8:19 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Mt Lookout

[You don't often get email from murphymongeon@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hi

These plans have gone too far for development. I'm not supportive. There is little benefit to those living on the neighborhoods - less parking and loose zoning rules. These rules were made for developers not the community. We have worked hard to develop a community and being told how to change is hard to hear.

Thanks,  
Neighbor in Mt Lookout.

## Urbancsik, Jesse

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**From:** Andy Fredlock <AFredlock@galerieusa.com>  
**Sent:** Monday, May 6, 2024 2:46 PM  
**To:** Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth  
**Cc:** Cincinnati City Planning; ClerkOfCouncilEmail  
**Subject:** [External Email] Objection to Connected Communities Zoning Ordinance

Some people who received this message don't often get email from afredlock@galerieusa.com. [Learn why this is important](#)

### External Email Communication

As a long-time resident of the city of Cincinnati, I object to the proposed Connected Communities zoning ordinance.

My objection is based on the lack of real engagement and honest discussion with residents and communities about this large and impactful legislation.

I believe the short timeline for approval of this ordinance which was only publicly released on April 11, 2024, prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance.

I am concerned about how the proposed ordinance will affect residents, communities, and the city overall.

I am concerned that is a general one-for-all change that affects many different communities differently. I believe the discussion should be continued to include a thoughtful dialog with each community individually.

I therefore request that you do not vote to approve the Connected Communities ordinance as written at this time.

Andrew Fredlock



[afredlock@galerieusa.com](mailto:afredlock@galerieusa.com)

[www.galeriecandy.com](http://www.galeriecandy.com)

## Urbancsik, Jesse

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**From:** Emily Stowe <emilystowe29@gmail.com>  
**Sent:** Monday, May 6, 2024 10:52 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Feedback

You don't often get email from emilystowe29@gmail.com. [Learn why this is important](#)

### External Email Communication

Hi there,

I am a Mt. Lookout resident and have been following the conversations around Connected Communities. I have a few concerns, specifically for the Hyde Park, Columbia Tusculum, Mt. Lookout area impacted by this. My foremost concern is infrastructure and flooding. Our sewer system in the area is already stressed beyond belief and I don't see how building bigger larger multi-family homes on small lots won't make this problem worse.

Prior to moving to Mt Lookout last July, I lived in Hyde Park for several years. Every summer, 2-3 times a summer, my basement flooded with sewage during what MSD and City officials would call a '100 year storm'. I fought with MSD for 5 years to get them to take accountability. They came out to my house over and over and repeatedly said it was not an MSD issue despite every other house on my street already having a pump installed by the City. I had a plumber come out every time, and they repeatedly told me it was an MSD issue. I lost thousands of dollars in homegoods and babycare items due to the flooding occurring over and over. Twice I had to do cleanups myself while pregnant because MSD would not approve a cleanup crew to come to my house. After filing SBU claims over and over my claim was finally accepted and a pump was scheduled to be installed but at that point I had lost so much money, and was so tired of cleaning other people's toilet paper out of my basement I had listed the house for sale and moved to a suburb outside of the City to avoid having a problem like this ever again. I completed the SBU process and got a pump installed a few weeks after the new owners moved in.

A year later an opportunity came up to purchase a house in the City again and we jumped on it. We love our neighborhood and the City of Cincinnati and are happy to be back. On April 2nd this year, we had my 8th '100 year storm' as MSD likes to call it and countless streets around our house flooded and multiple people in our Flood Support Facebook group posted about backups. Thankfully our home remained dry this time, but I can't help but worry every time we have a heavy rain in the area after dealing with so many backups.

I think its clear to everyone that these heavy rains are the new normal and something that our combined sewer system can't handle. I am very concerned that the addition of 4 family homes will have further negative impact on this problem in the area.

In addition to the sewer system, parking on our street is at a premium every single day and I don't think its right that these builders wouldn't have to meet parking minimums. I also hate the idea of large companies and out of town landlords building and managing these homes in communities they aren't invested in.



I understand the need for more housing but I don't think the removal of rules and regulations or cramming housing into an area where the infrastructure is already stressed and failing is not the right way to do it.

Thank you for your consideration.

Emily Stowe

3223 Lookout Drive

## Urbancsik, Jesse

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**From:** Lauren Rader <lashac2@gmail.com>  
**Sent:** Monday, May 6, 2024 8:20 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected communities feedback - mt lookout

You don't often get email from lashac2@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear Connected Communities Planning Commission,

I'd like to thank you for the time and efforts you've put into the connected communities proposal. However, I'm extremely concerned about the prospect of Mount Lookout becoming more densely populated than it already is. Mount lookout is already having tremendous sewage and flooding issues. Until the city fixes those issues, I'll be very vocal about my concern and objection to your proposal. As someone who recently had city sewage backup in my home, I know that there are major issues with the old city sewage system and its inability to accommodate the city's population as it currently stands.

Thanks for your understanding!  
Lauren Rader

## Urbancsik, Jesse

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**From:** Meg Keim <mkeiminteriors@gmail.com>  
**Sent:** Monday, May 6, 2024 10:15 AM  
**To:** Cincinnati City Planning  
**Cc:** nana@northavondalecincinnati.com  
**Subject:** [External Email] Comments Regarding "Connected Communities"

**Categories:** AW

You don't often get email from mkeiminteriors@gmail.com. [Learn why this is important](#)

External Email Communication

Attn: Dept. of City Planning and Engagement,

My husband and I live on Beechwood Ave. in North Avondale and we strongly object to Connected Communities proposed zoning changes which would allow unrestricted parameters for "Middle Housing" in our single-family neighborhood. Connected Communities has indiscriminately targeted a wide swath of land on either side of Reading Road with no consideration to the extremely disparate neighborhoods within this zone. Our Beechwood/Rosehill section of North Avondale is filled with historic century homes which are unlike much of the surrounding areas in various stages of decline. In its current form, the city would be incentivizing tear-downs or modifications of single-family homes, removing setback requirements, removing off street parking requirements, and ignoring federal HUD policies which limit the density of neighborhoods that already have high concentrations of publicly funded income restricted housing. This type of development would destroy the architectural character and integrity of our neighborhood, degrade our property values and cause current residents to leave. We pay hefty taxes, including a recent significant increase, for the privilege of living in a higher-priced neighborhood within the city limits. We expect City Council to protect our investment and preserve our homes with respect to the revenue generated by our property taxes which support our neighboring communities. While admirable for some areas of Cincinnati, this proposed zoning change is completely inappropriate for the historic neighborhoods of North Avondale.

Additionally, our North Avondale Neighborhood Association has been meeting regularly and communicating with City Officials with no degree of assurance that our voices are being heard.

[Meg Keim](#)

Meg Keim Interiors, Inc.  
600 Vine St., Ste. #2210  
Cincinnati, OH 45202  
(513)646-5524

[mkeiminteriors@gmail.com](mailto:mkeiminteriors@gmail.com)

## Urbancsik, Jesse

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**From:** P.J. Ginty <gintyp1@mymail.nku.edu>  
**Sent:** Monday, May 6, 2024 8:42 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Email in Support of Connected Communities

You don't often get email from gintyp1@mymail.nku.edu. [Learn why this is important](#)

### External Email Communication

Dear City of Cincinnati Planning Commission,

I am writing this email to express my support for Connected Communities. This years long process has been led by an extremely dedicated staff who are looking out for the best interests of the City of Cincinnati. The proposed policies are incredibly important to help Cincinnati grow. Without the Connected Communities zoning reform, Cincinnati will lag behind other cities around the country. The plan is well thought out and has been vetted at every turn by the public.

Please vote in favor of Connected Communities.

Thank you,  
P.J. Ginty, AICP  
2169 Crane Avenue  
Cincinnati, OH 45207

## Urbancsik, Jesse

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**From:** Pam Gruesser <pjgruesser@live.com>  
**Sent:** Monday, May 6, 2024 9:34 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Fwd: Connected Communities

You don't often get email from pjgruesser@live.com. [Learn why this is important](#)

### External Email Communication

I am resending this email I sent earlier so it can be included in your report.

Pam Gruesser

Sent from my iPhone

Begin forwarded message:

**From:** Pam Gruesser <pjgruesser@live.com>  
**Date:** April 8, 2024 at 5:43:51 PM EDT  
**To:** Planning@mtlookout.org, jan-michele.kearney@cincinnati-oh.gov, victoria.parks@cincinnati-oh.gov, anna.albi@cincinnati-oh.gov, jeff.cramerding@cincinnati-oh.gov, reggie.harris@cincinnati-oh.gov, mark.jeffreys@cincinnati-oh.gov, scotty.johnson@cincinnati-oh.gov, seth.walsh@cincinnati-oh.gov, meeka.owens@cincinnati-oh.gov, mayor.aftab@cincinnati-oh.gov  
**Cc:** Planning@mtlookout.org  
**Subject: Connected Communities**

It is with much frustration that I write this email regarding the Connected Communities initiative. You state that you have been getting feedback for the last 18 months. However, I have heard/seen nothing about this until I learned of these proposed changes through a neighbor on the Mt. Lookout Community Council. My family has lived in the Mt. Lookout area for almost 40 years, and we have raised our four children here. During that time, we have seen many changes and not all are for the better, as homes in our surrounding neighborhoods are being torn down and replaced with multiple homes or units on one lot.

In viewing your website, it states that changes related to land-use will help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all and that new crafted legislation related to land use and modifications to our zoning code will foster greater development, density where most appropriate, pedestrian and human-centered design, increased affordable housing, and strengthened neighborhood business districts.

Cincinnati is a city of neighborhoods, all distinct and diverse. Why would you propose a blanket proposal for all neighborhood areas in Cincinnati? The character and history of our neighborhood needs to be maintained. **We do not need these changes in Mt. Lookout!!!** Mt. Lookout already has dense housing and diverse housing options. We have a good ratio of single family, condos and multi-unit housing, along with subsidized housing.

- CC aims to create "vibrant" neighborhoods. Mt. Lookout is already an incredibly vibrant neighborhood community.
- Mt. Lookout already has stormwater and sewer problems, and this proposal will certainly exacerbate this issue. Just last week with the rain, Mt. Lookout Square was flooded with planters in the middle of the street.
- People who made past property choices should not have those choices invalidated. We homeowners purchased our homes with the expectation that the neighborhoods would not experience radical zoning changes.
- Cincinnati Metro barely serves Mt. Lookout, so residents and visitors need cars to commute to work and live their lives. We have a lack of parking as it is, and cars currently must find parking further out from Mt. Lookout Square into the residential streets. If Connected Communities is implemented this will be a greater problem for residents and threaten the businesses in our neighborhood, which require parking for their customers.
- Pedestrian safety is a major concern. Increased congestion and traffic as a result of increased density and reduced parking options would most certainly be a threat to pedestrian safety, especially in school areas.
- The current zoning laws and variance procedures are sufficient. This would remove per-site variance procedures. There is already a process by which variances can be granted to supersede current zoning for a specific need. It necessitates a case to be made about each scenario. Connected Communities would remove that.

Pam Gruesser  
824 Wakefield Drive  
Cincinnati, OH 45226

## Urbancsik, Jesse

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**From:** Alek Lucke <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 5:54 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Sustainability for All Neighborhoods

### External Email Communication

Dear Cincinnati Planning,

I strongly support the reforms proposed to open the city up to more development, density and equity. These were thoughtfully crafted, and by the estimation of many professional represent a best in class proposal to deal with structural and long standing issues with our housing and development process. Stand strong against reactions from neighbors and do what needs to be done for the future.

Alek

Sincerely,  
Alek Lucke

328 Boal Street  
Cincinnati, OH 45202  
United States

## Urbancsik, Jesse

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**From:** Annette Wick <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 8:48 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti  
**Categories:** AW

You don't often get email from civicinput@newmode.org. [Learn why this is important](#)

External Email Communication

Dear Cincinnati Planning,

I am in total support of connected communities. To be a citizen of a city is part of being connected to one another. This is an important milestone in the city's work to ensure we don't leave anyone behind.

Sincerely,  
Annette Wick

1419 Race St  
Cincinnati, OH 45202  
United States



## Urbancsik, Jesse

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**From:** Benedict Leonardi <civinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 9:12 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

**Categories:** AW

### External Email Communication

Dear Cincinnati Planning,

Please support Connected Communities! It is good policy from any number of different perspectives: good for the environment and social justice, good for allowing property owners the opportunity to do more productive work with their property and lessens administrative and bureaucratic bloat, good for the transit infrastructure that received an influx of funding, etc...

Sincerely,  
Benedict Leonardi

100 E Central Pkwy  
Cincinnati, OH 45202  
United States

## Urbancsik, Jesse

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**From:** Brittany Mack <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 1:58 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

### External Email Communication

Dear Cincinnati Planning,

Rent is increasing and we are running into a duopoly between 3CDC and Uptown properties with the way things are going. We need more diverse housing and to create walkable and accessible communities if we are to combat the inflation and be a progressive city.

Sincerely,  
Brittany Mack

5315 Moeller Avenue  
Norwood, OH 45212  
United States

## Urbancsik, Jesse

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**From:** Brendan Wood <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 9:50 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Sustainability for All Neighborhoods

**Categories:** AW

### External Email Communication

Dear Cincinnati Planning,

While I live in Norwood, I work and spend most of my time and money in the city of Cincinnati. This city is at an important inflection point where we have an opportunity to loosen zoning restrictions which could increase housing options and affordability, encourage sustainable growth, and increase Cincinnati's attractiveness by improving the quantity and quality of our people-oriented places throughout the city. Increasing housing within the catchment area of improved public transit will give more people a better chance to live car-free or car-light, which will be better for their finances, neighborhood cohesion, and safety on our streets.

Thank you for all the hard work that has been put into the Connected Communities initiative so far! Please continue to push it forward!

Sincerely,  
Brendan Wood

2231 Cleneay Ave #1  
Cincinnati, OH 45212  
United States

## Urbancsik, Jesse

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**From:** Betsy Worrall <BWorrall@thehausergroup.com>  
**Sent:** Tuesday, May 7, 2024 3:57 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] FW: CONNECTED COMMUNITIES

**Importance:** High

You don't often get email from bworrall@thehausergroup.com. [Learn why this is important](#)

### External Email Communication

Below is what I sent to the mayor. Please add you your file.



**BETSY BEACH WORRALL**

*Sr. Consultant | Individual Risk*

O: 513.984.7002 C:513.708.0899



---

**From:** Betsy Worrall  
**Sent:** Thursday, April 18, 2024 3:55 PM  
**To:** mayor.aftab@cincinnati-oh.gov  
**Subject:** CONNECTED COMMUNITIES

I am a concerned citizen who lives in Mt. Lookout. I wanted to voice my opinion to state that I am against the current proposal legislation for connected communities for the following reasons:

Pedestrian safety is a major concern. Increased congestion and traffic as a result of increased density and reduced parking options could be a threat to pedestrian safety.

This could exacerbate Mt. Lookout's stormwater and sewer problems and overburden our already CROWDED SCHOOLS AND Emergency Services. Just look at the Rivers that ran through Mt. Lookout Square, down Delta, etc. that developed during a brief 10min. DOWNPOUR.

CC aims to create "vibrant" neighborhoods. Mt. Lookout is already incredibly vibrant. Why fix something that is not broken.

The "carte blanche" nature of CC does not take into account the important nuances of each of Cincinnati's neighborhoods. One size does NOT fit all!

"We don't need this in Mt. Lookout, as we already have dense housing and diverse housing options. We have a good ratio of single family and multi-unit housing."

I love the fact that Cincinnati is known as the City of hills! Have you seen Mt. Lookout; walkability is limited.

Mt. Lookout is already dense and has many diverse options for single and multifamily homes at ALL PRICE POINTS.

We already have a lack of parking therefore, MORE cars will negatively impact our current and future retailers. If we can't attract retailers we have nowhere to shop which is walkable.

Cities like Minneapolis that have tried to do this have not been very successful.

The city is NOT effectively communicating these policies to residents. The city needs to seek true input from the residents.

Cincinnati has not had the population growth to require housing density increases.

People who made past property choices (re: zoning areas to live in) should not have those choices invalidated. Mt. Lookout homeowners purchased their homes with the expectation that their neighborhoods wouldn't experience radical zoning changes/major changes to their footprint

Metro service is very limited in Mt. Lookout; I live on Delta in front of a bus stop; have seen maybe 5 buses stop there in the past 3 years.

Violation of due process

Right once give can't be taken away...that stinks!!

Please re-consider your actions; cater your plans to uniqueness of the neighborhood you are targeting and GET THE RESIDENTS INVOLVED.

THANK YOU,

Betsy



BETSY BEACH WORRALL

Sr. Consultant | Individual Risk

O: 513.984.7002 C:513.708.0899



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## Urbancsik, Jesse

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**From:** Barb Ross <Barb@brossinc.com>  
**Sent:** Tuesday, May 7, 2024 8:48 AM  
**To:** Cincinnati City Planning  
**Cc:** planning@mtlookout.org  
**Subject:** [External Email] Connected Communities

**Categories:** AW

You don't often get email from barb@brossinc.com. [Learn why this is important](#)

### External Email Communication

Dear Planning Commission,

We are writing to express concern regarding increasing population density without regard for increasing existing infrastructure for targeted areas in Mt Lookout. We live in a targeted area at 759 Delta Avenue and consistently experience flooding due in part to increased hardscape, decreased green scape and increased burden on our water and sewer systems. Enclosed are pictures from the most recent storm.

We support your efforts to increase affordable housing, to keep the elderly in their homes longer and maximize our tax base; however, these goals must be balanced with insufficiencies to our existing infrastructure. More funding must be sourced to increase support systems before additional population to this area already under duress.

Thank you for your consideration.

Sincerely,  
Barb and Steve Ross  
759 Delta Avenue

513.604.5087





# MEMORANDUM

**TO:** The City of Cincinnati, Ohio (“Cincinnati”) Planning Commission  
**FROM:** Richard B. Tranter  
Mount Lookout Resident  
**DATE:** May 7, 2024  
**RE:** Connected Communities:  
Initial Comments to Draft Ordinance (published April 2024) Amending Cincinnati Zoning Code (“Amendment”)

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As a concerned citizen, having resided in Mount Lookout for approximately 40 years, I wish to provide comments to the draft Amendment which would introduce a multitude of substantial zoning text and map changes to the Cincinnati Zoning Code (“Code”). I have been quietly following the development of the goals and policies preceding this Amendment, having attended a meeting of the Mount Lookout Civic Club earlier this year and having visited the City’s website on several occasions. However, now with the announced draft Amendment, I have taken a more active role. Recently, I participated as the 10<sup>th</sup> speaker on the Cincinnati Planning Department’s Zoom call held last Tuesday, April 30<sup>th</sup>. During that call, I expressed several concerns which I reiterate by this memo. Initially, I wish to note that my comments are both procedural and substantive in nature.

## **A. WHAT IS THE RUSH?**

Although I recognize that the City will reference months of pre-planning prior to the announcement of the Amendment, which was published in mid-April of this year, the average citizen was likely unaware that the initiative, “Connected Communities”, was primarily focused on zoning changes, as the title and much of the conversation holistically seemed to be focused on transportation patterns and affordable housing. Recently, I attended the Mount Lookout Civic Club (“MLCC”) meeting in early April of this year due to a hand billing that alerted me to the fact that zoning changes, affecting our neighborhood, were going to be proposed. As a result I, like the other 45 – 50 people, in attendance at the MLCC meeting learned of the possible zoning changes and the likelihood that they would be rushed for approval by City Council, possibly as soon as June of this year.

Being a land use attorney for my entire career, I was a bit surprised by the absence at a MLCC meeting of a Planning Department representative, or better yet a City Council person, to present an outline of the proposed Amendment, particularly if this legislation is on a fast track. Normally, a re-zoning, even if just for a single parcel, involves a 4 - 6 month process involving several steps:

- (i) Pre-application discussions and utilization of precise mapping of the affected area;
- (ii) A meeting (or more) with the applicable community council;
- (iii) Direct mail notice to affected property owners;
- (iv) Planning Commission hearing(s) and deliberations; and
- (v) City Council hearing(s) and deliberations.

Here, it appears that the Amendment will affect every neighborhood in Cincinnati. As a result, I would hope that the City would send a representative, ideally a City Council person, to at least one meeting with every community council (e.g., dividing the approximate 50 community councils by 9 City Council



members, so that each council person would need to attend 5 to 6 community council meetings). Doing so would be the appropriate forum to allow citizen participation in what is one of the most significant land use outcomes ever proposed by the City. Surely, City Council wishes to have a genuine consensus as to any outcome, whether approving or modifying the Amendment which is approximately 79 pages in length (excluding the attachments). Accordingly, my initial request is that City Council accept the invitation to meet with any community council offering a forum night for detailed discussion of the Amendment and its implications before acting on this legislation.

**B. NOT EVERY NEIGHBORHOOD IS THE SAME.**

The City recognizes approximately 50 separate community councils which are fairly representative of the diverse land uses that make up Cincinnati. Although I have lived in Mount Lookout and worked downtown my entire adult life, I am not so presumptuous as to speak for any neighborhood in which I do not reside or work. However, I do feel confident in discussing some of the assumptions underlying the City's proposed zoning districts. I understand that most, if not all, of the single family districts will effectively become nugatory, being diluted by 2, 3 and 4 family housing patterns as permitted uses. I object to this forced housing pattern as a permitted use which is being mapped in an arbitrary manner and identify certain adverse impacts below.

**(1) DIVERSE AND SUFFICIENT HOUSING PATTERNS AND ZONING DISTRICTS ALREADY EXIST.**

By example, Mount Lookout is represented as Panel K-6 in the proposed re-mapping. The assumption is that an area within a quarter mile of the business district does not possess sufficient multi-family housing (i.e., more than 30% multi-family). However, that assumption is incorrect, based on a survey performed by the MLCC which indicates that multi-family represents approximately 45% of the housing units within that same area. Also, it assumes that the housing pattern is not diverse, as if comprised of only detached single family homes. Again, that assumption is also incorrect, as a casual walk along the sidewalks emanating from Mount Lookout Square would demonstrate a variety of housing types, including, but not limited to, single family attached housing, 2 family and 4 family residences, in addition to apartment buildings both aged and newly constructed. In fact, there are several multi-family zoning districts already within the subject area including RM-2.0 and RM-1.2, allowing multi-family housing. Accordingly, the proposed dilution of the existing single family districts will only oversaturate a neighborhood that is in balance.

**(2) INCREMENTAL PROCESSES AND PUBLIC PARTICIPATION IS THE NAME OF THE GAME.**

There are many existing land use techniques for achieving the land use goals aspired to by the Amendment. However, they are incremental and require public participation, in contrast to the Amendment's broad swath approach which would eliminate public participation. By example, the City allows requests for a number of variances, special exceptions, non-conforming uses, conditional uses and other approval processes that address the land use concerns voiced by Connected Communities. However, the key difference is that adoption of the Amendment would effectively eliminate public discourse on a specific project because the Amendment would disingenuously treat 2, 3 or 4 family projects as a single family permitted use. As one who has practiced in the land use area, I recognize the community voices that one must deal with in land use and have respected such processes, despite the challenges such public discourse entails.

**(3) SINGLE FAMILY HOME OWNERSHIP SHOULD STILL BE THE GOAL.**

I am a bit perplexed by the reversal of the land use pundits who are now advocating higher density multi-family housing at the expense of established, built-out and thriving neighborhoods which just so happen to have attractive single family homes within it. Density does not equal affordable housing. The

best example of that would be the recent townhomes built directly east of Millions Café. Those 10 townhomes sold for the period beginning in 2021 in the range of \$791,188 to \$886,264. While those townhomes increased density, they also added 10 driveway curb cuts onto Linwood Avenue, significantly exacerbating the traffic movement along Linwood Avenue, directly across from Cardinal Paccelli School.

#### **(4) ROW, ROW, ROW YOUR BOAT DOWN DELTA.**

Increased density increases impervious surface, and Mount Lookout, unfortunately endured another round of significant flooding on April 2<sup>nd</sup> of this year when one could have ridden a canoe down Delta Avenue due to the significant level of runoff from the adjacent driveways. If you were to visit the Fox 19 video link (<https://twitter.com/FOX19/status/1775297542051270849>), you will notice that the water runoff from the apartments was cascading down the driveway of the apartments in comparison to little runoff coming off the driveway of the single family home directly across from the apartment building. That video is demonstrative of the runoff impact difference between a detached single family home and a dense apartment complex. Mount Lookout's infrastructure (i.e., combined sewers) cannot handle more impervious surface.

#### **(5) IF YOU BUILD IT, CARS WILL COME.**

Finally, there is the assumption that increased housing does not require an accompanying parking ratio. That assumption is also incorrect. While I understand the debate as to whether or not 1 or 2 parking spaces per apartment unit are required, the complete absence of increased parking to match increased housing units is a recipe for disaster in Mount Lookout. Parking is already at a premium in Mount Lookout and the addition of housing units without accompanying parking spaces would result in parking distant from any residence or apartment. Even the most modest event in Mount Lookout results in distant parking sometimes 3, 4 or 5 streets away from the particular event, party or simple Sunday dinner with family members. The most recent evidence of this is the cancellation of fireworks at Ault Park due to unmanageable vehicular parking and traffic.

#### **(6) BEST DAY OF MULTI-FAMILY (INCLUDING LOW INCOME OR SUBSIDIZED HOUSING).**

Multi-family housing's best day is its first day of occupancy. Unlike single family home ownership, multi-family housing generally does not cycle, but declines as the years pass. Per a spoke person at a recent board meeting of the Hamilton County, Ohio Commissioners, it was noted that public housing trends downward in terms of increased maintenance, utility, mechanical and other infrastructure costs, resulting in an approximate 20 year life span. That is, absent another infusion of substantial capital (many times, millions of dollars) in the form of grants, tax credits or other public incentives, such housing falls into disrepair, requiring demolition.<sup>1</sup>

### **C. IF NOT BROKEN, WHAT ARE WE FIXING?**

Mount Lookout is already a vibrant and diverse (certainly, as defined by its housing stock) community. At the MLCC April meeting, not one of the 45 or more residents spoke in favor of the Amendment and all of the residents were greatly concerned as to the value of their homes and the community that they cherish. Mount Lookout, like the other neighborhoods in Cincinnati, is not a gated community devoid of multi-family zoning districts or existing apartments. While the Cincinnati neighborhoods may vary with

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<sup>1</sup> On April 9, 2024, per Luke Bloucher on behalf of the Cincinnati Development Fund, who testified in regards to public or subsidized housing not being able to cover its long term housing costs, thereby resulting in deteriorated housing every 20 years in need of another round of public capital infusion. With the exception of possibly California, he noted that there is no permanent "Affordable Housing" model. Apparently, the City of Cincinnati presently contributes \$34 million towards such housing.

respect to median home pricing and apartment rentals, there is certainly no shortage of affordable (or work force) housing options in Cincinnati, and Mount Lookout already possesses a variety of housing options for the young professional, middle-income families and senior citizens.

Accordingly, the proposed changes of the Mount Lookout area (Panel K-6) should not include any textual change of its single family zoning definitions or mapped districts.

**D. SUMMARY OF RECOMMENDATIONS.**

- Do not bum rush the local neighborhoods by improperly expediting the approval process for this Amendment.
- Schedule rounds of community council meetings with at least one city council person present to allow for a meaningful community forum.
- Include or delete any particular neighborhood from the Amendment's effects based on the feedback received from the community council meetings.

**RBT**

Cc:

Councilpersons:

Jan-Michele Lemon Kearney [jan-michele.kearney@cincinnati-oh.gov](mailto:jan-michele.kearney@cincinnati-oh.gov)

Victoria Parks [victoria.parks@cincinnati-oh.gov](mailto:victoria.parks@cincinnati-oh.gov)

Anna Albi [anna.albi@cincinnati-oh.gov](mailto:anna.albi@cincinnati-oh.gov)

Jeff Cramerding [jeff.cramerding@cincinnati-oh.gov](mailto:jeff.cramerding@cincinnati-oh.gov)

Reggie Harris [reggie.harris@cincinnati-oh.gov](mailto:reggie.harris@cincinnati-oh.gov)

Mark Jeffreys [mark.jeffreys@cincinnati-oh.gov](mailto:mark.jeffreys@cincinnati-oh.gov)

Scotty Johnson [scotty.johnson@cincinnati-oh.gov](mailto:scotty.johnson@cincinnati-oh.gov)

Seth Walsh [seth.walsh@cincinnati-oh.gov](mailto:seth.walsh@cincinnati-oh.gov)

Meeka Owens [meeka.owens@cincinnati-oh.gov](mailto:meeka.owens@cincinnati-oh.gov)

Mayor Aftab Pureval [mayor.aftab@cincinnati-oh.gov](mailto:mayor.aftab@cincinnati-oh.gov)

MLCC's Planning & Zoning Committee [planning@mtlookout.org](mailto:planning@mtlookout.org)

## Urbancsik, Jesse

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**From:** Dave Zimmerman <davezimmerman1@gmail.com>  
**Sent:** Tuesday, May 7, 2024 2:05 AM  
**To:** Aftab, Mayor; #COUNCIL; Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

Some people who received this message don't often get email from davezimmerman1@gmail.com. [Learn why this is important](#)

### External Email Communication

To: Cincinnati Leaders

I commend the city for trying to control housing costs in Cincinnati, but not all elements of 'Connecting Communities' make sense to me. The paradigm that purchasers of these new housing units won't need garages or driveways for their transportation needs seems unworkable. Even if they use mass transit in some areas of Cincinnati, they still need to get to other areas in the city and trips outside the city via some other method of transportation, most likely a car. If someone played golf or some other sport, a bus would not get them to their destination. Plus, there's a limit to how much you can carry on a bus or bike if you need to go shopping for multiple items. A recent European guide, who travels by bike in Amsterdam and has been to the U.S., told us "Your country is huge. You need a car to get around".

Another element that doesn't make sense is that 'one size' fits all for each community. In Mt. Adams, for example, parking has already been forced to the streets since we have a number of houses built before there were cars, so they already don't have garages or driveways. More houses without garages would expand the parking problem. The Playhouse and Art Museum add to the street parking challenges even though they provide some off-street parking. Then there's the weekend pub crowd that takes up street parking. Other neighborhoods don't have all these types of activities.

Additionally, the thought that it's easy to walk to Reading Rd or Hamilton Ave if you live within a mile of it is not the same for Mt. Adams. It's mostly vertical. Many residents, especially less mobile ones, will not take that on.

Thirdly, a neighborhood business district doesn't necessarily provide all the goods and services that residents need. Ours in Mt. Adams is predominantly pubs and restaurants. Things like full-service groceries, apparel and hardware stores, etc. are not available in the community. We need to travel outside of the neighborhood to purchase these goods and services.

Lastly, would each of you be willing to move into one of these proposed future residences and give up your car(s)? If so, it would be a very narrow life.

From: David Zimmerman, 1228 Ida Street, Cincinnati, OH 45202

## Urbancsik, Jesse

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**From:** dahle@fuse.net  
**Sent:** Tuesday, May 7, 2024 8:54 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Mt. Lookout Zoning Changes

**Categories:** AW

You don't often get email from dahle@fuse.net. [Learn why this is important](#)

### External Email Communication

I oppose zoning changes in the area of Mt. Lookout Square/Linwood/Ellison/Nash due to current overcrowding. More dense housing without parking would be a disaster. More dense housing bringing more traffic would be a disaster. Mt. Lookout Square parking is limited. The Cardinal Pacelli School/Church bring tremendous numbers of cars. Ditto for the Mt. Lookout pool, and ditto for the so called "private" neighborhood at the end of Ellison (which was a prior zoning mistake, permitting such a development without its own access to main streets). Further, the proposal I saw included 1/2 a parking space for a ten unit building? That is simply ridiculous. Please re-think.

Elisabeth Dahl  
3267 Nash

**Urbancsik, Jesse**

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**From:** Ed Paff <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 9:54 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support Connected Communities for a More Inclusive Cincinnati

**Categories:** AW

External Email Communication

Dear Cincinnati Planning,

I think overall density is good and will be beneficial to our city and neighborhoods.

Sincerely,  
Ed Paff

1345 Cryer Ave.  
Cincinnati, OH 45208  
United States

**Urbancsik, Jesse**

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**From:** Ellen Stedtefeld <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 10:44 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Building Accessible Future for Our City  
**Categories:** AW

External Email Communication

Dear Cincinnati Planning,

I support connected communities to encourage density and reduce car dependency which creates more vibrant neighborhoods.

Sincerely,  
Ellen Stedtefeld

1378 Burdette Avenue  
Cincinnati, OH 45206  
United States

## Urbancsik, Jesse

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**From:** Hamid Eghbalnia <heghbalnia@gmail.com>  
**Sent:** Tuesday, May 7, 2024 11:08 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Opposition to Connected Neighborhood legislation

**Categories:** AW

You don't often get email from heghbalnia@gmail.com. [Learn why this is important](#)

External Email Communication

As noted in letters sent to Council members and the Mayor, we are in opposition to the current plan. This opposition is due to grave concerns articulated in the letters, the content of which, including signatures, as sent to Council members and the Mayor's office is duplicated below.

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We are writing to you today to follow up on a letter sent to Mayor Aftab over four weeks ago regarding the proposed plans known as the “Connected Communities”. A copy of this letter is enclosed below. Regrettably, we have received no response and no acknowledgement from the mayor’s office or his staff.

Recently, two Zoom meetings have been held for the purposes of receiving feedback from the community. Contrary to our hopes and expectations, these meetings have raised more alarms. Not only the vast majority of residents who spoke at these meetings opposed the plan – a stark contrast to the picture painted by the staff presentation – but also a few speakers provided information that raised grave concerns. The following illustrates a few key points (paraphrased from the comments on the Zoom call):

- 1) Why did City planners not fully inform the opinion survey participants of the purpose of the survey? They seem to have been kept in the dark! Is this not deceptive? Does this not raise questions about the validity of the survey results?
- 2) Responses to comments that existing processes, as reflected in the City Charter, have been violated have either remain unanswered, or are dealt with dismissively. Are there existing documented processes that the city must follow when legislation deals with rezoning? We have found only one such document and the procedure seems to have not been followed.
- 3) One speaker noted that there are reasons to believe that the current plan will go to litigation. Voters are opposed to using City funds to defend a rushed plan against litigation; a plan not supported by voters. Since litigation is a possibility, public employees and officials should be on notice that all records in all forms must be safeguarded and preserved.



4) No consideration has been given to the uniqueness of each neighborhood. For example, here are just a handful of examples for Mt. Lookout neighborhood:

- a. This is an already dense neighborhood with sewer and water infrastructure challenges; a system that was built to specifications of decades ago. Why is this not being addressed in the plan? What are the residents to do when their residence floods. We have seen a lot of flooding recently.
- b. Traffic impact on businesses and residents in our already dense neighborhood will be immense. During rush hour, most of the streets around our neighborhood are packed! There is no room for widening the roads, which means that traffic will get worse, and streets become more unsafe for the kids in our neighborhood. There are parking shortages for residents as it is, and this plan will make the situation much worse.
- c. Safety issues that arise from increased density (police, fires, ...) are not being considered. What is the recruitment plan for more police and fire?
- d. There is an inexplicable rush to pass flawed legislation. Why the rush?! With all the moving parts in this plan and all the missing parts, the push to pass flawed legislation does not make sense.
- e. Many aspects of the plan assume improvements to public transportation for basic needs such as picking up groceries, getting your medicine from the pharmacy, picking up other basic needs. Public transportation improvements to support the plan will take years, even with a plan. Yet, there is no plan for expanded transportation and a rush to pass the legislation with no concrete plan for transportation. How does this make sense?

Paraphrasing a remark from one of the speakers on the call, what is going to happen when council members championing this plan are voted out in the next election. Who will champion the plan then? Who will be accountable for the mess left behind?

Considering these concerns, we have concluded that strong opposition to this plan is not only rational but also required before costly mistakes are made. We oppose this plan!

There is a presumption that all officials are acting with the best interest of the city of Cincinnati in mind, however there should be no question that on an issue of this magnitude the residents deserve nothing short of full transparency to dispel concerns. As a starting point, the voters of each community need to study the complete records relevant to the plan. The website is a good start, but it is woefully inadequate with regards to support for infrastructure, accountability, rationale, and metrics. Additionally, records furnished to the community must include full disclosures, and address any potential conflicts of interest in accordance with applicable laws and rules for state employees.

Respectfully yours,  
Signed by Cynthia and Hamid Eghbalnia  
1020 Omar Place  
Cincinnati, OH 45208

Dear Mayor Aftab,

Cynthia and I have been residents of Mt. Lookout for the past 16 years. Very recently, we have become aware of proposed plans known as the “Connected Communities” (described on the website) by City Planning and Engagement. The proposal draft, as made available so far, is lacking in clarity, motivation, defined objectives, metrics for success, and numerous other critical elements that are necessary for enabling the community to participate in the democratic process. Moreover, it appears that scant attention has been paid to gathering input from our community - a vitally important step given the variety of logistics, topographies, densities, as well as other attributes that makes each Cincinnati neighborhood unique. For example, given the projected population growth of the community, the plan for quadrupling the density of 65% of Mt. Lookout, and similarly for most neighborhoods in the city, is in serious need for a rationale. As another example, the unique aspects of increasing density in an already dense neighborhood of Mt. Lookout with a distinct topography, inadequate parking, and strained infrastructure with impact that goes beyond the “blue-shaded” zones of increased density remains completely unaddressed.

Because this proposal is certain to impact our neighborhood in a significant way by altering the balance rights, it is vital for the community to have the opportunity to engage both substantively and procedurally with the process. My review of the available material suggests that a total of 4 meetings (Bond Hill, Price Hill, a virtual meeting, and one at the Duke Energy Center) have been held in February and March of 2024. In your posted remarks, it is suggested that you have been engaged and receiving feedback from the broader community for the past 18 months (approximately 1:45-2:30 of the linked video <https://experience.arcgis.com/experience/341c80f53c764e0abd4199aeeb18b2de/page/Videos/>). If there has been feedback for the past 18 months on an issue of such magnitude, for some reason our community has been left entirely in the dark. To grasp the extent of efforts undertaken for the past 18 months, and to enhance our understanding of the goals, motivations, preparations, success metrics, and other factors relevant to the Connected Community initiative, we are requesting the following information at this time:

- 1) Dates and locations of other city-sponsored meetings related to this initiative,
- 2) Efforts undertaken to make our community aware, including meeting as described in 1),
- 3) Meeting notes, discussion topics, and City officials present relevant to items 1) and 2)
- 4) Success metrics, evaluation, community impact studies (traffic and infrastructure), etc.

Considering the extremely brisk pace proposed for voting on the initiative, timely provision of this information is critical to our ability to have fair participation. We thank you in advance for providing this information and engaging with our community as soon as possible.

Respectfully yours,  
Signed by Cynthia and Hamid Eghbalnia  
1020 Omar Place  
Cincinnati, OH 45208



## Urbancsik, Jesse

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**From:** Henry Fossett <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 10:04 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

**Categories:** AW

### External Email Communication

Dear Cincinnati Planning,

Don't listen to NIMBYs who are afraid of change. We need to become less car dependent as a city, connected communities would help create that by building housing on public transit lines.

Sincerely,  
Henry Fossett

252 Stetson St, 105  
Cincinnati, OH 45219  
United States

## Urbancsik, Jesse

---

**From:** Hunter Swope <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 8:54 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

**Categories:** AW

You don't often get email from civicinput@newmode.org. [Learn why this is important](#)

External Email Communication

Dear Cincinnati Planning,

Public transportation in Cincinnati and overall connectivity needs to improve. I love this place so much but we are too far behind other major cities.

Sincerely,  
Hunter Swope

533 Berry Ave  
Bellevue, KY 41073  
United States

## Urbancsik, Jesse

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**From:** Jessica Baldrige <baldrige.jessica@gmail.com>  
**Sent:** Tuesday, May 7, 2024 6:50 AM  
**To:** Kearney, Jan-Michele; Aftab, Mayor; Albi, Anna; Parks, Victoria; Harris, Reggie; Cramerding, Jeff; Johnson, Scotty; Jeffreys, Mark; Walsh, Seth; Owens, Meeka  
**Cc:** ClerkOfCouncilEmail; Cincinnati City Planning  
**Subject:** [External Email] Objection to Connected Communities Zoning Ordinance

Some people who received this message don't often get email from baldrige.jessica@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear Mayor Aftab, Vice Mayor Kearney, President Pro Tempore Parks, Councilmember Albi, Councilmember Cramerding, Councilmember Harris, Councilmember Jeffreys, Councilmember Johnson, Councilmember Owens, and Councilmember Walsh,

As a Cincinnati resident and home owner, I must express my objection to the impending Connected Communities zoning ordinance.

My disapproval stems from the apparent disconnect and lack of sincere interaction between city representatives and citizens regarding this significant legislative proposition. I am disconcerted by the expedited timeline for passing this ordinance, with its introduction to the public occurring on April 11, 2024, which hinders the community's opportunity to effectively engage with municipal leaders to voice concerns and seek resolutions pertaining to the ordinance.

I have concerns regarding the potential repercussions that this proposed ordinance might have on the inhabitants, neighborhoods, and the fabric of the city as a whole.

Consequently, I urge you to refrain from approving the Connected Communities ordinance in its current form at this time, and allow a longer time period for community engagement to ensure that the ordinance is aligned across the communities.

--

Jessica Baldrige

## Urbancsik, Jesse

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**From:** radgator1@aol.com  
**Sent:** Tuesday, May 7, 2024 3:57 PM  
**To:** Cincinnati City Planning  
**Cc:** John Radford  
**Subject:** [External Email] Connected communities proposed legislation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from radgator1@aol.com. [Learn why this is important](#)

### External Email Communication

Regarding the proposed legislation, I am strongly against increasing housing density in the manner that is currently under consideration. Living in Mt. Lookout for the last thirty years I and my wife feel that housing in Mt. Lookout is the right size. Some increased density would be fine, but not to the size and degree which currently being proposed.

John Radford

[Sent from AOL on Android](#)

**Urbancsik, Jesse**

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**From:** Jeffrey Spiker <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 6:44 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

External Email Communication

Dear Cincinnati Planning,

I moved here from a smaller town in Indiana, that's where I grew up and Cincinnati is my forever home. I want my family to continue to grow with Cincinnati and I believe the connected community initiative will do that.

Sincerely,  
Jeffrey Spiker

270 Forestwood Drive  
Cincinnati, OH 45216  
United States



## Urbancsik, Jesse

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**From:** Kevin Floore <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 1:40 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Cincinnati Planning,

We need to be at the forefront of developing infrastructure that works for everyone. Not just real estate developers, not just upwardly mobile individuals and families. Make it easier for all to move around and enjoy what the city has to offer.

Sincerely,  
Kevin Floore

27 Earnscliff Court  
Fort Thomas, KY 41075  
United States

## Urbancsik, Jesse

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**From:** Lauren Farquhar <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 9:08 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

**Categories:** AW

### External Email Communication

Dear Cincinnati Planning,

I'm a mother and homeowner in Pleasant Ridge. It's important to me to live in a walkable and diverse community. Pleasant Ridge offers both, although the dramatic increase in housing costs is threatening our diversity.

Our community has 'good bones' when it comes to walkability and transit, but the auto-centric planning and zoning trends in the last 50 years have diminished those qualities too.

Transit oriented development is exactly what is needed here. I think Connected Communities will make steps toward more affordable housing, density, and vibrant communities.

Thank you for your time.

Sincerely,  
Lauren Farquhar

3020 Gloss Ave  
Cincinnati, OH 45213  
United States

## Urbancsik, Jesse

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**From:** Laura Groenke <llgroenke@gmail.com>  
**Sent:** Tuesday, May 7, 2024 7:26 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Fwd: connected community objection

You don't often get email from llgroenke@gmail.com. [Learn why this is important](#)

External Email Communication

Sent from my iPhone

Begin forwarded message:

**From:** Laura Groenke <llgroenke@gmail.com>  
**Date:** April 29, 2024 at 10:01:15 AM EDT  
**To:** mayor.aftab@cincinnati-oh.gov  
**Subject:** **connected community objection**

This is my objection which I previously sent to Mayor Pureval and each member of the city council. Please consider that residents feel that they have a right to not have their choice on what kind of community they live in abruptly changed.

I am opposed to the connected community initiative.

1. Replacing single family homes in my neighborhood with more units will NOT result in more affordable housing. example - the 2-3 homes across from Christ the King church were replaced with townhomes that cost MORE than my single family residence.
2. Mt lookout already has a significant amount of rental units mixed into our community. I would not like these to be more rental. We bought here for a reason and it isnt to live near rentals with more on street parking.
3. I believe that more on street parking will be DETRIMENTAL to the various businesses in the square. Not everyone wants or CAN walk 1/2 mile out to dinner.
4. No matter what kind of housing replaces a teardown, THE INFRASTRUCTURE (sewer/storm) will not handle it. The city continues to claim that there are mitigating policies out there but we all saw what happened 3 weeks ago. More sewage mixed into this problem is not acceptable.

5. The real goal here is to cover the city budget problems and I dont feel that you are being honest about this with the flowery language about housing shortage, diversity of living circumstance, affordability justice, blah,blah blah.

Laura Groenke  
40 year Mt Lookout resident

## Urbancsik, Jesse

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**From:** Lauren Hayes <laurenhayesdesign@gmail.com>  
**Sent:** Tuesday, May 7, 2024 10:51 AM  
**To:** Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Aftab, Mayor; Cincinnati City Planning  
**Subject:** [External Email] Feedback on Connected Communities  
**Categories:** AW

Some people who received this message don't often get email from laurenhayesdesign@gmail.com. [Learn why this is important](#)

### External Email Communication

Good Afternoon,

I'd like to share feedback on the Connected Communities legislation change being considered.

First and foremost, I strongly believe our current density limits exist for reasons thoughtfully considered, and I have no interest in increasing them. I beg you to hear Mt Lookout's plight on this. Second, I did not appreciate how difficult it has been to gather information about these plans. Luckily, the Mt. Lookout Community Council brought it to our neighborhood's attention in April but reportedly had very little details to share with us since plans had not been widely shared with them. This is a drastic change for our community, and I feel shut out of plans. I also feel the plans are moving way too fast and seem either secretive or half baked. I went to a neighborhood council meeting in April, and it was frustrating to hear how many questions residents asked that could not be answered.

I am disappointed residents are not being asked how we feel about the changes. It feels that, instead, some council members are seemingly on a PR trail to sell the idea to potential newcomers to the neighborhood. This makes me feel that attracting potential new residents is a higher priority than listening to and providing for those of us who already live here, many of whom have cultivated the very beauty and culture being used to market these plans for "increased density"—or as we see it, overcrowding.

The lack of parking requirements in the plan are beyond unrealistic. Anyone who knows the ins and outs of Mt. Lookout knows there is **no parking** for the businesses we have. It's a major hindrance to enjoying the wonderful businesses in the square, and overflow parking from the business district is already being pushed to residential streets surrounding the square by a reach of several blocks. I do not believe a density increase will help these businesses but will, instead, hurt them further, because their patrons will have even fewer places to park. It will also make it nearly impossible for residents to park in front of their own homes which currently exist within walking distance of the square. This is not "connecting our community." It's making it much harder to access.

A couple of years ago, the traffic flow in Mt. Lookout Square was reconfigured. While it may have improved some things, it definitely slowed down the traffic flow too. As a result, frustrated drivers (many of whom are cutting through to access eastside suburbs like Anderson) either speed through the square making it extremely **dangerous for pedestrians** (many of whom are young students at our neighborhood schools) OR they cut through side streets like Hardisty Ave., Tweed and Kroger to avoid the square—making

those once-peaceful streets now chaotic and congested. It's hard to imagine density in this area increasing *even further* without overhauling infrastructure, parking and traffic flow...but these things are not considered in the plan. **Overcrowding is not not 'vibrancy' and certainly is not 'people focused.'**

I feel it's unrealistic and naive to think newcomers to the neighborhood will solely use public transportation rather than a car, since we already know 80% of Cincinnatians have their own car. Our public transportation system is unreliable and doesn't support this lifestyle either. And a 'pedestrian lifestyle' is not feasible here either without basic necessities like a grocery store in the square. Without a doubt, 80%+ of the newcomers this program seeks to attract to the area will bring a car with them—and simply put, I truly believe this would devastate our neighborhood's residences and businesses.

I also do not appreciate the council's blanket seeking of a 'carte blanche' style leniency. It's not necessary given variances can already be applied for singularly. But this approach uniquely robs neighbors of their voice and potentially renders us powerless to protect our own property value and quality of life. Blanket leniency across all neighborhoods in the city is also out of touch with what residents love about their individual neighborhoods. It shows no appreciation for the uniqueness of each neighborhood and the effort it takes to preserve it. One size does NOT fit all in our city's neighborhoods. I can assure you a growth plan for a developing neighborhood should look very different than what it takes to make Mt. Lookout function in a healthy, livable manner. We need different very things.

Increased density brings with it countless other common sense pains we have already been feeling in the last few years, but clearly, these would become even worse. Things like: flooding of stormwater, overloaded sewers (and the basement catastrophes that come with it.) Kilgour is already beyond capacity. Pedestrians already do not feel safe in the square. Residents, drivers and business patrons alike are already visibly frustrated trying to navigate parking and roadways here. Obviously, pollution increases with density and the green space we love is dwindling more every day which creates a suffocating feeling that is hard to describe. I know things like parks, green space and wildlife don't make anyone rich, but they matter to your constituents of Mt. Lookout who are already paying a fair amount in real estate and property taxes to live in this desired neighborhood. **Simply put, our density limits exist for a reason.** If I wanted to live in an urban core, I would have moved downtown.

Lastly, while our city may be growing, it's not growing fast enough to warrant this major change, especially as buildings that could be refurbished or re-purposed as housing are sitting empty across the city. If I'm being candid here, this program feels like a way for council to potentially utilize overreach as a means to pack more citizens into specific neighborhoods it knows are desired but at capacity.

Obviously, I strongly oppose the Connected Communities initiative or at least as it applies to my neighborhood. I am saddened to hear that some council members I hoped would advocate for all residents (many of whom value things like preservation and breathing room) now seem to be seeking "growth" and revenue at our expense.

Thanks for your time and consideration.  
Lauren Hayes  
Mt. Lookout Resident

## Urbancsik, Jesse

---

**From:** Luke Kobylski <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 1:51 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Sustainability for All Neighborhoods

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Cincinnati Planning,

We need a reform in city zoning laws to allow for an increase in diverse and dense housing across the city.

Sincerely,  
Luke Kobylski

2247 Stratford Ave  
Cincinnati, OH 45219  
United States

**Urbancsik, Jesse**

---

**From:** Lilith Olteanu <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 10:26 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Building Accessible Future for Our City

**Categories:** AW

External Email Communication

Dear Cincinnati Planning,

Rezoning Cincinnati in line with transit will save lives! Cincinnati needs this.

Sincerely,  
Lilith Olteanu

4456 Erie Avenue  
Cincinnati, OH 45227  
United States



## Urbancsik, Jesse

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**From:** Logan Stryker <civinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 5:16 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support Connected Communities for a More Inclusive Cincinnati

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Cincinnati Planning,

Let's create a more connected Cincinnati! More walkability, more sensible zoning, more land value (😬), greater sustainability, less sprawl!

Time to drag Cincinnati, kicking and screaming, into the present.

Sincerely,  
Logan Stryker

142 Warner Street  
Cincinnati, OH 45219  
United States

## Urbancsik, Jesse

---

**From:** Mike Burke <mburke1122@yahoo.com>  
**Sent:** Tuesday, May 7, 2024 5:58 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

[You don't often get email from mburke1122@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

To whom it may concern,

I am writing to express my concerns with the Connected Communities plan.

While doing away with parking restrictions may benefit some neighborhoods, but it certainly doesn't benefit all.

Tearing down single family homes and building larger multi units on the same lot may benefit some neighborhoods, but it certainly doesn't benefit all.

Making giant, sweeping changes for the entire city may benefit some neighborhoods, but it certainly doesn't benefit all.

I live and own a business in Mt. Lookout. Parking has always been an issue and I don't see that changing for the better under the Connected Communities plan. Expecting this to help, yet not doing anything to update the city's horrible mass transit, is crazy. Update mass transit and bike lanes before doing away with parking restrictions.

Mt. Lookout, like many other neighborhoods, is surrounded by hills. Our shared sewer and storm water lines are failing and over capacity already. When you tear down one single family house and add a multi family unit you are taking away permeable soil and adding more gutters, toilets, showers, washing machines, dishwashers, etc, etc to the same failing and over capacity infrastructure. My business and commercial property have already had to deal with sizable clean up and remodeling two times in the last 3 years due to sewer back up and overland run off.

The Connected Community plan seems to be a pretty to think so idea. It is a grandiose plan that hasn't gotten past the brainstorm round.

Invest in our city's failing infrastructure before communities are washed away.

Sincerely,

MRB

## Urbancsik, Jesse

---

**From:** Doyle, Mackenzie G. <Mackenzie.Doyle@srcharitycinti.org>  
**Sent:** Tuesday, May 7, 2024 10:28 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Additional Comment on Connected Communities

**Categories:** AW



**Office of Justice, Peace, and  
Integrity of Creation**  
*Sisters of Charity of Cincinnati*

m mackenzie.doyle@srcharitycinti.org. [Learn why this is important](#)

### External Email Communication

Hope you are finding ways to prioritize listening to voices from communities often overlooked, especially as those who are just trying to survive day to day might not be able to attend a Zoom or in person comment session that aligns with their schedule. On my comment session, there was a lot of privileged voices speaking up, but no one from communities that are often more marginalized in our city.

Mackenzie

Mackenzie Doyle  
**Justice Promoter**  
513-347-1410  
[mackenzie.doyle@srcharitycinti.org](mailto:mackenzie.doyle@srcharitycinti.org)  
5900 Delhi Road  
Mount St. Joseph, OH 45051

## Urbancsik, Jesse

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**From:** Mitchel Hansen <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 10:46 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Sustainability for All Neighborhoods

**Categories:** AW

### External Email Communication

Dear Cincinnati Planning,

I wholeheartedly support the Connected Communities plan, which offers a comprehensive approach to revitalize our neighborhoods and create a more equitable and sustainable future. By aligning zoning regulations with METRO's major routes, we can foster vibrant, pedestrian-friendly communities that offer a variety of housing options and reduce our reliance on cars.

I urge you to support the Connected Communities plan and take decisive action to ensure its swift implementation. Our city's future depends on it.

Sincerely,  
Mitchel Hansen

3808 Enclave Ave APT. 1  
Sharonville, OH 45241  
United States

## Urbancsik, Jesse

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**From:** Marion Hauser <mkhauser720@gmail.com>  
**Sent:** Tuesday, May 7, 2024 6:51 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities, a horrible idea

You don't often get email from mkhauser720@gmail.com. [Learn why this is important](#)

### External Email Communication

To whom it may concern,

I am very opposed to this “one size fits all” plan. What Washington DC think tank did you get this from? Obviously they have just flown over Cincinnati, never been here. This idiotic plan will increase pollution, litter, crime, traffic congestion.... The list of negatives is too long to enumerate. My grandchildren are 5th generation Mt Lookout residents and I want the same lovely neighborhood and square for them & generations to come. I look forward to the May 17th meeting.

Marion Hauser

**Urbancsik, Jesse**

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**From:** Megan Kappes <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 1:30 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Sustainability for All Neighborhoods

External Email Communication

Dear Cincinnati Planning,

These would be amazing, meaningful changes for our city. Let's focus on the community and access to it. That includes allowing people to be able to afford to live in Cincinnati, and to be able to walk to both their staple needs and to community and entertainment options. These are the things the citizens want.

Sincerely,  
Megan Kappes

1607 Joseph Court  
Cincinnati, OH 45231  
United States

## Urbancsik, Jesse

---

**From:** Milan Kulics <civiciput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 9:00 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

### External Email Communication

Dear Cincinnati Planning,

Dear Members of the City Council,

Cincinnati has such potential to develop into a major destination in the Midwest for families and job-seekers looking for a place to call home. Even current residents are anticipating the pivot Cincinnati can make to being a more connected, walkable, and fun city to live in. This has the best chance of happening if the Connected Communities proposal is adopted. It would mean safer streets for pedestrians and drivers, more accessible housing in areas connected by transit, and more livable neighborhoods. In my current neighborhood of Madisonville, despite a recent boom in construction, we still struggle to provide affordable housing and access to reliable public transit, not to mention a very dangerous Madison Road that prevents more pedestrians from using its sidewalks. The City Council has residents' best interests at heart, which should align with improvements that Connected Communities recommends. Please help bring Cincinnati into the present with this proposal, and I'm sure as our city continues to grow, so will its opportunities.

Thank you!

Sincerely,  
Milan Kulics

5912 Madison Rd, Apt. 412  
Cincinnati, OH 45227  
United States

## Urbancsik, Jesse

---

**From:** Michael Mooney <kitcat7@icloud.com>  
**Sent:** Tuesday, May 7, 2024 6:26 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities zoning change proposal

[You don't often get email from kitcat7@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

### External Email Communication

I am writing as a resident of North Avondale, whose property there is directly impacted by the proposed zoning changes in the connected communities initiative.

The entire north Avondale community would be impacted by the zoning change since it is split in half by Reading Road. That means that all of this compact single family residential neighborhood would be changed forever due to the allowance of two, three, and four family four-story buildings within its boundaries.

Built at the turn of the last century, North Avondale is a distinct and historic area filled with unique single family homes, often built by notable architects, including Samuel Hannaford. It is as much a part of the character of Cincinnati as Music Hall, the Cincinnati Zoo, Carew Tower or the Roebling Suspension bridge.

The North Avondale neighborhood constitutes just four blocks along the proposed 13 mile Reading Road corridor that is subject to the Connected Communities zoning proposal. I think it would be reasonable to carve out an exception to the zoning change proposal for that four blocks.

As discussed, the distinct North Avondale character would be adversely affected if the community were forced to absorb random modern, four story, 4 family buildings. If the Connected Communities proposal has merit, then it will be successful even if the 4 block section of Reading Road that comprises North Avondale is excluded.

While I agree that adding new housing is essential to Cincinnati's continued growth, I do not believe that one zoning size fits all along the Reading Road corridor or that destroying North Avondale is essential to that growth.

Michael J Mooney  
978 Avondale Avenue  
Cincinnati, OH, 45229  
513-646-8120

Sent from my iPhone



## Urbancsik, Jesse

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**From:** Patrice Allen <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 9:51 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Building Accessible Future for Our City

**Categories:** AW

### External Email Communication

Dear Cincinnati Planning,

Please support the Connected Communities initiative.  
Cincinnati is a vibrant town because it has been forward thinking despite resistance to change. Keep it going.  
Housing is a critical issue to a stable community. Period.

Sincerely,  
Patrice Allen

903 Adams Crossing, Unit 404  
Cincinnati, OH 45202  
United States

## Urbancsik, Jesse

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**From:** Peter A Wimberg <pwimberg@aol.com>  
**Sent:** Tuesday, May 7, 2024 3:23 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Community

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from pwimberg@aol.com. [Learn why this is important](#)

### External Email Communication

For the record, I am strongly against this proposed change to our zoning regulations. I don't see it solving the affordable housing issue. I don't see people deciding to rely on public transportation. I don't see how it makes any of our fine neighborhoods better. I actually see the opposite. We will ruin the character of our neighborhoods with over-development of multi-unit housing owned by out of the area investors. I tend to think that there are other ways to increase the population of the city without cramming in more multi-unit structures into our finest neighborhoods. Seems like we should be looking at ways to bring the areas that have been neglected back to more viable neighborhoods. We have plenty of houses that would provide more affordable living than any new construction can provide. The lack of a truly cohesive and visionary plan for the City of Cincinnati is quite astounding.

Peter A. Wimberg

Wimberg Landscaping [www.wimberglanscaping.com](http://www.wimberglanscaping.com)  
Wimberg Bike Coaching [www.wimbergbikecoaching.com](http://www.wimbergbikecoaching.com)  
513.271.2332 513.271.2360 (f) 513.207.4269 (c)

## Urbancsik, Jesse

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**From:** Ryan Herman <civicinput@newmode.org>  
**Sent:** Tuesday, May 7, 2024 2:06 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Building Accessible Future for Our City

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Cincinnati Planning,

City council can no longer shift its responsibility to cultivate sustainable communities to private entities. It must take up the mantle of reforming zoning and the tax incentives. There is no reason a new build in neighborhoods such as Mount Adams should receive abatements for single family buildings

Sincerely,  
Ryan Herman

1117 Belvedere St  
Cincinnati, OH 45202  
United States

## Urbancsik, Jesse

---

**From:** Renee LaFaive <rslafaive@hotmail.com>  
**Sent:** Tuesday, May 7, 2024 10:45 AM  
**To:** Cincinnati City Planning  
**Cc:** planning@mtlookout.org; Renee LaFaive; Husband  
**Subject:** [External Email] Fw: Connected Communities Policy Proposal

**Categories:** AW

You don't often get email from rslafaive@hotmail.com. [Learn why this is important](#)

### External Email Communication

Dear City Planning Department,

We would like to share with you our feedback regarding the Connected Communities land use and zoning legislation. Please include the information below in your official report to the Planning Commission for their consideration ahead of the May 17 meeting.

Many thanks,

Renee LaFaive &  
John Langenderfer

---

**From:** Renee LaFaive <rslafaive@hotmail.com>  
**Sent:** Wednesday, April 3, 2024 1:11 PM  
**To:** jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; anna.albi@cincinnati-oh.gov <anna.albi@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; mayor.atab@cincinnati-oh.gov <mayor.atab@cincinnati-oh.gov>  
**Cc:** anniehauser1@gmail.com <anniehauser1@gmail.com>; Brian Spitler <briankspitler@gmail.com>; Husband <jlangenderfer14@icloud.com>; Renee LaFaive <rslafaive@hotmail.com>  
**Subject:** Connected Communities Policy Proposal

Dear Mayor and Council Members:

We are writing to you to provide our feedback regarding the new city-wide Connected Communities land use and zoning policy proposal. While we are very supportive of Cincinnati's goal to grow into an accessible, people-focused, diverse, healthy, and connected community, we do not agree with the proposed Connected Communities legislation changes.

The legislation changes are too generic and far reaching to account for the differences (infrastructure, topography, residential) between our 52 diverse communities. A zoning or land use variance that is appropriate for one neighborhood may not be suitable for another and the extremely broad textual changes in this proposed legislation do not allow for appropriate checks and balances that should be a right to all Cincinnati residents. A change from single-family zoning to multi-family zoning across large swaths of land throughout the city without appropriate parking

requirements, setback rules and ownership and density regulations, could result in long-term negative consequences for our city and does not demonstrate responsible management of the city's land resources. More robust, longitudinal studies are required.

At the very least, the breadth of this proposal has not received adequate public awareness. Prior to a city council vote, a proposal of this magnitude should require longer public notification timelines and utilize many more outlets for these communications to ensure that the largest number of Cincinnatians can be reached to voice their opinions on such an impactful issue. Please ensure that a robust public awareness effort is made prior to voting so that members of our 52 neighborhoods have the opportunity to evaluate the proposed changes and speak their positions if needed. Better yet, bring this proposal to the ballot box and allow residents themselves to vote directly on all city-wide changes.

Thank you,

Renee LaFaive  
John Langenderfer  
Mt. Lookout

## Urbancsik, Jesse

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**From:** Steve Kenat <skemat@shp.com>  
**Sent:** Tuesday, May 7, 2024 9:21 AM  
**To:** Cincinnati City Planning  
**Cc:** #COUNCIL; steve kenat  
**Subject:** [External Email] Connected Communities

**Categories:** JU

You don't often get email from skemat@shp.com. [Learn why this is important](#)

External Email Communication

Dear Planning Commission Members;

I am writing to you in support of the work and positive impact of the Connected Communities initiative and the collaborative work of the Departments of City Planning & Engagement, Economic Development.

I am an architect and urban designer, and my work has been focused on the urban neighborhoods of Cincinnati for almost 30 years. I've been fortunate to work on many significant multi-family mixed-use developments of both market-rate and mixed-income housing to attract and better serve residents. I've also engaged causes to support growth and design excellence in the city & region serving on the City's Brent Spence Bridge Advisory Committee, the Over-the-Rhine Chamber of Commerce, the OTR Preservation Guidelines adopted in 2023, ULI Cincinnati and AIA Cincinnati. I have been a downtown resident since 2018, after previously living in North Avondale for 20 years.

The work of the Connected Communities proposal is critical to positioning Cincinnati as an accessible, affordable and vibrant city. City staff have done a remarkable job of outreach communication and facilitated conversations. I have been directly involved in these efforts since its inception and the Housing Summit of 2022, and have been grateful for the intentionality and accessibility of staff and experts to solicit feedback to get this right for the city's future. In several of the workshops I attended, including scenario-planning via the "Simcincinnati" tools created by city staff, many participants recommended even more height and density should be allowed than is currently proposed in the legislation.

Cincinnati continues to fall behind other cities, which is unacceptable. We are slow in the creation of housing units and have actually lost housing units in the last decade in many neighborhoods. Delays associated with variances or even by-right construction permits slows the ability of housing developers in the market to deliver. Current required off-street parking adds unnecessary costs to projects, creating parking lots and structures that increase ambient temperature and stormwater run-off. These are all significant causes of housing affordability challenges in our city - worsening the impact of inflation and labor & material shortages in the industry. Cincinnati's recently being named as "one of the hottest markets in the country" for rent increases should frighten those who desire a successful city, because citizens risk being priced out of our market and making Cincinnati a less attractive place to relocate. Further, it risks the quality of newly constructed buildings that suffer in material quality and creativity, especially those designed as affordable housing solutions, rather than delivering buildings that will be loved and maintained for the future.

For Cincinnati to remain competitive among peer cities, our city must grow in population and opportunity. We need to support density and mobility among citizens, offering choices that create multiple rungs in the housing ladder to serve families and individuals at all socio-economic levels and all points in their lives. More mixed zoning that can bring residents back to neighborhoods that previously focused almost exclusively on industrial development like Queensgate and Camp Washington is a must - especially when it better connects residents to jobs. Relaxed zoning in single-family districts to allow choice for additional housing types to create more 'middle housing' (duplexes to quads, and ADU's) does not jeopardize single-family housing, nor will it compromise the character of existing streets or neighborhoods. Allowing additional height along commercial & mass-transit corridors will make those districts more successful by creating more living opportunities and amenities for area residents. By making these proposed changes along corridors like Reading Road and Hamilton Avenue, existing traffic quantity is leveraged with the buying power of those moving through neighborhood business districts. Vibrant business districts slow traffic (a bit), by giving people a reason to stop. They make streets safer for patrons, pedestrians and bicyclists and grow the economy with entrepreneurship, businesses, and employment opportunities.

I applaud your service on the Planning Commission, and appreciate the investment of your time to review the work of the last 2 years. I hope that you will support the efforts of our Staff, Mayor, and Councilmember Harris among others to make Cincinnati a more connected, affordable and desirable city. "Connected Communities" is a great start!

Please consider me a resource and a passionate supporter of our city.

Sincerely,

--

[Steve Kenat, AIA LEED AP](#)

Principal, Director of Community Development



c: 513.675.4796

312 Plum Street, Suite 700 | Cincinnati, OH 45202

[shp.com](http://shp.com)

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## Urbancsik, Jesse

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**From:** Thad Bloch <ttbloch@yahoo.com>  
**Sent:** Tuesday, May 7, 2024 12:29 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Policy

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from ttbloch@yahoo.com. [Learn why this is important](#)

### External Email Communication

The Connected communities policy roadmap is an absolute negative policy for our Mt. Lookout community. This Connected Communities policy roadmap will provide the roadmap to destroy the charming character of our beloved Mt. Lookout. Please do not move forward with these zoning changes.

Thank-you!

Resident of Mt. Lookout for 19 years.

Thad Bloch  
3317 Royal Pl  
Cincinnati, Ohio 45208  
Phone 513-280-0381

[Sent from Yahoo Mail for iPhone](#)



## Urbancsik, Jesse

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**From:** tw farmer <toddwfarmer@gmail.com>  
**Sent:** Tuesday, May 7, 2024 10:21 AM  
**To:** Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth  
**Cc:** Cincinnati City Planning; ClerkOfCouncilEmail  
**Subject:** [External Email] Objection to Connected Communities Zoning Ordinance

**Categories:** AW

Some people who received this message don't often get email from toddwfarmer@gmail.com. [Learn why this is important](#)

### External Email Communication

Mayor Aftab, Vice Mayor Kearney, President Pro Tempore Parks, Councilmember Albi, Councilmember Cramerding, Councilmember Harris, Councilmember Jeffreys, Councilmember Johnson, Councilmember Owens, and Councilmember Walsh,

My name is Todd Farmer. I have lived in the city for 35 years and my wife and I have owned our home for 20. We currently live in Paddock Hills. It is a small neighborhood so we may not have the voices that other areas might carry. We have charming, older homes, many on cul-de-sac streets. It is quiet and friendly, welcoming and diverse. Families know each other, kids play in the yards, and folks say hello while walking their dogs.

As a city resident of many years and supporter of urban living we have dedicated a majority of our lives to investing in vibrant communities. We stayed in the 1990's when many of our college friends left for better job opportunities. We stayed after the riots of the early 2000's when the city center continued to decline and population waned. We've stayed to support the revitalization of the urban core as well.

But as a resident of the city, I object to the proposed Connected Communities zoning ordinance. My objection is based on the lack of real engagement and honest discussion with residents and communities about this large and impactful legislation.

I believe the short timeline for approval of this ordinance, which was only publicly released on April 11, 2024, prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance.

I am concerned about how the proposed ordinance will affect residents, communities, and the city overall.

Increasing housing options is very important but so is maintaining the integrity of our older neighborhoods, especially single family neighborhoods.

Also, I feel very strongly we must guard against absentee landlords and companies that buy up housing stock only to drive up prices and force city residents into rental units with high rents that provide them with little or no chance of building equity.

I therefore request that you do not vote to approve the Connected Communities ordinance as written at this time.

I appreciate your time in reading this,

Todd Farmer  
Paddock Hills

## Urbancsik, Jesse

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**From:** Veronica Tollefson <veronicatollefson@yahoo.com>  
**Sent:** Tuesday, May 7, 2024 9:29 PM  
**To:** Cincinnati City Planning  
**Cc:** veronicatollefson@yahoo.com  
**Subject:** [External Email] Mt. Lookout: Connected Communities - Zoning Changes are Unacceptable

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Planning Commission,

I sent the below information to city council last week in regards to the proposed zoning changes for Mt. Lookout.

I have viewed the proposed increased density for "connected communities" zoning legislation and feel strongly that this is not the right solution and location for increased density.

Mt. Lookout Square has recently faced incredible flooding, due in part to the increased construction and concrete on Linwood Ave with nowhere for the water to flow than directly downhill into the square. More construction and concrete will only exacerbate this issue and make a bad situation even worse. It is so short-sighted to engage in this kind of construction with no environmental consideration and requirements. Every time new condos/construction go in, trees and greenspace are removed, there is more concrete and as result, air quality and flooding are becoming worse every year. Not only that, most of this area is on a hillside, which poses its own issues down the road - as the city is seeking funding to shore up hillsides and yet continues to approve new development on hillsides.

My home is already affected because of the construction of a new home next door to ours, which removed large trees and disturbed the earth. Now we are going to have to spend thousands of dollars to address some foundation issues as the earth has shifted. You are proposing to do this to all the homes in the radius you have identified, should the proposal move forward and new development begin. There are repercussions to this.

The lack of parking and increased traffic is also a serious concern. There is already limited parking for anyone trying to visit the businesses in the area. Surrounding streets are already full with cars, as existing homes and apartments have limited parking. This is another short-sighted proposal not to require parking for new construction, at least 1 space per unit.

Finally, the complete change in zoning flies in the face of residents, including myself, who have been asking for changes to the tax abatement program so that developers don't come in and knock down single family homes and change the character of the neighborhood where we reside. My home is my single biggest investment and purchase and I have loved living in Mt. Lookout because it has green space and single family homes in my quiet residential street. I have invested in living in the city and sending my children to public school. Now, you are proposing to wipe that away in one quick swoop and change zoning that has been in place for 100+ years. It is not acceptable that after all these years of living in the city and in our homes, city planners can completely change the zoning and drastically change the neighborhood. I purchased my home in part because of the neighborhood. It is not acceptable that you can suddenly remove any existing safe guards and change our neighborhood after the years of investment we have put into our homes and city living. Outside developers have no interest in my neighborhood, they only care to make money on their project and move on.

Please do NOT move forward with this proposed increased density for Mt. Lookout., Current and future residents will pay a price for this shortsighted concept.

Thank you,

Veronica Tollefson  
1267 Grace Ave, 45208  
513-238-3120

## Urbancsik, Jesse

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**From:** Algirdas Aukstuolis <civicinput@newmode.org>  
**Sent:** Wednesday, May 8, 2024 9:23 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Adopt Connected Communities to Boost Housing Options in Cinti

**Categories:** JU

### External Email Communication

Dear Cincinnati Planning,

I am writing to encourage the approval of the Connected Communities plan. It would be an important step in increasing livability in my neighborhood, Pleasant Ridge. For example, there is an old theatre on Montgomery Road that has been abandoned for years, together with other abandoned structures right in the heart of our business district. As a volunteer for our local development corporation, I see the challenges in getting those spaces developed due to parking requirements, and other zoning issues. My understanding is that Montgomery Road is a planned Bus Rapid Transit corridor, so making it easier to develop the empty storefronts along Montgomery Road without parking requirements would be a big step in making our community's downtown more vibrant. Additionally, making the area more friendly to pedestrians and active transit would make it much better to live in that area without the burden of owning a car. Please consider supporting the Connected Communities plan to help our neighborhood and others see a brighter future. Thank you!

Sincerely,  
Algirdas Aukstuolis

3150 Auten Avenue  
Cincinnati, OH 45213  
United States

## Urbancsik, Jesse

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**From:** Allen V Kroth <avjkroth@gmail.com>  
**Sent:** Wednesday, May 8, 2024 10:00 AM  
**To:** ClerkOfCouncilEmail; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka  
**Cc:** Cincinnati City Planning; avjkroth@gmail.com  
**Subject:** [External Email] Opposition to Connected Communities Ordinance

**Categories:** JU

Some people who received this message don't often get email from avjkroth@gmail.com. [Learn why this is important](#)

### External Email Communication

Mayor Aftab, Vice Mayor Kearney, President Pro Tempore Parks, Councilmember Albi, Councilmember Cramerding, Councilmember Harris, Councilmember Jeffreys, Councilmember Johnson, Councilmember Owens, and Councilmember Walsh,

As a resident of the city of Cincinnati, I object to the proposed Connected Communities zoning ordinance.

My objection is based on the lack of real engagement and honest discussion with residents and communities about this large and impactful legislation. This does not have to be rushed nor does it have to be so drastic.

I believe the short timeline for approval of this ordinance which was only publicly released on April 11, 2024, prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance.

I am concerned about how the proposed ordinance will affect residents, communities, and the city overall.

I therefore request that you do not vote to approve the Connected Communities ordinance as written at this time.

April 5, 2024

Mayor Aftab Pureval  
Mayor.aftab@cincinnati-oh.gov  
801 Plum St  
Cincinnati, OH 45202

Dear Mayor Pureval,

My name is Allen Miller. I live at 807 Wakefield Dr. in Mt Lookout. I have lived at this address for over 30 years. I appreciate the opportunity to comment upon the proposed City Initiative of Connected Communities (CC).

In short, I am opposed to the CC land use and zoning changes. There are a number of reasons for my opposition.

1. Vibrancy. One of the goals of CC is to make Neighborhood Business Districts (NBD) more vibrant. Any reasonable person need only walk through the Mt Lookout NBD to see that it is already vibrant. No change in land use or zoning is needed.
2. Parking. CC plans to reduce or eliminate parking for renovations and new construction in the target areas. Parking is currently a problem in the Mt Lookout NBD. The current parking requirements have not created "oversupply" here.
3. Congestion. Miles of traffic lanes along Linwood Ave and Delta Ave have been eliminated. Over 79% \* of your constituents own cars and use them to commute to work and for daily life. Please do not allow parking requirements to be reduced.
4. Landslide and Flooding. Mt Lookout is a hilly area. Already there is risk of landslides with certain new development. More impervious surfaces will create more storm water run-off contributing to flooding which was experienced on Tuesday, April 2. Do not reduce setback requirements.

Please protect the single family nature of the Mt Lookout Community and do not pass the proposed land use and zoning changes contemplated in Connected Communities.

Sincerely,

Allen Miller  
807 Wakefield Dr  
Email: [almill@fuse.net](mailto:almill@fuse.net)

- \*\*Department of City Planning and Engagement, Citywide data, July 2022

## Urbanicsik, Jesse

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**From:** Alexander Riopel <civicinput@newmode.org>  
**Sent:** Wednesday, May 8, 2024 1:38 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities: Sustainability for All Neighborhoods

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Cincinnati Planning,

Although I am not a resident of Cincinnati specifically, I am a supporter of Connected Communities, and it is relevant to the entire Cincinnati metro area. Many cities across the country have been upzoning and removing barriers to development in the last few years, and Cincinnati is right to join its peer cities in doing so. Building reasonably dense, walkable, and mixed use neighbourhoods with diverse housing stock is the key to allowing growth in your city and attracting new talent and residents into the city. Cincinnati has a chance to grow the city, especially along good mass transit service. Many young people want to live in smaller, affordable housing units and not have to drive everywhere, and will be far more interested in a dense walkable city than car dependent urban sprawl. Both anecdotally in my experience, as well as from actual surveys, young people desire these things, and most importantly, desire affordable housing. This is also extremely important for the city, as dense development has far more monetary value, and thus property tax revenue and activity, compared to the empty parking lots and abandoned stores that dot the city and provide little to no tax revenue. Dense development is also a far better use of infrastructure, as it makes for more efficient use of roads, sidewalks, electrical lines, and water lines. I understand that there are concerns from homeowners who already own housing in the city, but I do not think that their worst case fears will come true. Connected Communities will not force any homeowner to sell their home or turn it into apartments, and it will not force developers to build apartments. It only removes barriers that currently make it so that developers are ONLY allowed to build single family homes. Additionally, removing parking minimums doesn't mean that housing will be built with no parking, as banks usually only finance projects that have sufficient parking. This simply removes regulatory red tape and lets developers and residents have more control over their property. This upzoning is paired with active improvements in bus transit and bicycle and pedestrian infrastructure that will already make living car-lite or even car-free easier. Thank you for reading my letter. I urge all city council members to vote YES for Connected Communities.

Sincerely,  
Alexander Riopel

5656 Valley Forge Lane  
Independence, KY 41051  
United States

## Urbancsik, Jesse

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**From:** carol kroth <ckkroth@gmail.com>  
**Sent:** Wednesday, May 8, 2024 10:08 AM  
**To:** ClerkOfCouncilEmail; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Cincinnati City Planning  
**Cc:** carol kroth  
**Subject:** [External Email] Fwd: Opposition to Connected Communities Ordinance  
**Categories:** JU

Some people who received this message don't often get email from ckkroth@gmail.com. [Learn why this is important](#)

### External Email Communication

Mayor Aftab, Vice Mayor Kearney, President Pro Tempore Parks, Councilmember Albi, Councilmember Cramerding, Councilmember Harris, Councilmember Jeffreys, Councilmember Johnson, Councilmember Owens, and Councilmember Walsh,

As a resident of the city of Cincinnati, I object to the proposed Connected Communities zoning ordinance.

My objection is based on the lack of real engagement and honest discussion with residents and communities about this large and impactful legislation.

I believe the short timeline for approval of this ordinance which was only publicly released on April 11, 2024, prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance.

I am concerned about how the proposed ordinance will affect residents, communities, and the city overall.

I therefore request that you do not vote to approve the Connected Communities ordinance as written at this time.



## Urbancsik, Jesse

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**From:** J.A. Raabe <jaraabe@aol.com>  
**Sent:** Wednesday, May 8, 2024 8:50 PM  
**To:** Cincinnati City Planning; Keough-Jurs, Katherine  
**Subject:** [External Email] Feedback on "Connected Communities" Re-Zoning Plan

### External Email Communication

**To: Cincinnati City Council and members of the Cincinnati City Planning Commission**

**Re: Connected Communities Plan upcoming votes**

We have lived in the City of Cincinnati since 1981 and 1977, respectively. We have been homeowners since 1987. We sent our son to Cincinnati Public Schools. We participate in our community. And we vote.

**With regard to the soon-to-be-voted on Connected Communities Re-Zoning Plan:** We have done our due diligence—reading and studying the plan after it was published April 11, participating on both Zoom calls (4/25, 4/30) and at community meetings in Mt. Lookout and Madisonville, and researching the impact of similar legislation in other cities. Due to our concerns and those of the hundreds of people on the Zoom calls and at the in-person meetings, we are opposed to the current plan as written and ask you to pause any vote until corrections and further studies can be done.

### Among our concerns:

**The City's lack of transparency:** In all of the meetings and communications and surveys leading up to the April 11<sup>th</sup> publishing of the plan, to a person, those aware of the "Connected Communities" project saw it solely as proposed transit reform. As of the April 11<sup>th</sup> publication of the *actual* plan, however, we now understand that what the City is *actually* saying is: "We are Re-Zoning Across the City." Yes, *now* you have our attention.

**The City's lack of due diligence in following the Spirit and Letter of the Law:** Re-zoning the entire city? That is blockbuster news—but there are tens of thousands of impacted tax-paying Cincinnati residents who have NO idea about the re-zoning in the making. Why? Because, as we were told when we called Planning, the only official notice the City has given is to publish this news as a "notice" buried in some section of the *Cincinnati Enquirer*.

**Compare this to:** When the family behind us wanted a variance, the City was required to send us a 5.5" x 8.5" green postcard in the mail alerting us to a hearing. Yet, you now propose to re-zone across the entire city with no such mailed notification. No effort has been made to ensure that 100% of those impacted are in the know.

**There is a Spirit and Letter to the law:** By "Letter of the law," by your own design, we are told, because of the number of people affected, you don't *have* to notify everyone, that the newspaper notification is all that is required of you. But in the Spirit of the Law, how do you not require of yourselves the same as you require for one house, on one street, in one neighborhood?

**What is the City's process here?** The City's published "Procedure to Initiate a Change of Zoning" requires multiple steps that, added up per your PDF, could take as much as 24 weeks. And this is for a minor zoning change, not the entire city. Yet, with Connected Communities, you published your plan April 11 and only held Zooms on the specific plan—now that, for the first time, citizens became aware that the plan would re-zone across the entire city—on April 25 and April 30. Now, barely a month later from April 11, on May 17, Planning will vote to move forward or not? And Council will vote on

June 5, depending on Planning's decision? **That's not giving Cincinnati residents even 8 full weeks to digest and address this massive (nearly 150 pages), life-changing plan.**

**Is this even legal?** The City is not even following its own published process. What are we to depend on as citizens if we can't depend on what you, the leaders of the City of Cincinnati, have put in writing and posted on your website?

**There are so many issues that need to be addressed, among them:**

- Treating every neighborhood as "same," when we each have our own unique issues, including, some neighborhoods already maxed out by developers.
- Lack of acknowledgement that the current infrastructure cannot support the kind of new development proposed when it does not support what we already have in place.
- Police and Fire Departments are understaffed.
- Public Schools are already full and there are teacher shortages.
- Parking is already strained—customers are already walking a good distance just to do business in our neighborhood squares.
- This plan requires zero off-street parking for any new structure, which is radical and unworkable. That this plan would allow side-by-side townhouses/row houses, each with its own front-facing driveway, exasperates the problem, because these structures will take away street parking where there already is not enough.
- Will developers build the lower-cost housing this plan proposes? Or will the plan just provide them with a wonderful new work-around our zoning, allowing them to tear down more homes, further changing our architectural heritage and streetscapes? Where are the studies on this? They do not exist.

**There have been NO studies on the adverse effects and unintended consequences of pushing through with this legislation.** When this happened in other cities, residents brought suit and won or successfully paused—Los Angeles and Fort Collins, Colorado, come to mind. There are others.

**Our ask:** Pause. Slow down. Less than two months is not time enough for serious and thorough deliberation. Do the right thing by acting in the best interest of the City and with respect for your tax-paying residents. This is an issue of great magnitude. **Next steps?**

1. Vote to Pause, to allow further outreach and study.
2. Send out, by mail, notification of the proposed zoning changes and of future hearings. Every impacted resident deserves to be notified directly of the City's proposal to re-zone their neighborhood. Please show us that respect.
3. We need to elevate this discussion. Schedule more Zoom calls—this time with Council members and Planning Commission members running the meetings, responding to residents, listening to and answering our questions and concerns. And, this time, as we requested on the 4/25 Zoom, please record the meetings. (Note: Even though we asked on 4/25, the 4/30 meeting was also not recorded and the Zoom transcription capability was turned off.)
4. Execute the missing studies on adverse effects and unintended consequences, so that the plan deals with reality and not aspirations.
5. Provide the data so many have requested. Where, who, how many, how? Show us the numbers.

**Studies, due diligence, full transparency with those impacted is the only way such massive change can be a success. Let Cincinnati be the city that gets this right.**

With regards,

Tony Raabe and Jen Ryder  
3257 Lambert Place  
Cincinnati, Ohio 45208

## Urbancsik, Jesse

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**From:** John Hebbeler <john.hebbeler@gmail.com>  
**Sent:** Wednesday, May 8, 2024 11:34 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities | Please add the final report

**Categories:** JU

### External Email Communication

Dear Planning Commission,  
Please add the following feedback to the Planning Commission report.

I'm a resident of Mt. Lookout and have been for 20 years. Over the past 20 years the sewer system has become more of a problem than ever. As more new development has come to our street in the past 10 plus years, the sewer backups have become worse. When it rains our homes get crushed with sewer backups, which means RAW SEWAGE infested with BACTERIA comes up our drains into our basements and floods our homes. This is a MAJOR HEALTH and SAFETY CONCERN and a MAJOR INFRASTRUCTURE PROBLEM. Adding more development with more tenants will only make matters worse for those of us that already deal with MT. LOOKOUT's UNSUSTAINABLE INFRASTRUCTURE. "Connected Communities" CANNOT be SUSTAINABLE if our existing INFRASTRUCTURE is UNSUSTAINABLE with MAJOR SEWER PROBLEMS that cause major HEALTH and SAFETY concerns for current residents. We also have MAJOR PARKING PROBLEMS on our street and neighboring streets. With low income housing currently on our street, the AIRBNB on the street, and the close proximity to the square, parking becomes extremely PROBLEMATIC throughout the day and especially after 5:30PM. The proposed legislation for "Connected Communities" will only add to these existing problems that we as current residents deal with on a daily basis. The negative impact of this existing BROKEN INFRASTRUCTURE will be far worse since the current INFRASTRUCTURE cannot handle this proposed rezoning and expansion. There IS NO SIMPLE FIX to these problems and it will be the loyal residents of MT. LOOKOUT, who continue to STRUGGLE and ENCOUNTER SETBACKS due to the **irresponsibility of the ones, who pass this legislation.**

Thanks for your time,  
John

## Urbancsik, Jesse

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**From:** Kim Sears <kkwoeste@fuse.net>  
**Sent:** Wednesday, May 8, 2024 11:38 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Planning commission

**Categories:** JU

[You don't often get email from kkwoeste@fuse.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hello, I am strongly against the new connected communities parking, zoning and density plan submitted by councilman Harris. I live near corner lots where houses on the main street could be torn down and multi family housing could be built. This would greatly decrease the value of my home and decrease the quality of our lives. Right now there are older homes with deep lots behind us. So our small backyard is peaceful because our neighbors deep backyards na k up to our backyard. I do not want to look out our back window and see new construction multi family units. This would make our family move out of the city. Our area is already overpopulated with crazy traffic. These changes would make our neighborhood undesirable. New builds cost around one million dollars. How does that help to populate an area? Parking is already horrible. I live in the Mt. Lookout area with my street off of Linwood. The schools here are overcrowded. We do not have the infrastructure to support more housing. The road diet has already made traffic idle in front of my house all day long making pollution worse and you want to add more people?? Why do you think we have regulations now to decrease overbuilding? Why can't we learn from the past and not make the same mistakes again? You will push out the people that support this city!

Thank you for your consideration, Kim Sears Sent from my iPhone

## Urbancsik, Jesse

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**From:** Nick Wright <wright.nick0798@gmail.com>  
**Sent:** Wednesday, May 8, 2024 9:11 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support for Connected Communities

### External Email Communication

Hi,

I am currently a resident of East Walnut Hills and I just wanted to take the time to let you know how excited I am, and how much I support the changes that this initiative will make.

Everything below is I'm sure nothing new to you, but it's my thoughts on the matter.

To me, it's straightforward enough that since 2010, Cincinnati has gained over 12,000 residents but lost over 2,300 units of housing. You pointed out well enough that housing prices have risen dramatically and that's largely due to lack of supply.

I was able to attend your education event at the Price Hill Rec center, I loved it. It was thorough and accessible. It was great to have city officials there to answer questions and I felt that planning, SORTA, and city council was committed to these changes and worked hard to gather our feedback and engage with us on the proposed changes.

As I'm sure you know, there will be noise from people about the fabric of our neighborhoods, about traffic, parking, and not trusting developers. I think what hits closest to me is that the apartment that I currently live in is not legal by current zoning. There are 4-5 other triplexes on my block that don't have enough set back, don't have enough parking, or are too tall by standard zoning. To me, this initiative would make it legal to build half the homes on the block, if they were empty lots.

Again, I cannot voice my support for this initiative enough, I'm beyond excited to see my city put forth the immense effort and the years of work to push this initiative into the community

Thanks

Nick Wright

## Urbanicsik, Jesse

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**From:** stevenmassie@fuse.net  
**Sent:** Wednesday, May 8, 2024 4:21 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] FW: Connected Communities

You don't often get email from stevenmassie@fuse.net. [Learn why this is important](#)

### External Email Communication

Copy of letters sent to city council and mayor.

I am writing in opposition to the Connected Communities plan as currently proposed.

I hope a council goal for the city is stable communities. Yet, the presentation's cartoon like 'spokesperson' for more middle housing states "it's been nice for me to just rent one side of a duplex while I figure out where I want to settle down long term in Cincinnati." Is the city acknowledging that long term, people want single family homes in single family zones?

The number of new nearby housing units the city expects will not by itself support neighborhood business districts. The NBD's will continue to need drawing customers from outside their neighborhoods. Most of those customers are going to travel by car and want to park within a short distance. Most tenants of new middle housing units will own cars. If no parking is provided with those units, residents will be forced to park on the street, likely taking spaces business customers would otherwise use. Most business districts have destination type tenants. If customers can't park they will likely go elsewhere. This plan could weaken business districts rather than support them. The disagreements between the Madisonville Community Council and the Ackerman Group over its Madamore Apartments development at Whetsel and Madison highlight this issue. I also question if eliminating all parking requirements could lead to the perverse reaction of responsible property/business owners demolishing properties for off street parking to compensate for the loss of street parking.

Some of the arguments stated for eliminating parking requirements are inaccurate or biased. For example, the website states when a business moves into an existing retail space, it must provide the required minimum parking spots leading to either demolishing adjacent buildings or not moving in. I have been in Mt. Lookout for 20 years and seen frequent tenant turnover in the NBD but not a single building demolished. Variances are being granted, code is loosely enforced or the statement is false. This is similar to many other city NBD's. Granted, the missing teeth (gaps in the streetscape with parking lots or vacant ground) scenario discussed is unsatisfactory for aesthetic reasons. The website claims parking requirements push buildings apart and decrease walkability. That does not appear to be happening in many NBD's and if/when it happens is likely due to the NBD not being viable for reasons other than parking requirements. If the option is to park 3 blocks away from the district, I don't see where walkability has been enhanced. The website cites the greater number of daily car trips in SF neighborhoods vs. primarily multi-family property neighborhoods. I submit the primary reason for the greater number results from SF housing having more occupants per 'unit,' like kids with school and extracurricular activities, than apartments.

Many streets in Mt. Lookout and other neighborhoods are so narrow, parking is limited to one side of the street. Many of those streets are outside the primary NBD area but within the ¼ mile range of the designated design corridors. Parking is already tight and, on some, made even tighter by visitors to the NBD. New development on those streets, without on site parking will exacerbate the parking problem and possibly create safety issues for cars and pedestrians.

The city's website cited a survey that claimed a significant percentage of respondents would be satisfied with middle housing. Did the survey ask if that would be the case if there were no off street parking?

As a cyclist, I would submit that greater density (and resulting traffic) generally makes cycling less desirable (i. e., more dangerous).

I lived downtown on Garfield Place for seven years. Outside business hours and special events, there is generally more pedestrian activity in neighborhoods like Mt. Lookout and Hyde Park than there was during the period I lived downtown. After 7 years there, I wanted less density, traffic and noise. I found it in a neighborhood like Mt. Lookout rather than moving outside the city. I believe the architects of the currently proposed plan were either dismissive or ignorant of the diversity of the city's neighborhoods. Homogenizing them will make the city a far less attractive place to live.

More housing, especially affordable, is needed. The city could quickly generate additional activity if it simply advanced proposals already submitted to the city. For example, the city has rejected proposals to develop hundreds of multi-family units along Central Parkway at the WCET site. One was from an internationally recognized developer, Gerald Hines\*, and another from a very experienced local developer, The Model Group. Apparently the city believes speculation for an arena of questionable financial viability is more important than a significant addition to the city housing stock that is aesthetically more in keeping with the surrounding neighborhood. Further, does city policy work against development of affordable housing? Per Robinson Sotheby's Realtors the February median sale price for a home in the Cincinnati market was \$275,000. Compare this with the December 11, 2022 Enquirer report that Cincinnati Metropolitan Housing Authority spent \$440,000 to build one new apartment and \$265,500 to rehab one apartment. A private developer proposes to convert the former Pogue's storage building into affordable housing for \$300,000 per unit. Why does it cost public bodies so much to create affordable units? The city continues to subsidize the loss of moderate priced housing in neighborhoods like Mt. Lookout and Oakley (although to council's credit, it did reduce the amount of subsidy recently). Two examples I found on the auditor's web site among many: home sold to developer for \$205,000, resold for \$738,223; property sold to developer for \$265,000, resold for \$931,620. The city could do more to promote affordable housing than drastically alter the character of our residential neighborhoods.

The website claims the increased density will be good for the environment. I disagree. Buildings which occupy an entire lot create the same runoff issues as parking lots. The greater impact will be on the currently less developed areas of our neighborhoods. These neighborhoods are characterized by green landscaping and generous tree canopies. Mt. Lookout and Hyde Park have already witnessed the loss of substantial tree canopy with the demolition/replacement of mostly single family homes. The larger footprint of middle housing will further reduce the land area dedicated to natural use.

I hear from contractors and even former city officials that difficulty getting through the building permit process is a more immediate roadblock to development. At one time, there was supposed to be a 'one stop' program for processing building permits. Perhaps the city should start by reforming this 'low hanging fruit.'

Thanks for your attention to these issues.

Steven Massie  
738 Mannington Ave.  
Cincinnati, OH 45226

\*If you are into history, you may find it interesting to look at the proposal the Gerald Hines organization made in the 1980's (I believe) for the site where The Foundry is now located and compare the two. The city reportedly rejected that proposal because it 'could do better' and wanted to explore other options.

Attention:

Honorable Planning Commissioners  
Honorable City Council Members  
Honorable Planning Department Director  
Honorable City Manager  
Honorable Mayor

Subject: Connected Communities legislation dated 17 April 2024

Date: 8 May 2024

**I am opposed to the passing of this Connected Communities legislation in its current form.**

I offer these personal observations and comments as a resident of 1330 Edwards Road in the proposed Hyde Park Connected Communities Single Family zoning district. The 1300 block of Edwards is the first block south of Observatory and abuts the Hyde Park Square CN-P neighborhood business district. Nothing in these remarks should be considered as positions or statements of the Hyde Park Neighborhood Council (HPNC), its Zoning Committee or Chairman of the HPNC Zoning Committee

- **I see no evidence that the proposed legislation will provide any additional affordable (below market rate) or entry level private ownership in Hyde Park. Historical evidence implies that entry level units in Hyde Park will be reduced by this legislation.** The lowest cost (entry level) single family homes in Hyde Park are the ones being torn down and are replaced by new single family construction. The single family tear down purchase price is usually around \$400,000, the single family new construction selling price is usually around or over \$1,000,000. A recent example is the tear down at 2733 Observatory located on a corner lot in a RMX district. The tear down purchase price was \$450,000. The developer is building three condominium units each priced to sell at over \$1,000,000. This legislation opens the door to more single family teardowns, replaced with much higher priced multi-family condominiums or apartments throughout the proposed Connected Communities zoning districts (Example: 2733 Observatory, now under construction). This legislation is a gift to developers at the expense of persons trying to buy an entry level single family house in Hyde Park.
- **I see no evidence (Planning study, measurement, etc.) that street parking near neighborhood business districts can accommodate new multifamily resident's vehicles if the required off-street parking for new 2, 3 and 4 family units is waived.** The unintended consequences have not been considered or examined by the Planning Department. In the 1300 block of Edwards, street parking is permitted only on the east side. A 13 unit apartment at 1350 Edwards has insufficient off-street parking for its residents so many park on Edwards Road. Multiple families in the block have three vehicles, and currently park one or two on the street. A dentist on Observatory does not allow employees to park on the business premises so they park on Edwards Road during the day. Hyde Park School (elementary) is at Edwards and Observatory and many parents use Edwards Road parking to drop off and pick up students at 7:30am and afternoon dismissal. I have personally observed similar street parking issues on Morten, Westside, Eastside and 1300 block of Michigan. Some of the Morton, Eastside and Westside residences have no off-street parking. In short, waiving the off-street parking requirement is a gift to developers at the expense of current residents, homeowners, and businesses who currently use most or all of the existing street parking.



- **While the Design Standards are a good idea, I see nothing in the text that requires the multi-family developer to build a structure that architecturally fits into the Hyde Park residential neighborhood.** For example, most single family residences have gable roofs with approximately 1:1 pitch (45 degrees). Many have dormers to enhance the use of the third floor. There is nothing in the design standards that encourages or requires this. Contrarily I believe the text encourages a new multi-family to have a flat roof at the maximum height of 35 feet. Below is an example of an existing three-family structure that has neighborhood compatible architecture and sufficient off-street parking.



Figure 1 - Compatible three family at 1319 Edwards (50 ft frontage) with 3 rear garages



Figure 2 - Incompatible single family form 2872 Erie, could be re-configured as 3 family, 1 unit per floor.

Figure 2 and 3 are two examples of existing multi-family structures that have neighborhood compatible architecture. I see nothing in the design standards preventing the examples in Figures 2 and 3.



Figure 3 - Incompatible multi-family box at 1292 Michigan

- **I recommend the Planning Commission send this legislation back to the Planning Department until the above issues can be studied and corrected. I am opposed to the passing of this Connected Communities legislation in its current form.**

Sincerely,

Gary Wollenweber

1330 Edwards Road, Hyde Park, 45208

(513) 608-3342

wollenweber@fuse.net

## Connected Communities Petition

### Virtual Public Staff Conference #2:

Tuesday, April 30, 2024 at 12:00pm over Zoom

Register for this meeting here: <https://tinyurl.com/CC-PSC-02>

### City Planning Commission Meeting:

Friday, May 17, 2024, starting at 9:00 am, both over Zoom and in City Hall

\*\* Email position to [planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov) by May 10 to be included in packet\*\*

If attending over Zoom, you must register at least 48 hours in advance of this meeting here:

<https://tinyurl.com/CC-CPC-May17>

### Equitable Growth and Housing:

Tuesday, June 4, 2024 begins at 1:00 pm in City Hall

In-person testimony is powerful. If you can't make it, register to speak the week prior via Zoom here.

### City Council Public Comment:

Wednesday, June 5, 2024 begins at 1:30p in City Hall

In-person testimony is powerful. If you can't make it, register to speak the week prior via Zoom here.

### Email addresses for Clerk of Council & Council Members:

[ClerkofCouncil@cincinnati-oh.gov](mailto:ClerkofCouncil@cincinnati-oh.gov)

[Jan-michele.kearney@cincinnati-oh.gov](mailto:Jan-michele.kearney@cincinnati-oh.gov)

[Victoria.parks@cincinnati-oh.gov](mailto:Victoria.parks@cincinnati-oh.gov)

[Anna.albi@cincinnati-oh.gov](mailto:Anna.albi@cincinnati-oh.gov)

[Jeff.cramerding@cincinnati-oh.gov](mailto:Jeff.cramerding@cincinnati-oh.gov)

[Reggie.harris@cincinnati-oh.gov](mailto:Reggie.harris@cincinnati-oh.gov)

[Mark.jeffreys@cincinnati-oh.gov](mailto:Mark.jeffreys@cincinnati-oh.gov)

[Scotty.johnson@cincinnati-oh.gov](mailto:Scotty.johnson@cincinnati-oh.gov)

[Seth.walsh@cincinnati-oh.gov](mailto:Seth.walsh@cincinnati-oh.gov)

[Meeka.owens@cincinnati-oh.gov](mailto:Meeka.owens@cincinnati-oh.gov)

### Director of Planning & Engagement

[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)

[jesse.urbanicsik@cincinnati-oh.gov](mailto:jesse.urbanicsik@cincinnati-oh.gov)

[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)

[citymanager@cincinnati-oh.gov](mailto:citymanager@cincinnati-oh.gov)

[Submit another response](#)

## Urbancsik, Jesse

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**From:** Aaron Leonard <civicinput@newmode.org>  
**Sent:** Wednesday, May 8, 2024 5:10 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support Connected Communities for a More Inclusive Cincinnati

### External Email Communication

Dear Cincinnati Planning,

As a Cincinnati resident, I am thrilled about the opportunity to welcome more neighbors to our wonderful city!

I believe the best way for us to do this is to adopt a set of values similar to the connected communities plan. The most important thing we can do as a city is invest in affordable and equitable housing. This will require us to be more diligent in increasing density (especially middle density) in our cities neighborhoods. I support council's efforts to ban surface parking lots in the city, eliminate mandatory parking minimums, and develop vacant lots. I also support mixed use development around our city to help build vibrant communities.

I also want to emphasize the importance of equity in our development process, which prioritizes the needs of all residents, especially our marginalized residents. This will require us to welcome more voices to the table and engage with residents in the communities where development is taking place. I would also like to see diversity in development companies themselves. I specifically want to shout out the wonderful work being done by organizations like CHCURC and NEST. I would love to see more community-engaged development like these organizations model.

Thank you for your time and consideration about the Connected Communities plan.

Sincerely,  
Aaron Leonard

5949 Kenneth Avenue  
Cincinnati, OH 45224  
United States

## Urbancsik, Jesse

---

**From:** Ashley Davis <ashleyreneedavis22@gmail.com>  
**Sent:** Thursday, May 9, 2024 9:36 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Input

**Categories:** JU

### External Email Communication

This plan proposes massive changes to our city. Why not choose two or three pilot neighborhoods, based on residents needs and desires, to implement the program and see the outcomes? Economic development happens so rapidly these days, I believe it is important to take a step back to see what is uniquely needed in each neighborhood community before undertaking such drastic, blanket changes city-wide. Furthermore, while community input was garnered, most people I've talked to are completely unfamiliar with Connected Communities. And the people that are familiar are largely against it. I think both more awareness and input are needed before adopting the proposed legislation.

The biggest problem I see with Connected Communities is the very likely possibility of single family homes being demolished to make way for these proposed middle housing structures. It will make more sense (economically) to tear down single family houses in need of repair and to build these multi-family structures. However, many would agree, this is not in the best interests of the city. Tearing down such homes would alter the unique character of our city. To mitigate the possibility of single family homes being torn down to make way for multi-unit middle housing structures, I would propose limit zoning changes to currently vacant land (any changes to zoning would not apply to lots that have existing structures in 2024).

Thanks,  
Ashley Davis

Thoughts on Cincinnati's "Connected Communities" plan.

It seems that even bright, promising people lose their way once they are elected to a position of governance for our city. Schemes to attract home buyers to blighted neighborhoods, such as the tax abatement program instead encourage developers to tear down existing homes and build new upper market priced homes in communities that are already doing well.

Now we have this new idea to create additional "housing" through replacing single family homes with rental properties and the plan allows this in areas that do not need such development. Indeed, multi-family units next to a single-family owned home leads to a reduction in property values for the home owner.

Maintaining or increasing population through rental properties is a bad bet for our city which already has the lowest home ownership % of any major city in Ohio. This plan also ignores the elephant in the room which is that we have some of the highest home property taxes in the nation. Cincinnati in particular has a history of driving home-owners from the city due to high taxes, poor services and a struggling school system, yet this plan does nothing to address these problems.

I believe the city should focus on programs that would increase individual home-ownership.

Last year, 15% of home purchases in Cincinnati were made by corporate buyers who then turn the homes into rental properties. These properties are often lower value properties which are allowed to further deteriorate. What is the city doing to address this issue? Why not force these companies to turn their single-family units into multi-unit housing.

Rather than connecting communities, this new city plan will have a negative impact on the areas where it is implemented. Multi family units in residential neighborhoods, with streets lined with parked cars is not a desirable outcome.

We have lived in Cincinnati for 38 years and I struggle to think of any major program that has been devoted to the benefit of existing individual home owners. A truly visionary plan would strive to build a vibrant and engaged

population of home-owners. Some of the benefits of home ownership are listed below. This information comes from public domain.

### **Situational problems:**

Population density and domestic migration trends are also major influencers of homeownership rates by state. Major influencers of noticeably lower homeownership rates in densely populated cities are high demand that often outpaces supply, higher land and development costs, and higher rent expenses, all of which contribute to higher home prices and lower homeownership rates.

Private equity and other Wall Street-backed outside investors are a growing problem in local housing markets and contribute to pushing home ownership further out of reach for many working families. In 2021, 16% of homes in Cleveland, Ohio were purchased by investors, with one zip code reaching 70%. In Cincinnati, they bought 15% of homes and nearly 50% of homes in some communities, and a single company bought 29 homes on a single street. Large investors use technology and all-cash offers to outcompete individual buyers. And because investors often target the same types of affordable starter homes as first-time homebuyers, they push families out of the housing market

### **Home ownership benefits to a community**

#### **Civic and social engagement**

- Homeowners are more likely to vote in local elections than renters in comparable neighborhoods, and this likelihood increases with the degree of neighborhood disadvantage in low-income urban areas.
- Regardless of the length of time they have owned a home, homeowners are 1.3 times more likely to become involved in a neighborhood group and to join a civic association than renters. The increased participation in neighborhood groups holds true in low-income neighborhoods as well.

## **Education**

- Children of low-income homeowners are 11% more likely to graduate from high school and are 4.5% more likely to complete post-secondary education than children of low-income renters.

Let us challenge our city government to come up with a visionary plan that truly make Cincinnati a better place to live rather than this poorly thought out effort that even if successful will result in 20,000 or more rental units.

Sincerely,

Carlin Stamm

749 Kroger Valley Drive

Cincinnati, OH 45226

513-205-6876

chstamm@cinci.rr.com





May 8, 2024

Clerk of Council  
City of Cincinnati  
801 Plum Street  
Room 308  
Cincinnati, OH 45202

ATTN: Melissa Autry

**RE: Response in Opposition to  
Cincinnati's Proposed "Connected Communities" Zoning Amendments  
North Avondale Rose Hill Neighborhood**

To Members of Cincinnati City Council and Mayor;

I am writing to express my sincere concern and extreme opposition to the proposed and overreaching "Connected Communities" zoning amendments for the North Avondale Rose Hill Neighborhood.

I would like to begin by establishing my qualifications to speak authoritatively on this subject with the facts of both my personal and professional experience and credentials;

- My wife and I are residents of a c. 1921 Century Home located at 4107 Beechwood Avenue in the single-family zoned Rose Hill Historic Neighborhood of North Avondale. The home has a market value of almost 4 times the average single home value in this Cincinnati market.
- I am a Licensed Architect, licensed in all 50 US States, District of Columbia, Puerto Rico, US Virgin Islands, and most of Canada with almost 40 years of professional practice experience.
- I am the Chairman, CEO and Owner of a national architecture firm, headquartered in Cincinnati and with 5 US office locations.
- Both my firm and myself, personally, have extensive professional experience in multi-family housing design and related zoning issues in Cincinnati and across the US in condo and market rate as well as moderate income housing. We have designed everything from low-income HUD properties to market rate rentals to high end residential condominiums in Cincinnati as well as across the US. We have designed and built in excess of 20,000 housing units locally and nationally. (Local projects include The Banks Development, Adams Landing, Newport Kentucky HUD Hope 6 Project, YMCA Moderate Income Seniors Housing, to name just a few).
- I spent almost a decade serving on the Planning Commission for the Village of Mariemont, an internationally recognized Urban Planned Community designed in the 1920's by John Nolen, and a community with tight zoning and resulting high property values, desirability, and walkability.
- Lastly, and frankly ironically, my Architectural Master's Degree graduate thesis from almost 4 decades ago focused on the life-cycle decline of high-end neighborhoods, with a specific focus on Cincinnati's Dayton Street Neighborhood, once known as "Millionaire's Row" and original homes to many of Cincinnati's most notable.

There are several points of factual opposition that I would like to share:

### **Opposition Point One: Zoning Code Restrictions & Quality**

In my professional experience, there is a direct correlation between property values and the quality of zoning laws. The stricter the zoning, the higher the property value and desirability of the neighborhood. One can only compare issues of quality zoning and opportunities such as form-based codes with that of the property value. As an example, one can locally compare communities such as the previously mentioned Village of Mariemont, or on a national level, communities such as Seaside, Florida – both offering tight zoning law and resulting higher property values. Communities with minimal or unrestricted zoning show quite the opposite result. I know from my own experience serving on a planning commission, once precedent is established through loose zoning in an established cohesive community, there are few if any options for reversal.

### **Opposition Point Two: Housing Unit Density**

Interpreting the proposed draft “Connected Communities” regulations as it pertains to housing density, it appears that there could be options for unlimited housing unit density. The Rose Hill neighborhood is an existing single-family home, historic neighborhood with large half acre lots and homes that are generally 5,000 sf and greater. The proposed amendments, as interpreted, could provide avenues for unlimited housing units on these same lots and would have a detrimental impact on both the visual and physical character and function of this neighborhood.

### **Opposition Point Three: Off Street Parking**

Interpreting the proposed draft “Connected Communities” regulations, there would be no requirements for off-street parking. The average US Household owns 1.88 cars. The Rose Hill neighborhood has an average property street frontage of 100 feet, with available parking on only one side of the street. This would afford only a maximum of 4 parked cars per street lot frontage, and half of that given that there is parking available only on one side of the street, without widening the street right of way. This would only reasonably support two housing units per lot without creating an undue burden on the ability to park in the Rose Hill Neighborhood.

This will also impact the value of the Rose Hill Community and Neighborhood appearance as in this attractive historic neighborhood.

Research with the American Planning Association (APA) suggests that parking demands in residential areas surge overnight, especially in areas that are not immediately served by convenient and efficient public mass transit. The APA also points out that contrary to some opinion, there is an increasing demand in the US for the reliance on the automobile.

### **Opposition Point Four: Building Setbacks**

Interpreting the proposed draft “Connected Communities” regulations will allow the existing setback requirements to all but be eliminated. This will affect the average alignment of homes on the street and have a negative impact of the beautiful view corridor afforded in this historic neighborhood of signature architecture and gas lamp streets. This will ultimately impact home values and homeowner’s investment, as the neighborhood will become less desirable.

### **Opposition Point Five: Neighborhood Single-Family Property Values**

I would like to invite the authors of this proposed zoning amendment to offer just one example of a neighborhood in Cincinnati, or any other city, where the zoning in an established higher income neighborhood with established property values between 4 and 6 times the average market home value has been increased, or even remain stable, through zoning amendments that allow multi-family rental units to be built in such neighborhoods.

I cannot think of any examples and this proposed zoning will do nothing but cause the existing home values to decline.

### **Opposition Point Six: Cincinnati Economic Growth & Sustainability**

I would like to invite the authors of this proposed zoning amendment to show how these kinds of changes will contribute to the economic growth and sustainability of tax revenue that supports the city operations and services. By intentionally or unintentionally imposing such changes that may result in lower income households and reduced short- and long-term care of properties, I find it difficult to understand the economic model where this is helpful to the city tax revenue generation and the City's ability to fund services for its citizens.

### **Opposition Point Seven: Property Maintenance & Investment**

In my career as a multi-family housing architect, I have personally toured hundreds of housing units, both occupied and unoccupied, of all types from subsidized public housing, to student housing, to market rate rental and condominiums in Cincinnati as well as many other cities. With very few exceptions in any of these examples, and at the risk of sounding offensive to some, my personal observations conclude that there is a clear differentiation and correlation between the care and maintenance of units that are owner occupied and those that are not.

One need not look any further than the home immediately adjacent to our home. This home at 4019 Beechwood Avenue, I understand it to be the only home in the Rose Hill neighborhood that is a single-family rental home. An objective observer will immediately note the abandoned cars in the driveway, the unkept lawn, peeling house paint, visible garbage and debris on the front porch, animal feces on the rear deck, discarded window air conditioning units on the ground, abandoned swimming pool in the back yard, and evasive plants that are taking over the neighboring properties.

### **Opposition Point Eight: Beechwood Hypothetical Development Example**

Based upon an initial review of the proposed "Connected Communities" zoning changes for our neighborhood, which are not entirely clear, and using our home and property as a hypothetical example for purposes of this letter, and assuming that there are some reasonable setbacks and no off-street parking requirements, a developer could essentially purchase our property at market rates, have it raised and within the reasonable setback requirements outlined in the draft recommendations build a three (3) story, 45,000 square foot, multi-family building with more than thirty (30) 1,500 sf units. The land cost per unit would be less than \$30,000 and a project such as this could generate more than \$1.2 million in market rate rental revenue per year. Don't think that this would not be an attractive business opportunity for local or out of town developers.

This is not only out of character for the historic neighborhood, but would create more problems than benefits with parking issues, increased sewage output, reduction of permeable surface areas resulting in increased run off and potential flooding, increased trash removal and non-homeowner related maintenance issues.



In both my personal and professional experience and opinion, this “Connected Communities” initiative can be a good opportunity and perhaps beneficial in some Cincinnati neighborhoods, but for the historic Rose Hill Neighborhood it is inappropriate, ill-conceived, damaging to the community and will only serve to have an intact and historic single-family neighborhood and put it into economic decline. This will work against the City’s opportunity to attract and retain higher income residents and will be at the expense of city and county tax revenues. This is a poorly developed idea in my professional opinion and experience and will result in unintended consequences, causing the Rose Hill neighborhood to fall into economic and physical decline.

There is an interesting intersection in this matter between the “ideology” of these zoning amendments and the “reality” of the unintended results that I don’t believe are thoroughly considered and understood by the authors of this proposed City zoning legislation.

As a resident, business owner, employer and both personal and corporate tax payer in the City of Cincinnati, I am invested in the success of our city. We have the benefit to have chosen to invest, live and work in the City. I trust that the elected officials of this city share those same beliefs and values. That said, I struggle to find how the imposition of these amendments in a well-established historic neighborhood will help improve the value and lifestyle of the homes and residences in the North Avondale Rose Hill neighborhood. I encourage the City to take a closer, surgical look at the areas that are proposed for these amendments and apply them where they will add benefit to the community and exclude them from where they will create a detrimental effect on an already well-established neighborhood such as the North Avondale Rose Hill neighborhood.

History repeats itself if not well managed. Affluent residential homeowners will walk, because they can, and history proves that they will.

If you want to see the future of the North Avondale Rose Hill neighborhood when legislation such as this is imposed, I invite you to take a walk down Dayton Street, Cincinnati’s former “Millionaire’s Row”.

Sincerely,

David S. Arends, AIA OAA  
Chairman & CEO

Cc: Jan-Michelle Lemon Kearney  
Victoria Parks  
Anna Albi  
Jeff Cramerding  
Reggie Harris  
Mark Jeffreys  
Scotty Johnson  
Seth Walsh  
Meeka Owens  
Aftab Pureval

## Urbancsik, Jesse

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**From:** dottieciok@fuse.net  
**Sent:** Thursday, May 9, 2024 8:11 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] against changing the zoning laws

You don't often get email from dottieciok@fuse.net. [Learn why this is important](#)

External Email Communication

### **I am against changing the zoning laws for the city of Cincinnati.**

Cincinnati is a city of neighborhoods (52) each with its own individual history, charm, topography, challenges, diversity and pride. How could you possibly think **a one-size-fits-all zoning change across the board** would be a good idea?

This isn't good for Cincinnati.

Cincinnati is its citizens

who it appears have conspicuously been left out of this.

Why the secrecy, what's the rush? Who specifically is spearheading this initiative?

There is no real plan, there is no real budget.

When did you alert each community and invite them to participate?

And if you did... when and how did you do it and who attended?

And if you did not? Why not?

Communities are the people. People who participate at every level, and care for and about their neighbors and neighborhoods yesterday, today and tomorrow. Who look out for one another.

Your lack of stewardship and planning is attracting Hit-and Run out-of-town developers and property owners. Surely, you recognize the pattern with the recent tax abatements.

There are so many pieces to this change, as there frequently are, when amending and changing bills and laws.

Hmmm... could this be..... **not unintended consequences**

but **intended consequences you haven't shared.**

**This initiative must be delayed** .....If for no other reason to demonstrate to the citizens of Cincinnati, this Mayor and council are transparent, willing, honest, and open, and have all the citizens of Cincinnati's best interest in heart and mind regarding their neighborhoods today and for tomorrow.

Sincerely,

Dorothy Ciok

2949 Van Dyke Drive  
Cincinnati, OH, 45208

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## Urbancsik, Jesse

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**From:** Graham Garrison <graham.garrison@gmail.com>  
**Sent:** Thursday, May 9, 2024 10:54 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Mt. Lookout proposed rezoning

**Categories:** JU

You don't often get email from graham.garrison@gmail.com. [Learn why this is important](#)

### External Email Communication

Hello Cincinnati City Planning representatives:

I am writing to you on the topic of the City Council's proposed rezoning which would increase housing density & eliminate parking requirements in Mt. Lookout.

My family and I have lived in Mt. Lookout the last 8 years in a 95 year old home on Omar Place between Glengyle & Lambert Avenues, one block up from the Mt. Lookout square. We love the area, the walkability, our neighbors, the beautiful old houses, & the entire community. Our kids walk to Kilgour Elementary each day for school and we frequent the Mt. Lookout square businesses quite often.

The proposed rezoning is a terrible idea. Parking in Mt. Lookout is already a problem and increasing housing density & eliminating parking requirements will only exacerbate the problem. For example, our driveway is unusable for parking so we must park on the street. In order to park in front of our home we must dodge a utility pole, fire hydrant, sewer lid, and utility pole guy wire. Visitors to the area routinely park on our street then walk to Mt. Lookout square. As you know, the streets in Mt. Lookout are very narrow, nearly impassable in spots with cars parked on both sides of the streets. Increased housing density with fewer parking spots will make it nearly impossible for residents and visitors to safely navigate our streets or find places to park.

Let's instead focus on and invest in what makes our community great: the classic style houses, community, friendly neighbors, and walkability. I respectfully ask that the rezoning request be denied.

Have a great day.

Regards,  
Graham Garrison  
1012 Omar Pl  
Cincinnati, OH 45208  
678-231-9512

Sent from my iPhone

## Urbanicsik, Jesse

---

**From:** Julie Carpenter <julianna.carpenter@gmail.com>  
**Sent:** Wednesday, May 8, 2024 9:40 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

You don't often get email from julianna.carpenter@gmail.com. [Learn why this is important](#)

### External Email Communication

To whom it may concern at the City of Cincinnati:

For 60+ years city and community planning has centered on the needs of cars, an unsustainable, destructive, and dehumanizing focus. Connected Communities is a valiant start toward refocusing on the residents of our city. A public transit approach to increasing density is to be applauded for its positive impact on the environment, affordability of housing, and sparking revitalization of neighborhood business districts. To build a sustainable and thriving future, Cincinnati needs more residents and fewer cars.

I live and work in Over-the-Rhine in large part because of the density and accessibility of this neighborhood. I moved to Cincinnati from Washington, DC. First to Clifton Gaslight - which was about as close to a DC feel as I could find here. I've now lived in Cincinnati longer than anywhere else. While it'll never have the amazing Metro of DC, it can have similar thriving and charming neighborhoods through transit oriented development. Connected Communities helps move us in that direction.

I fully support the effort and urge its swift passage and implementation.  
Julianna Carpenter



## Urbancsik, Jesse

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**From:** Kelly Ambrosius <kambro11@gmail.com>  
**Sent:** Thursday, May 9, 2024 6:44 AM  
**To:** Cincinnati City Planning; Kelly Ambrosius  
**Subject:** [External Email] Connected Communities feedback

External Email Communication

Hello,

I am a resident homeowner in CUF. Some concerns I have about the Connected Communities proposal are:

- 1). CUF has 60% rental properties. As soon as a house is on the market, a landlord snaps it up to convert into student housing. Many of these properties are not kept up. (Student housing has not been addressed in the proposals). Instead of single family conversions, I would like to see single family owner occupied housing. We need more permanent residents in CUF. This issue has been discussed & agreed upon at the CUFNA Board of Trustee meetings.
- 2). Healthy Neighborhoods. Density creates noise & litter pollution and sanitation issues with trash in the streets covering sewer grates. I'm tired of walking my dogs over broken glass & removing chicken bones from their mouths. These litter and noise issues exist in many dense communities now and have not been addressed by the City. Perhaps they should before unsanitary conditions come to more neighborhoods.
- 3). Removing Parking leads to illegal parking. When single family houses now accommodate multiple residents who have cars, there is not enough street parking. EVERY DAY in CUF when I walk, I see illegal parking—vehicles blocking fire hydrants and driveways. Vehicles parked under No Parking signs at intersections so other vehicles have to turn into traffic in order to get around the illegally parked cars. Vehicles are parked on sidewalks forcing pedestrians into the street. None of these conditions are safe. Even though the hope is that people will take public transportation, the reality is that most people drive—not bike or walk or take the bus. Removing Parking will not force people into taking public transportation. It will just lead to more illegal parking. With these Parking issues, the City does not have enough parking officers to address the current illegal parking violators.

Connected Communities is not something that one size fits all. Each community has its own needs and issues. Connected Community zoning changes should reflect that.

The 30,000 people who want to live in Cincinnati and can't because of a lack of housing are not all renters. I'm guessing that most want to purchase single family homes which Connected Communities doesn't address.

Please listen to the feedback you receive to make informed decisions. Because these decisions will change drastically how Cincinnati looks in the future. Instead of a safe place to raise families, it will become a developer's dream.

Thank you for your time,  
Kelly Ambrosius  
Resident of CUF  
kambro11@gmail.com

## Urbancsik, Jesse

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**From:** K WILGER <kwilger1@gmail.com>  
**Sent:** Thursday, May 9, 2024 11:04 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Zoning

**Categories:** JU

You don't often get email from kwilger1@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear Cincinnati City Planning Department,

I would like to express my serious concerns regarding the proposed zoning legislation, Connected Communities. As an owner of several apartment buildings in Mt. Lookout and Hyde Park, I should be in favor of this type of development, but because I live in this area, I have first-hand knowledge of the physical damage this type of development is doing to our neighborhood, as well as the destruction to the livelihoods of the merchants, small business owners and home owners in these neighborhoods.

Mt. Lookout and Hyde Park are old communities with sewer systems that are over 100 years old. The sewer system in Mt. Lookout and Hyde Park is severely stressed by the additional water waste, specifically caused by tearing down a single family home and building a multi-family unit in its place.

On Tuesday, April 2, 2024, a thunderstorm rolled through Cincinnati, and while it was actually a brief storm, the flooding was significant. Notably Edwards Road, Linwood Ave, Delta Ave, Eastern Ave, and River Road experienced severe flood damage for the **3rd time in 7 years**. See pictures below.

Unfortunately, the neighborhoods of Mt. Lookout and Hyde Park will not benefit from your plan explained in the Cincinnati Enquirer by Council member Reggie Harris as, "building multifamily housing, which would expand housing choice, lower rents and spur Cincinnati's growth." The neighborhoods of Mt. Lookout and Hyde Park are not areas that will have low rents or expand housing choices. The only housing choices that will be expanded in these neighborhoods will be for wealthy condo owners and those who are renting luxury apartments. On Hyde Park square, a gas station was removed from the corner of Michigan and Erie Ave, and replaced with a multi-unit condo building where units sell in the millions. The Hyde Park Baptist Church on the opposite corner of Michigan Ave and Erie Ave. was razed and the development company is boasting that the nearly-completed building replacing the church consists of 12, 2 bedroom apartments and first level retail. These apartment units are leasing for \$5,000 per month; this is not affordable housing for most. Those two buildings alone will be causing a significant amount of stress to our sewer systems, and are just 2 of many examples of over-development in Hyde Park. Please note the flooding in Photo 3 from 04/02/24. The businesses along Edwards Road on Hyde Park Square had 5 feet of water inside their basements where they store their merchandise and food, as well as several feet of water on the first level. Neko Sushi had to lay off all their employees aside from the sushi maker because they couldn't afford to pay their employees AND repair their structure. Other small business owners sustained such significant damages that they were closed for over 2 weeks while repairing their structures, and replenishing merchandise and supplies.

Please note the housing along the top of photo 2, below, which lie across from the Delta Avenue flooding. These are new, vertical developments that were shoe-horned into lots where a small, one-family home existed. They are also million dollar plus new houses that recently included the starter homes of Joe Burrow and J'Marr Chase, thusly, NOT affordable housing.

All Hamilton County property taxes have been raised 50% this year and nothing viable is being done to combat the flooding issues. The Metropolitan Sewer District of Greater Cincinnati is installing back up devices along flooding areas in old neighborhoods. While these block the flood waters for the low-lying properties, the result is that the water is moved upwards to the next property, and the cycle of installation will have to be repeated. This is a band aid. Every time someone has a "free" backup prevention device installed, the taxpayers of Hamilton County are the ones paying. When the taxpayers of Hamilton County's taxes are raised, as an apartment owner, I can attest that rents also raise for apartments and businesses renting retail/restaurant space. Mt. Lookout Square and Hyde Park Square will not be able to keep tenants with the water and tax issues they are currently facing which will, of course, be heightened with more development. The Connected Communities plan is proposing to make this problem worse in these older, established neighborhoods.

As a Hyde Park/Mt. Lookout resident, I am actually not worried about my property value going down due to development in the area. The residents of Hyde Park and Mt. Lookout could actually use the effects of the Connected Communities rezoning as a basis for appealing the inflated values of our homes in these currently desirable neighborhoods, and lower our Hamilton County property taxes, in turn, lowering the amount of money in your budget.

Please consider excluding the areas in older neighborhoods whose sewer systems literally cannot take the stress of this continued boom of development, specifically Mt. Lookout, Hyde Park, Columbia Tusculum, East End and River Road, in the Connected Communities rezoning.

With stressful concern,

Karen Wilger  
Taxpayer, resident, constituent

cc: Cincinnati City Council

Photo 1. Cincinnati Enquirer 04/03/24



Photo 2. Cincinnati Enquirer 04/03/24



Photo 3 (Local resident) 04/02/24



## Urbancsik, Jesse

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**From:** Lisa <lisa.comello@gmail.com>  
**Sent:** Thursday, May 9, 2024 10:14 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Concerns

**Categories:** JU

[You don't often get email from lisa.comello@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Good Morning,

We wanted to voice our concerns as a current Mt. Lookout, former Hyde Park, and always Cincinnati family. Both sides of John's family have been in Cincinnati for over a century! We want to continue to see this city and these communities thrive in unity, be safe, and be beautiful.

We are concerned with the new proposals from the Connected Communities. We have been first-hand witnesses of the mismanagement or lack of management and balance in City Council, GCWW, and MSD, among others.

The blanket agendas, tax abatements, property tax hikes, misuse of funds, and one-stop shop proposals have no place in our communities, nor does your disconnect from these hard-working families and communities.

1). We are concerned with out-of-town/country property owners/managers for rentals; this is an extremely dangerous avenue to allow with properties not being maintained, becoming dangerous short term rental options, and no ability to provide consequences to the property owner or renters, which is a current issue. The city already cannot handle the volume of existing properties not being maintained.

2). The lack of infrastructure is alarming; to allow more development when our existing infrastructure is over capacity and collapsing in front of our eyes is none other than greed and mismanagement and abuse of power and funds. The GCWW, MSD, Public Works all have brand new vehicle fleets, and yet homes, businesses, and our streets are filled with sewage every time there's a significant rain...not 100 year events, just normal rains. We have firsthand examples and would be glad to share any of our personal experiences. The past storms, occurring on April 2, 2024, is just one of example of how people were terribly affected by the lack of solution to the existing insufficient capacity of our infrastructure.

3.) The already basic need for parking will only become more unattainable with more housing/renters/owners, pushing parking further up the safer and quieter neighborhood streets. People have families and sports/activities demands that require a car or cars to get their children to their activities. You cannot rely on public transportation.

We implore you to impartially and factually consider these issues as you have taken an oath and have an obligation to do so.

Please stop with the sweeping, personal, and financial agendas and changes and do what is right and best for ALL hard-working families, individual communities, and this beautiful city. DO NOT run this city into the ground where it becomes an unsafe, poorly and detrimentally structured, and uninhabitable city in which to live and grow in unity. Past wrongs and decisions can be righted, but this is not the right or best way. Please PAUSE and do more research, investigate, and speak to your communities with due diligence.

Thank you for your hard work and God bless, John and Lisa Comello

## Urbancsik, Jesse

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**From:** lisa schmitz <lbschmitz61@gmail.com>  
**Sent:** Thursday, May 9, 2024 9:54 AM  
**To:** Cincinnati City Planning  
**Cc:** Planning and Zoning  
**Subject:** [External Email] Connected Communities - City-Wide Proposed Legislation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** JU

[You don't often get email from lbschmitz61@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

To whom it may concern,

I am writing to express my concern about the Connected Communities Proposal the city has initiated to “change the way Cincinnati is designed.”

The following are my observations regarding why it’s a poorly thought out idea.

First, there would be a lack of PARKING. This would equal an increase of parked cars on residential streets, creating lower visibility and danger to pedestrians.

Second, Lack of TRANSPARENCY. It has been difficult to find adequate information on the website which would allow an ordinary citizen to understand this proposal. Please illustrate the pros and cons of this plan and how, exactly, you have come to the conclusion that it is a good idea to implement this legislation.

Third, this does not address issues regarding the unique TOPOGRAPHY of Mt. Lookout.

Fourth, the proposal seems to be a ONE SIZE FITS ALL. Mt. Lookout is a community unlike any other in our city and we are driven by hardworking, community-minded folks. I don’t know of another neighborhood that has aged as gracefully as Mt. Lookout (or even comes close for that matter).

Fifth, this proposal doesn’t take into consideration that the residents of Mt. Lookout have concerns, questions and a strong response to this proposal. Why haven’t the Mayor and Council members taken the time to get to know our community. How can they decide what is best for all? Sounds too authoritarian.

Sixth, The idea that our neighborhood needs MORE DENSITY is wrong. Depending on the time of day and day of the week, the traffic thru Mt. Lookout Square can be at an impasse. We are so thick with traffic and people who don’t follow traffic signals, it is a wonder that more accidents aren’t happening.

Seventh, FUNDING, I am against using taxpayer dollars to fund this. Essential services such as Schools, Fire and Public Health shouldn’t suffer in order to make this idea work. I would rather see more funding for our schools and parks. Let’s help the CHILDREN of Cincinnati be the best they can be.

Thank you for your time,

Mary E. B. Schmitz

## Urbancsik, Jesse

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**From:** Peggy Landry <peggyflandry@gmail.com>  
**Sent:** Thursday, May 9, 2024 9:42 AM  
**To:** Cincinnati City Planning  
**Cc:** Planning and Zoning  
**Subject:** [External Email] Proposed zoning legislation in Mt Lookout

**Categories:** JU

You don't often get email from peggyflandry@gmail.com. [Learn why this is important](#)

### External Email Communication

Hi my name is Peggy Landry. I'm a homeowner in Mt Lookout on Delta Ave just a minutes walk to Mt lookout square. I am reaching out to raise my concerns about the new proposed zoning legislation in Mt Lookout. Right now on a daily basis there is just enough parking for everyone on my section of delta ave. On weekends parking can get a little dicey as more people come down to the square, but for the most part I can usually find parking in front of or a close walk away from my house. If this new proposal goes through and multi family units are created without requiring parking, this would be a disaster for my street. I have a driveway me or my partner can use as a last resort but it's extremely narrow, and people drive too fast down our street making it dangerous to back out of. The majority of my neighbors either have no driveway or a narrow, dangerous one like mine so we rely on street parking. If this proposal goes through there will be **nowhere** for us to park. This will destroy our community, make many of us consider moving elsewhere, and will decrease the value of our house. The city should require parking spots to be created for these proposed multi family homes, this is the **least** the city can do. Id like to stay here and raise a family in the next coming years but if this proposal goes through myself and many others will be driven away. Mt Lookout is my home and very dear to my heart, it's supposed to be a nice quiet suburb for families and all generations with easy access to downtown. If I wanted a high density populated area with inadequate parking I would just live downtown. Please carefully consider my words as well as the words of other concerned citizens in Mt Lookout.

Peggy Landry  
798 Delta Ave  
Cincinnati OH 45226  
203-640-9639



## Urbancsik, Jesse

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**From:** Ron Vonderhaar <rvondy@yahoo.com>  
**Sent:** Thursday, May 9, 2024 10:37 AM  
**To:** Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Kearney, Jan-Michele; Parks, Victoria; ann.albi@cincinnati-oh.gov; Cramerding, Jeff; Harris, Reggie; planning@mtlookout.org; Aftab, Mayor; Cincinnati City Planning  
**Subject:** [External Email] Opposition to Proposed Zoning Legislation  
**Categories:** JU

You don't often get email from rvondy@yahoo.com. [Learn why this is important](#)

### External Email Communication

Dear Council Members and Mayor Pureval

My name is Ron Vonderhaar and I'm a resident of Mt. Lookout. My family and I purchased our home on Principio Ave in May of 2021. We were drawn to the neighborhood by the beautiful single family homes and sense community. I believe the proposed zoning changes will have a detrimental effect on our community. Increasing multi-family dwellings in an already congested area will have a negative effect on our neighborhood and our quality of life. My family made a significant investment to acquire our home and I believe these changes will negatively impact property and resale values.

I urge City Council to consider alternative solutions that prioritize the well-being and interest of our community. It is crucial to preserve the character and integrity of our neighborhoods while promoting sustainable growth and development. I respectfully request that the City Council reconsider the proposed zoning changes and instead explore options that align with the best interest of our community.

Thank you for your attention to this matter.

Sincerely,

Ron Vonderhaar

## Urbancsik, Jesse

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**From:** Anthony Isaacs <isaacs.anthony@gmail.com>  
**Sent:** Thursday, May 9, 2024 3:56 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities feedback

### External Email Communication

Dear Planning Commission,

Zoning regulations limit property owners ability to build certain types of housing. In the case of single-family zoning, they are limited to the most resource-intensive and costly form of housing on a per square foot basis. Shouldn't we allow property owners and renters to choose different housing options that work for them, rather than mandate costly single-family housing? I think so.

Single-family homes can cost municipalities more in services and infrastructure than multi-family built on the same lot, because they need roughly the same amount of public infrastructure with fewer tax payers to cover those costs. The city can more easily afford to maintain our infrastructure if it **has** more tax base for roughly the same infrastructure costs. The cost of infrastructure and services does not scale linearly, but tax base does. So more tax payers on the same amount of land improves city finances.

I lived in Chicago for a few years, and very few people in my neighborhood had off-street parking. It was annoying to search for parking, but it was a trade-off that I chose, rather than paying for a more expensive place to live, or renting parking space. It's important to let people make those choices, so that people aren't forced into paying the cost of private parking if they can't afford it and don't need it.

There's a common misunderstanding about sewer capacity. The sewer problems are not caused by the number of people using the bathroom. The system fails because of stormwater runoff. The larger developments are actually net positive for the sewer system, because they are usually required to **have** a retention system to mitigate stormwater runoff. These policy changes don't alter setbacks, so the amount of allowable impermeable surface is no different than what a property could **have** today.

The proposed policy changes will allow for gradual change in our communities, based on housing demand. The vast majority of affected properties would be limited to 4 units, with building-form requirements to prevent them from looking like big ugly boxes. They will fit into the neighborhood as well or better than the buildings that are already here.

The Connected Communities process has been going on for a long time with ample opportunity to review materials and ask questions. The draft legislation is a direct reflection of the policy changes suggested in presentations given months ago following many community engagement sessions. I'm not sure that there's any length of time that would satisfy everyone. I encourage you to approve this legislation without delay.

Thank you,  
Anthony Isaacs

## Urbancsik, Jesse

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**From:** abwhitaker@fuse.net  
**Sent:** Thursday, May 9, 2024 9:25 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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External Email Communication

Dear Sir or Madam,

I am greatly opposed to the connected communities plan. I live in the Mt. Lookout and Hyde Park area. There is already great density and diversity in these areas. The hillsides cannot take more building especially multi unit dwelling spaces. It is unrealistic that people will get rid of their cars. We need adequate parking. My street alone have two family homes, apartments, condos, single family homes and subsidized housing.

Thank you,

A Whitaker  
Alpine Terrace

## Urbancsik, Jesse

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**From:** annie williams <anniegodis@outlook.com>  
**Sent:** Thursday, May 9, 2024 12:54 PM  
**To:** Cincinnati City Planning; ClerkOfCouncilEmail  
**Subject:** [External Email] FW: Objection to Connected Communities Zoning Ordinance

Some people who received this message don't often get email from anniegodis@outlook.com. [Learn why this is important](#)

### External Email Communication

Hello,

Mayor Aftab, Vice Mayor Kearney, President Pro Tempore Parks, Councilmember Albi, Councilmember Cramerding, Councilmember Harris, Councilmember Jeffreys, Councilmember Johnson, Councilmember Owens, and Councilmember Walsh, As a resident of the city of Cincinnati, I object to the proposed Connected Communities zoning ordinance. My objection is based on the lack of real engagement and honest discussion with residents and communities about this large and impactful legislation. I believe the short timeline for approval of this ordinance which was only publicly released on April 11, 2024, prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance. I am concerned about how the proposed ordinance will affect residents, communities, and the city overall. I therefore request that you do not vote to approve the Connected Communities ordinance as written at this time.

Thanking you in advance for your consideration,

Annie Williams

## Urbanicsik, Jesse

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**From:** Chris Heckman <checkman@gmail.com>  
**Sent:** Thursday, May 9, 2024 10:58 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support for Connected Communities and a suggested addition  
**Attachments:** IMG\_5373.jpg; 1531\_Pleasant\_Apt\_floorplan\_common.jpg; Less\_stairs\_more\_possibilities.jpg; Staircase\_rule\_usable\_floorspace.jpg

### External Email Communication

Cincinnati Planning department -

I fully support your legislation for Connected Communities. I am a resident of OTR, a father of two, business owner, middle-housing developer and climate advocate.

My wife and I renovated our house on Elm Street because of several things. It is a row house in a block with several housing types including attached single family, three family and apartment buildings. It is within walking distance to a produce market, shops, restaurants, schools, churches, friends and entertainment. And we can walk, bike or take public transit in addition to using our car. Our car was such a low priority that we ruled out a garage or driveway. Together with another family, we are building a five unit apartment building behind our home on Pleasant. Although it has parking mostly under the building, this middle-housing development allows more people to live in a block than single family homes. In this way, housing that encourages walking means it is a critical form of transit, too.

The core of the Connected Communities legislation tries to help as many Cincinnatians as possible live in this City productively, comfortably and sustainably without being reliant on cars. I'm not sure if my suggestion below can be added to the legislation.

I wish more middle housing were being built all over the City. In our own experience with this apartment project, a key building code requirement adversely impacted the design of the building. It is four stories, and has more than three units, so code required two staircases for egress. Consequently, 23% of our floorplan is devoted to common elements that do not directly contribute to paying off our mortgage: two staircases, a hallway connecting them and elevator. This rule is unique to North America and has negatively impacted both the cost to create middle housing and the floorplans that are possible. While safety has been the reason this rule was put in place for 100 years, it was also advanced precisely to make small scale apartments more expensive, to squeeze minority groups and to push white families to buy single family homes. There's an [amazing video that explains the problems with this rule](#), and it starts with the point below.

100 years ago, multifamily housing was much more common. The two staircase rule may be indirectly fueling why so many are against the idea of greater density coming to more neighborhoods. Requiring two staircases encourages large companies to increase the unit count as high as possible in order to maximize a return. This often means combining lots, which homogenizes the look of a block, and concentrates (limits) wealth creation. The form of middle housing is much more appealing than massive, block-wide apartment buildings.

Can this rule be relaxed for middle housing buildings that are 100% electric with no combustion internally? It would reduce building costs, help builders pay back loans more quickly and improve the aesthetics of the buildings.

Thank you for your time.

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Chris Heckman  
513 305 6852

## Urbancsik, Jesse

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**From:** Chris Kendall <ckendal60@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:59 PM  
**To:** Aftab, Mayor; #COUNCIL; Cincinnati City Planning  
**Subject:** [External Email] Cincinnati Connected Communities

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### External Email Communication

As a citizen of Cincinnati and registered voter, I would like to respectfully object to the process that was used to formulate the "Connected Communities" proposal. The lack of community association engagement and the speed at which these significant changes are being adopted is alarming. For example, I understand that the new construction of "middle housing," will not include a parking requirement. As a resident of Mt. Adams, where parking is already a significant issue, I find that very concerning. As a side note, I am an officer in the Mt. Adams Civic Association, but am speaking on behalf of myself individually.

All that said, I applaud the city's efforts to move toward a more accessible, people-focused, diverse, healthy and connected community. However, we need to do this in a more thoughtful manner. This proposal had not been properly vetted by the appropriate stakeholders, in my opinion. I also recognize what an issue affordable housing is, and completely support doing something about it. I do volunteer for the organization "Working in Neighborhoods," so am cognizant of the obstacles many face when trying to own a home. However, the "one size fits all" approach of Connected Communities is not the answer in its current form.

Thank you for your consideration.

Cordially,

Chris Kendall  
1129 Belvedere St  
Cincinnati, OH 45202  
937.999.9704

## Urbancsik, Jesse

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**From:** Cathy McLeod <cinticath@aol.com>  
**Sent:** Thursday, May 9, 2024 3:31 PM  
**To:** Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth  
**Cc:** ClerkOfCouncilEmail; Ismael Hassan; Mindy Nagel; khartman@fuse.net; David Borreson; Jacquelyn McCray; Treasurer; Cincinnati City Planning  
**Subject:** [External Email] Request to delay progress of Connected Communities until we have more information at local level

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### External Email Communication

Mr. Mayor, Council Members, Planning Commission, and Clerk of Council,

I am very intrigued and excited by the proposed Connected Communities initiative. I think I may be a strong supporter. However, I don't have sufficient information yet to make that decision.

I have been fortunate enough to attend two presentations on the topic. While the core content of the presentations by Council Member Harris is essentially the same, the real learning for me came in the question and answer sessions. Then, the neighborhood community concerns and focus were addressed.

I briefly reviewed the analysis of the 2022 and 2023 engagement sessions. The analysis seems extensive, but sample size was too small, in my opinion, to be representative of my community, College Hill.

Therefore, I request a delay in the schedule for the full council vote in order to engage more with community councils, business associations, and redevelopment organizations, especially those along the planned BRT corridor. I think more engagement will generate support and make an implementation more successful.

Thank you for the opportunity to express my opinion.

Cathy McLeod  
cinticath@aol.com  
513 478 5408



## Urbancsik, Jesse

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**From:** Curt Whitacre <curt.whitacre@me.com>  
**Sent:** Thursday, May 9, 2024 9:32 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from curt.whitacre@me.com. [Learn why this is important](#)

### External Email Communication

Dear City Planning Commission,

We write to you regarding the City of Cincinnati's "Connected Communities" zoning legislation, which will negatively impact our neighborhood of Mt. Lookout.

We believe we have a unique perspective on the City Planning Commission's parking, zoning and density legislation due to the fact that we own the home at 3415 Linwood Avenue (45226), which happens to be situated directly at the busy intersection of Linwood Avenue and Herschel Avenue.

In the three years that we have owned our home, the unchecked traffic on Linwood Avenue has caused multiple pedestrian fatalities and even more automobile accidents. In fact, the automobile traffic in our community is already so dense that it sometimes takes us 10 minutes *just to get out of our driveway*. The last thing we need on Linwood Avenue is more residences and more cars. Instead, what we actually need is far more drastic traffic calming measures.

We also have the unique perspective of owning a home located directly next to a series of apartment units—the apartments at 3413, 3407 and 3401 Linwood Avenue—and this experience makes us question the very concept of this "Connected" community legislation. The property owner of the buildings next to our home is not working to better our community, at least. Quite the opposite: the owner of the apartments next to our home does very little to care for his property. His apartment buildings are surrounded by vine covered trees (the trees are so engulfed by vines that they are sick and dying), and those extremely large trees have fallen into both Tweed Avenue and Linwood Avenue. In fact, the collapse onto Linwood Avenue just occurred on April 17, 2024.

In addition, tenants of the apartment buildings next to our home regularly use our private driveway for grocery deliveries, Uber drop-offs and pick-ups, or even as short-term parking for their idling cars. Cramming even more residences—and even more cars—into our already congested neighborhood is not cultivating "connections" or "communities." You will simply be sowing more chaos.

This legislation is ill conceived and will only bring further damage to a community that has already seen too much development.

Respectfully,



## Urbancsik, Jesse

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**From:** Clare Whitaker <clarecwhitaker@gmail.com>  
**Sent:** Friday, May 10, 2024 12:54 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Notes on Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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### External Email Communication

Hello -

I was born and raised in Cincinnati, growing up and currently residing in Mt. Lookout. I spent a few years living in Washington D.C. and moved back to Cincinnati a few years ago and live in a two family north of Mt. Lookout Square.

I attended the Apr. 30 Connected Communities meeting and have participated in meetings with the Mt. Lookout Community Council.

I wanted to express my concern for the new Connected Community Development and request the plan to be reassessed and put on a longer timeline.

I am proud to be living in a multi-unit property in Mt. Lookout. There are a number of similar units around the square which afford a variety of living style options already in the community. I am grateful to live in a location which has intentionally been developed to weave these option throughout the single family homes, ensuring that the neighborhood keeps its charm and value.

My property, as do the majority of multi-units in the area, offer parking options. Ensuring parking is crucial for the neighborhood. There is already a parking problem in the area and to increase the population / density and not provide parking options is a serious concern. While I understand there is a desire to increase the metro / public transit use, it is not realistic giving the working realities of many individuals throughout the area. If more of the residents worked downtown or in key transit paths that could present a viable solution; however more and more businesses in the area are located beyond city limits (thinking Blue Ash, West Chester and others) which mean that the residents who work need to have personal transportation to get to their place of work.

In addition to the parking problems, there is a risk of sewer and landslide issues. I am a member of the Hillside Trust which evaluates development on the land around Cincinnati (one of the highest areas in the country for landslides) to protect the land, residents and properties. Construction of buildings (esp. those that would be available for construction in and around the business commerce area of Mt. Lookout Square) would pose significant risks due to the hills around the area. We have already faced the challenges due recent construction projects including the expansion at Christ the King and other areas. Businesses, homes and other infrastructure are already in a vulnerable spot with heavy rains and disrupting the drainage and landscape further is a significant concern.

Most importantly, I have not been made aware of any intentional effort that Connected Communities has in actually increasing home ownership. While supporters seem to recognize that there are intense hurdles in home buying, especially in certain neighborhoods, reducing the amount of single family homes to make room for more multi-family units is only going to increase the competition as supply will be reduced.

It is important to foster a community where residents feel that they can own a home and work towards that. If we limit the options available to make room for more apartments or other rental options that is not encouraging a sense of independence + promise. In Cincinnati we are not facing a lack of apartment options. There have been several apartment units built (even minutes from Mt. Lookout square) that have vacancies. In addition, Mt. Lookout has a higher than normal percentage of multi-family living options already. Taking away single family homes to encourage a new set of rental property options when that need is already being met is a problem, especially when it's taking away the single family homes which are the properties that we do not have enough supply for.

I strongly believe that Connected Communities needs to be reevaluated. This should not be a one size fits all design for every neighbor. When this was implemented successfully across other cities in the US (which is not the typical outcome), a customized design community x community was incorporated. In order to do this thoughtfully and intentionally, the members of the city council and the young team of urban planners need to apply that thought across each neighborhood. That means individual visits, data sourcing and assessments of each individual neighborhood and community. This will take time, but will ensure a more effective and successful design approach. The current design is not suitable for several of the communities because it is applying a rinse and repeat template neighborhood x neighborhood. It is not evaluating the needs in those areas, the existing realities and other key parameters.

I work for a market research company and have lived in other major metro areas including Washington D.C. I understand both successful urban designs, as well as the time, effort, methodologies, research and analysis (especially in-person fieldwork) that needs to happen to make designs for something like this. I don't have the confidence this has been done to the extent necessary and I believe the proposed Connected Communities should be postponed until further research and assessments have been conducted. At that point, the Connected Communities should be refined based on neighborhood x neighborhood learnings to assess current housing type classifications, traffic patterns, commute realities, sewer bandwidth, land / foundation stability, among other factors.

Thank you,

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Clare C. Whitaker  
[clarecwhitaker@gmail.com](mailto:clarecwhitaker@gmail.com)  
513.368.6288

Date: May 9, 2024

To: City of Cincinnati Department of City Planning and Engagement

From: Couper Gardiner

Re: Proposed text amendments to the Cincinnati Zoning Code and Land Development Code in connection with Connected Communities, to be on the agenda of the City Planning Commission Meeting for Friday, May 17, 2024

Joining in the intense efforts toward healthy city life, particularly in these last few years, but also during the achievements of Plan Cincinnati, I'm concerned that the city is jumping ahead, when rooting our future in block-by-block meaningful change has further, essential work to do. So, I'm against the amendment to the zoning bylaw for Connected Communities as proposed.

The proposed amendment scores in connecting us with overarching equitable values and in the change process's movement over the last year in response to diverse, specific, practical, technical and heartfelt objections.

Here are several points that should be clarified:

§ 1403-03. - Specific Purposes of the Single-Family Subdistricts. Modified text in the introductory paragraph inserts "low density" to describe all SF districts and deletes "must" and substitutes "should" "maintain single-family residential character." All "low density"? How is "should" to be judged or enforced? Won't the developer just ignore "character"? An example excerpt from current ordinance: "(e) SF-2 Single-family. This district allows high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet." The proposal adds "1,500 square feet for a rowhouse".

1403-04 Connected Communities – ...new overlay districts for Single Family (SF) districts...

(a) NBD "B" (2) Parking in NBD. vi. Surface parking: only allowed in back. But is structured parking allowed to front on street?

(d) Design (2) iii 2-4 Family architectural features at top of building. iii: Recommend 5' lower maximum height to the top of the cornice of flat roofs, or to the deck line of a mansard roof: 30' max.; eave: 24' max., more consistent with Title XVII Neighborhood standards.

*Excerpts:*

TITLE XIV ZONING CODE OF THE CITY OF CINCINNATI

§ 1401-03-H1. - Height, Building.

"Building height" is measured from the established grade in the front of the lot or from the average natural grade at the building line, if higher, to the top of the cornice of flat roofs, or to the deck line of a mansard roof, or to the mid-height of the highest gable or dormer in a pitched or hipped roof, or, if there are no gables or dormers, to the mid-height of a pitched or hipped roof.

Schedule 1403-07: Development Regulations - Single-family Districts Maximum Height (ft.)  
35

Schedule 1405-07 Development Regulations - Residential Multi-family Districts Maximum Height (ft.) 35

*Sketch:*



*Note also:*

TITLE XVII Land Development Code

1703-2.60 T4 Neighborhood Medium Footprint (T4N.MF)

Stories 2½ stories max.

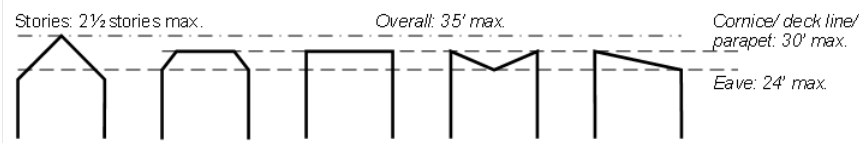
To Eave/Parapet 24' max.

Overall 35' max.

*Recommend 5' lower maximum height to the top of the cornice of flat roofs, or to the deck line of a mansard roof: 30' max.; eave: 24' max., more consistent with Title XVII*

*Neighborhood standards.*

*Sketch:*



For reference:

Cincinnati Connected Communities surveys input by CG, week of February 13, 2024:

The city's website has the summary slides of the proposed ordinance as well as stories about eight or nine topics within it, with helpful visualization tools, e.g., a slider to show before-and-after views, and each followed by questions about what we thought could be clarified from what was presented, how effective the change would be, e.g., increased housing supply, what we liked, and what could be improved. I copied a few of my answers:

Middle Housing:

-The policy seems clear on first reading, and the mapping is very helpful. The details within "specific areas" should be worked on with nearby stakeholders, particularly. What have the comparable cities learned since adopting Middle Housing policies? What have the several neighborhoods that have allowed Middle Housing for the last 8 years or so learned? The preference data on distance from transit line has a handful of options. What has planning found in how these would play out in Cincinnati's geography? For some reason, the Washington state example landed on 300 feet from the transit line.

-Middle housing is one tactic in housing production. Have other cities seen dramatic increases? What is the time frame for judging this effect?

-The slow absorption rate for new housing freeing up less expensive units suggests decades before significant impact on affordability.

-Middle housing across Cincinnati can counter decades of inequity, including job access, and enable people from different backgrounds to share healthier futures.

-Transition zones are also important, with sensitivity to stability and change in residents' lives, business, and owner and neighborhood investment. The planned public engagements should draw out improvements, even enthusiasm.

### Parking:

What was the pre-pandemic one-commuter-per-vehicle count?

Parked vehicles are less of a problem than inefficiently used vehicles.

Slider instruction would be helpful for illustrations of other issues also.

Neighborhood examples are helpful with more information easy to get to.

Relaxed minimum parking required within ¼ mile of NBD may not work for some neighborhoods.

### Affordable Housing:

The affordable construction cost per unit table's footnote 3 might translate loan-to-value into the words and numbers used in the table?

Connected Communities not proposing an IZ policy: What is the goal?

LIHTC is linked to relaxing regulations: What are options beyond depending on expanded state and federal funding?

Saying property value impact is nuanced reads as dodging the issues: Is there a simple way to headline the issues? Affordable housing of high quality and properly managed: could you say more about this?

As an option to the complex of subsidies and reduced development regulations, how might a return to public housing work, directly funded and with lessons from the past eighty years?

Did the data from other cities offer any way to gauge this?

The policy specifically defers action on inclusionary zoning and does not significantly reduce affordability barriers for low- and middle-income residents.

The policy is equitable geographically and offers some steps toward bridging humane right to shelter, real estate development business, and citizen cooperation in government action.

Link specific incentives and controls to specific circumstances of neighbors, including time and financial support in adjusting to proposed changes, with strict limits on variances, which seem available only to proponents with unequal power.

May 9, 2024

Dear City Planning and Elected Officials,

I am writing to you today out of deep concern for the zoning changes proposed by the City of Cincinnati Planning Staff in the Connected Communities initiative. My perspective is based on being a homeowner in the Linwood and Mt. Lookout communities since 1988 and as someone who commuted to Uptown for work over the course of more than 30 years. The most pressing of my concerns are:

- Inadequate infrastructure (streets/parking/sewers);
- Loss of quality of life (green space/quiet/community);
- Lack of incentives to build affordable housing;
- No incentives for preserving historic and cultural amenities;
- Lack of time for citizens to review the published draft ordinance and engage with city officials.

Older Cincinnati neighborhoods were developed at a time when mass transit (via street cars) was used by employees to get to their jobs and families only had one car. They were developed with a mix of housing types (single family/multifamily/apartments). They were developed with green spaces, shade trees, and parks. They were developed along major transportation routes. Many Cincinnati communities have a reasonable density of households, especially given the scale of infrastructure that supports them. What is Connected Communities trying to accomplish with these zoning changes?

Please pause and allow time for citizens to have their voices heard. Ideas for improving city life (including more affordable housing units) may not require zoning changes, just a thoughtful, Cincinnati-inspired approach. Portland, Oregon; Minneapolis, Minnesota; and Austin, Texas should not be held up as the answer for Cincinnati.

Sincerely,

Lora Johnson



Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Ryan Anneken  
Bridgetown

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Sincerely,

Elise Cleva  
Arlington, Virginia

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Sincerely,

Scott  
Newport, KY

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Justin Herald  
Austinburg

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Sincerely,

Kactus Lewis  
Delhi

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Taylor Paulus  
Norwood

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Abby Stainfield  
Colerain Township

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Sincerely,

Hamza Sultan  
Mason



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Sincerely,

Alex Vinolus  
Delhi Township where I live and Clifton where I work

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Sincerely,

Madeline  
Ludlow

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Sincerely,

Madeline Aeschbury  
Over-the-Rhine

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Susan Afanuh  
Clifton

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Sincerely,

Tom Allen  
Downtown

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Sincerely,

Dakota Alverson  
Mt. Adams

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Sincerely,

Laila Ammar  
Northside

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Sincerely,

Andrea S. Anater  
North Avondale



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Sincerely,

Chris Anderson  
Mount Auburn

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Sincerely,

Eric Anderson  
West End

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Sincerely,

Lauren  
Corryville

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Pamela Badian-Pessot  
Downtown

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Sincerely,

Rick Baker  
Pleasant Ridge

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Sincerely,

Bob Bammann  
East Price Hill

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Justin Banks  
Prospect Hill

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Anna Barchick-Suter  
Northside



Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Colin Barge  
West End

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Sincerely,

Anne Baughman  
Clifton

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Matt Bayliss  
Hyde Park

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Sincerely,

Sara Bedinghaus  
Mt. Airy

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Emily Bensman  
Mt. Auburn

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Sincerely,

Michael C. Binder  
Northside

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Elise Binder  
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Sincerely,

Susan Binder  
Clifton



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Jim Binder  
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Sincerely,

Ethan Blair  
Clifton

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Ann Boland  
Madisonville

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Sandy Bolek  
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Matt Bourgeois  
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Brad Bowers  
Avondale

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Sincerely,

Storm Boyd  
Bond Hill

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Jena Bradley  
East Walnut Hills



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Sincerely,

Justin Brookhart  
Clifton

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Andy Burns  
Mt. Airy

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Cayla Burton  
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Clifton



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Mt. Washington

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Annalese Cahill  
Mt. Lookout

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Gavin  
Over-the-Rhine

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College Hill

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Jaime Castle  
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**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Caroline  
Over-the-Rhine

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Sincerely,

Brad Chamblin  
Over-the-Rhine



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Sincerely,

Rosa Christophel  
Mt. Washington

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Chet Closson  
Northside

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Sincerely,

Marcus Coleman  
Mt. Lookout

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Kathleen Colley  
Madisonville

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Sincerely,

Stephanie Collins  
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Sincerely,

Ryan Cook  
Walnut Hills

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Taylor Corbett  
Walnut Hills

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Alexander Costa  
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Lily Couch  
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Ryan Crane  
East Walnut Hills

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Sincerely,

Rachel C.  
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Brandon Dalessandro  
Spring Grove Village

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Emily Dalton  
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Aspen dameron  
Corryville



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Bond Hill

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Samantha Dewald  
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Barbara Didrichsen  
Pleasant Ridge

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Sara DiLandro  
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Bobbi Dillon  
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Katie Dyson  
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Cameron Ehteshami  
Over-the-Rhine

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We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

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**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Rev. Robert English  
Northside

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Sincerely,

Adam Evans  
Downtown

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Sincerely,

Frank Eversole  
Westwood



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Alex Faeth  
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Sincerely,

Luis Finke  
Clifton

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Sincerely,

Ashley Fishwick  
Mount Auburn

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Sincerely,

Amy Fitzgibbons  
East Hyde Park

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Bailey Francis  
Bond Hill

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Sincerely,

Michael Frankenhoff  
Pleasant Ridge

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Sincerely,

Jasmine  
Avondale

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Sincerely,

NaQuia Futel  
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Sincerely,

Charles Gabel  
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Sincerely,

Patrick Gallagher  
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Karin Gandler  
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Sincerely,

Julie Garcia  
Hyde Park

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Rafael Garcia  
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Elizabeth Gilbert  
Over-the-Rhine



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Megan G  
CUF

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AJ Graden  
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Kate Greene  
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Oakley

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Clifton



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Andi Guastaferrro  
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Michael Guastaferrero  
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**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Albert Gustafson, homeowner  
Prospect Hill (Mt. Auburn)

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Sincerely,

Steve Hampton  
Over-the-Rhine

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Scott Hand  
Northside

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Sincerely,

Charles  
Walnut Hills

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Sincerely,

Carson Hartlage  
Clifton



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Sincerely,

Ismael Hassan  
College Hill

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Brad Hawse  
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Andrew Haynes  
Westwood

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Andrew Hemmelgarn  
East Price Hill

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Sincerely,

Luke Herrmann  
Over-the-Rhine

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Sincerely,

David Hoffman  
Oakley



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Alex H.  
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Gregg Hothem - HGC Construction  
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Sincerely,

Crystal Jewel  
Avondale



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Wade Johnston  
Mt. Washington

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Kayleanna Jones  
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Joshua L. Junker  
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Liz Keating  
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Kreg Keese  
Columbia Tusculum

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Ben Kelly  
Mt. Airy



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Tom Kelly  
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Leonard Kendall, AICP  
Oakley

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We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Conrad Kent  
Clifton

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Andrew Kerman  
College Hill

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Aaron Kingsley  
Mt. Auburn

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Sincerely,

Todd Kinskey, FAICP  
Northside

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Erin Kline  
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Sincerely,

Devin Knott  
Westwood



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Glenetta Krause  
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Corey Lach  
Mt. Adams

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Sincerely,

Katie Lambing  
Pleasant Ridge

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Ryan Lammi  
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Patrick LaPrade  
Walnut Hills

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Bri Ledsome  
Over-the-Rhine

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Sincerely,

Patricia Lee  
North Avondale

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Sincerely,

Harrison Lehn  
Avondale



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Eric L.  
Mt Adams

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Mil Mil Remodeling  
East Price Hill

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Oakley



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Seth Maney  
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Bond Hill

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Luke Martin  
Mt. Washington

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Madisonville

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Billy Martin  
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Downtown



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Sincerely,

Danny McKelvey  
College Hill

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Sincerely,

Grace McVey  
Cincinnati

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Sincerely,

Max Merritt  
Oakley

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Sincerely,

Pete Metz  
Clifton

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Sincerely,

Elizabeth Metz  
Downtown

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Joe Metz  
Westwood

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Sincerely,

Jill Meyer  
North Avondale



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Geoff Milz  
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Sincerely,

Ryan Minnich  
Northside

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Sincerely,

Felipe Morales-Torres  
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Samuel Morgan-Jablonski  
Mt. Washington

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Dominic Mottola  
Over-the-Rhine

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Brian Muldoon  
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Gretchen Niswonger  
Kennedy Heights

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Diane O'Brian  
Pleasant Ridge

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Justin Ogilby  
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Wendy O'Neal  
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Sincerely,

Becky Osinski  
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Madisonville

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Mt. Adams

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Joe Pettinato  
Westwood

Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Marissa Pherson  
Northside



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Joshua Pine  
Pleasant Ridge

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Brian Planalp  
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East Walnut Hills

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Rick Pouliot  
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Jay Power  
Hyde Park

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Sincerely,

William Prince  
Downtown

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Sincerely,

Mitch Radakovich  
Over-the-Rhine



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Austin Railey III  
Downtown

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Jeff Raser, AIA  
Mt. Lookout

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Sincerely,

Brenden Regan  
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College Hill

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Sincerely,

Dennis Renck  
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Colin Reusch  
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Sincerely,

Colleen Reynolds  
Oakley



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Jacob Richard  
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Brandon Rudd  
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**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Lisa Schaaf  
Over-the-Rhine

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Sincerely,

Rose S.  
North Avondale

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Sincerely,

Gabe Schenker  
East Walnut Hills



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Elizabeth Schmidt  
Mt. Auburn

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Sincerely,

Rick Schoeny  
Madisonville

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Johnathan Schoepf  
California

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Sincerely,

Brooke Schreier  
Brighton

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Sincerely,

Barry Schwartz  
Northside

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Terry Sefchick  
East Price Hill

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Kevin Shaw  
Downtown

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Sincerely,

Addison Shedd  
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Sincerely,

Sara M. Sheets  
Madisonville

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Jacob Sheridan  
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Paige Silverman  
Over-The-Rhine

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Pleasant Ridge

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Oakley



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Morgan Noel Smith  
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Clifton

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Reese Stangelo  
CUF

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Gail Staubach Kelly  
Mt. Airy

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Samantha Stewart-Campbell  
Over-the-Rhine

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John Stoughton  
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Sean S. Suder  
Over-the-Rhine/Hyde Park

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Sincerely,

Nigel Sullivan  
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Nick Swope  
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Molly Szabo  
Mt. Washington

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Casey Terry  
Over-the-Rhine

Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Brad Thomas  
Over-the-Rhine

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Sarah Thomas  
Northside

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Tyler Thompson  
Sayler Park

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Sincerely,

Kevin Tighe  
CUF



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Sincerely,

D. Tom  
Mt. Auburn

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Sincerely,

Alison C. Trianfo  
Downtown

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Christopher Uihlein  
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Thanapat Vichitchot  
Westwood

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Andrew Vielhaber  
Evanston

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Sincerely,

Laura Vogan  
Northside

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Sincerely,

Emily W.  
East Walnut Hills

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Sincerely,

Evan Walker  
Clifton



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Lauren Walker  
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Sincerely,

Owen Waller  
Clifton Heights

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Bridget Waller  
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Xinhao Wang  
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Nikki Warren  
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Elaine  
Oakley

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Matthew Way  
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Sincerely,

Meagan Webb  
Mt. Lookout



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Renee Weinberg  
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Peter Weisbrod  
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Katie Westbrook  
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Coryville

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Breanna White  
Evanston

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David Whittaker  
Walnut Hills



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Chas Wiederhold  
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Kelly Wilson  
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**We urge you to vote YES on Connected Communities**, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Monica Windholtz  
Downtown / Clifton

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Sincerely,

Wolfgang Windholtz  
Clifton

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Kelly Windholtz  
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Richard Woessner III  
Pendleton

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Brandon Wolff  
Pleasant Ridge



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Sincerely,

Brendan wood  
Mt. Adams

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Michael Wright  
Westwood

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Over-the-Rhine

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Y. Angel Wuellner  
Northside

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Sincerely,

Chelsea York  
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Madisonville

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Sincerely,

Cody  
Pendelton

## Urbancsik, Jesse

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**From:** Donald Dudrow Jr <dudrow@me.com>  
**Sent:** Thursday, May 9, 2024 4:51 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Zoning Changes - Opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from dudrow@me.com. [Learn why this is important](#)

### External Email Communication

As a member of the professional stakeholders committee formed by the City of Cincinnati, I must say that I oppose the current Connected Communities proposal. I've reviewed the recommendations/ plan and as an affordable housing professional and Cincinnati homeowner I cannot support the plan. I'm opposed to the Connected Communities zoning changes for the following reasons.

1. Unintended Consequences - The 4/24/2023 Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities.
2. Fairness - Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
3. Absentee Landlords - Unfortunately Cincinnati has a horrible history with out of town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out of town investors dividing-up single family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (unlikely legal to do so).

Better Options: The following alternatives to increasing the housing stock include the following. These alternatives can be implemented without changing any laws/ regulations.

1. Enforcement - there are many blighted and neglected properties throughout Cincinnati. Enforcement of municipal housing and maintenance codes will either cause the owner to improve their properties or sell. This is not being done in a comprehensive manner due to building inspector staff shortages/ funding. Also, mandatory annual housing code inspections of rental housing is needed. Increasing fines and consequences of non-compliance may be necessary.

2. Assessment/ Foreclosure - failure of a property owner to maintain their properties would be a “big-stick” in turning blighted properties into needed housing.
3. City/ Port/ 3CDC Purchase/ Stabilization/Resale - Foreclosure or purchase of abandoned lots or properties that fail enforcement actions and then offering them to new buyers with financing/ tax abatement/ and other incentives. I personally was involved in the very successful City led VBS (Vacant Building Stabilization) program. As one of the City’s Consulting Architects we stabilized over 30 buildings in OTR that were foreclosed on by the City or abandoned. Stabilization included: roofing, closing doors/ windows, and structural repairs in order to prevent further deterioration or collapse of the buildings. These stabilized building were eventually sold by 3CDC for \$1 to investors who promised to renovate/ occupy the buildings. The success you see in OTR is in great part due to this VBS program. Otherwise, the failure to stabilize these buildings would have led to their demolition and loss of much of the OTR fabric. This approach can be implemented city-wide to great effect.
4. Variances - though I’m not a huge fan of zoning variances, there are times and places where it is needed. The current zoning code allows for some “flexibility” while engaging neighborhood stakeholders in an organized and transparent process. Why change something that to a great extent has been successful in accommodating exceptions to current zoning?
5. Market Forces - A better solution is to keep the historically zoned single family neighborhoods intact and let the market determine the best location and type of affordable housing as permitted by current zoning. This allows stabilized communities and active neighborhood involvement (ex. NANA and others) to serve as an anchor for peripheral growth of multi-family housing. “Multi-family rentals everywhere” is the antithesis of good urban planning. Uniform housing types, in defined neighborhoods, is the goal of many successful urban plans and zoning ordinances - i.e. utopian planned communities.

Closing Thoughts - Building types, height and area requirements preserve the rich character of Cincinnati’s neighborhoods. Hyde Park is a perfect example of what loose zoning codes/ lack of enforcement and undesirable variances will do to destroy a once beautiful and recognized neighborhood. When I moved to Hyde Park in 1986 it was a wonderful, quiet, safe and vibrant community. Now I avoid the area as much as possible due to the traffic, divided single family lots, high density and poorly designed new-builds surrounding the square by speculators. Oh, and none of it is “affordable” to most.

I urge the City of Cincinnati to leave the zoning as-is and instead of legislating destructive change; enforce current codes/ regulations, and find financial resources and incentives to motivate the free market to determine the best location and type of affordable housing within the constraints of the current zoning code.

Donald L. Dudrow, Jr., RA, NCARB, AIA, CEM  
Architect  
935 Lenox Place  
Cincinnati, Ohio 45229  
513.325.5678 cell

## Urbancsik, Jesse

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**From:** Debra Holloway <civiciinput@newmode.org>  
**Sent:** Thursday, May 9, 2024 2:40 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support Connected Communities for a More Inclusive Cincinnati

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

Dear Cincinnati Planning,

We need to change things asap to help the elderly homeowners whose property taxes just jumped. My house payment raised 200 dollars which I cannot afford.

Sincerely,  
Debra Holloway

2271 Townhill Road  
Cincinnati, OH 45238  
United States



## Urbanicsik, Jesse

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Thursday, May 9, 2024 2:17 PM  
**To:** Cincinnati City Planning  
**Cc:** Mt. Lookout Planning  
**Subject:** [External Email] Connected Communities: A parking crisis seems inevitable!

You don't often get email from dougbjose@gmail.com. [Learn why this is important](#)

### External Email Communication

There are many areas of concern regarding the Connected Communities initiative, which could become law in a matter of weeks. For me, the area of greatest concern is the huge impact this initiative could have on parking. Zero off-street parking is required for new developments of up to 10 units, and only ½ of an off-street parking spot is required for each additional unit!

The expectation seems to be that large numbers of housing units can be added near the business center in every neighborhood without causing enormous parking problems. The hope seems to be either that large numbers of people will be able to get by with fewer or no vehicles, and/or that there are plenty of unused parking spots near every business center. To me, neither of those assumptions seems valid.

I believe that in many neighborhoods very few people will find it possible to live without vehicles. My estimate is that at least 1.5 vehicles per unit will end up on the road. My guess is that at least 50 living units per year will likely be built in the next four years in many neighborhoods. If I'm right, that means 75 parking spots will go missing every year, for a total of **300 in many neighborhoods over the four year period!**

This estimate is backed-up by CET's newsletter of this week:

<https://www.cetconnect.org/brick-by-brick/>.

Their analysis shows that Cincinnati's housing shortage is between 28,000 and 40,000 units! If we assume that 30,000 will be built, even if we assume that only ½ of a parking spot will be needed per unit, that means 15,000 parking places will be lost, which works out to **300 per neighborhood on average, all of them near the business district!**

This could be disastrous for businesses throughout Cincinnati, since there will be a huge shortage of parking spots near the business district. Many people would likely have to park a large distance from their home. **At that point, it would be impossible to undo the damage. Do we want a future in which it will be a huge hassle to try to find a parking spot near most Cincinnati business centers?**

Doug Jose  
Mt. Lookout

## Urbancsik, Jesse

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**From:** Douglas Jose <dougbjose@gmail.com>  
**Sent:** Thursday, May 9, 2024 2:40 PM  
**To:** Cincinnati City Planning  
**Cc:** Mt. Lookout Planning  
**Subject:** [External Email] Connected Communities: Other concerns and questions

You don't often get email from dougbjose@gmail.com. [Learn why this is important](#)

### External Email Communication

I have a few more concerns and questions about how the Connected Communities initiative could impact desirable neighborhoods like Mt. Lookout.

Concerning real estate taxes, there is every likelihood that our home values will go up substantially as developers outbid each other for single-family homes to tear down. In the short run, that could result in remaining homeowners paying thousands of dollars more in real estate taxes (I am already paying \$9000 a year for my 1700 sq-ft home!).

If the new houses are built green enough to meet certain LEED standards, would that qualify them for a tax abatement? If so, the real-estate taxes paid on torn-down homes will disappear, and the remaining homeowners will be essentially subsidizing the new occupants for up to 15 years!

In the long run, the value of our homes could decrease substantially as these neighborhoods lose their distinct character by becoming much more generic neighborhoods.

Are there any estimates of how many teardowns there might be per neighborhood? Are there no limits on how many teardowns could be made? If many 4-units get built quickly, by the time it becomes obvious that there is a severe shortage of parking spaces, it could be too late, and we'd be stuck with a permanent shortage of on-street parking places!

Mt. Lookout Square suffered considerable flooding due to the recent severe thunderstorms. Greatly increasing housing footprints would certainly exacerbate the flooding issue due to the increased runoff of storm water.

Doug Jose

Mt.Lookout

## Urbancsik, Jesse

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**From:** Deborah Mays <debrmays519@gmail.com>  
**Sent:** Thursday, May 9, 2024 1:00 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Re: May 17, 2024 Connected Communities Ordinance Hearing

### External Email Communication

The Cincinnati Planning Commission  
801 Plum Street  
Cincinnati, OH 45202

Dear Planning Commissioners:

I am writing to you to express my opposition to our Mayor's Connected Communities proposal, since I will not be able to attend the hearing in person on Friday, May 17th at 9 am!!! The accuracy of this proposal has many flaws and is being pushed through the City's legislative process "too fast"!!!

I was born and raised in the City of Cincinnati almost 74 years ago ... And am currently a long-term resident of the Pendleton Historic District for nearly 17 years!!!

The City of Cincinnati has 52 neighborhoods with different lifestyles (depending on one's family heritage and cultural background)!!! I have personally experienced both the "best and worst" of living in Cincinnati????!!! 😞 For example, a few past memories include:

- Downtown's Fountain Square being located in the middle of Fifth Street (where Government is today ... and my preferred spot); several retail shops had beautiful walkable display windows (especially during the holidays); we had family-oriented restaurants that were affordable; the Greyhound Bus Terminal had pickups and dropoffs on Fifth Street; plus our train pickups and dropoffs were at Union Terminal in the West End!!!!???

- My first home after my parents divorce was Millvale in South Cumminsville in the late 1950s and early 1960s!!! Millvale is still a public housing complex owned by the Cincinnati Metropolitan Housing Authority. Today's housing complex is nothing like the then mixed-income, blue-collar, working-class complex I experienced!!!!??? 😊

- My family life with my father took my older brother, younger sister and I to Avondale!!! Forest Avenue Movie Theater was our favorite weekend hangout (after we finished our "household chores" ... We could watch movies and cartoons all afternoon for "one price")!!!

Avondale was not "a food desert" ... We had Kroger on Forest Avenue near Reading Road; and an A&P Grocery Store on Burnet & Forest Avenues!!!

For after-hours entertainment, there were our neighborhood bars, who also served freshly cooked, homemade meals with your liquor!!! Liquor and drugs were always available to those who desired them

... but not early AM hours, 24/7??? 😞 Nor were we worried about our teens carrying loaded guns and someone shooting through our front windows????!! 😞

Sooo ... What happened to our Cincinnati neighborhoods post-1967-1968 -- THE RIOTS ... WHERE INNER RACIAL AND ECONOMIC ANGERS BOILED OVER????!!

White-male dominated businesses and varied-types of institutions sieged opportunities to impose red-line restrictions while challenging federal/state/local governments trying to cope with changing civil rights laws!!!

We are still fighting some of those same 57 year old neighborhood challenges under varied disguises today!!!!?? 😞 ... Mainly, 🤑🤑🤑🤑!!!!

The fast-track the Connected Communities process is currently taking is too fast to accommodate Cincinnati's 49 of 52 neighborhoods ... Efforts to accommodate this severe need have been undertaken by neighborhood "volunteer" advocates!!! You will be fully advised of their final outreach and organizing initiatives at the hearing!!!

My final request to you ... DO NOT APPROVE THE CONNECTED COMMUNITIES ORDINANCE (AND/OR PROCESS) TO MOVE FORWARD UNTIL THE CITY ADMINISTRATION ADDRESSES ALL OF TODAY'S COMMUNITY NEEDS FOR ALL 49 OF 52 NEIGHBORHOODS!!!

Thank you!!!

Deborah Mays 😊

## Urbancsik, Jesse

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**From:** Elizabeth <eabert16@gmail.com>  
**Sent:** Thursday, May 9, 2024 3:26 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

You don't often get email from eabert16@gmail.com. [Learn why this is important](#)

### External Email Communication

Hello,

My name is Elizabeth and I am an OTR resident, and I primarily get around by bike, bus, and walking. I chose OTR when moving to Cincinnati in 2020 for its connectedness in transportation. Since then, I've learned a lot about how our city can grow to be more connected, equitable, and sustainable in design that involves and supports public and active transportation. I believe that future is possible for us, and we must do what we can to move towards it. **I am writing to express my wholehearted support for Connected Communities.**

I care deeply about pedestrian and cyclist safety. Tragically, a good friend of mine was struck and killed by a vehicle in Cincinnati this year. We should not have to worry if our lives are worth the risk of taking that walk or bike ride to the store. We need to build people-first infrastructure that is at the foundation of resilient, sustainable neighborhoods. Low-density, car-centric housing is dangerous for anyone who wants to spend time outside in their community.

I worry about having a walkable future if I will have to live in a place where kids can't walk or bike to school because it's five miles and a highway trip away. It isn't possible to even walk or bike to the neighborhood coffee shop when we can no longer afford to live in a neighborhood that has a local coffee shop. People are being priced out of the few homes remaining in our dense, walkable centers of activity, and we need more housing options so people at all income levels can live close to where they work and play.

The reforms proposed by Connected Communities will promote more housing, especially around business districts and major bus corridors. This will allow Cincinnatians to live closer to the places we frequent the most, reducing the need to drive and making our communities safer for everyone. I ask you to please support a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Thank you,  
Elizabeth

Elizabeth Gilbert  
Pronouns: she/her

**Urbancsik, Jesse**

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**From:** dahle@fuse.net  
**Sent:** Thursday, May 9, 2024 3:56 PM  
**To:** Cincinnati City Planning  
**Cc:** Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth  
**Subject:** [External Email] Fwd: Zoning Changes

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from dahle@fuse.net. [Learn why this is important](#)

External Email Communication

I did send an email to the [planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov) the other day after being notified that emails sent prior to a certain date would not be included in the analysis. But forwarding this one as well.

Thank you and thank you for the communication. Most appreciated.  
Elisabeth Dahl  
3267 Nash Ave

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**From:** "Planning" <planning@mtlookout.org>  
**To:** dahle@fuse.net  
**Sent:** Thursday, May 9, 2024 3:17:44 PM  
**Subject:** Re: Zoning Changes

Hi Elisabeth,

Thank you for sending your feedback to us. Have you sent this to the City Planning department? **Today is the last day** to do so for it to be included in the report they are submitting for the Planning Commission meeting on May 17. Send it to them at **planning@cincinnati-oh.gov**

If you have time to also send it to the city council (emails below), that would be very important as well.

Thank you!

**Aftab Pureval 513-352-3250 mayor.aftab@cincinnati-oh.gov**

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Jan-Michele Lemon Kearney	356	513-352- 5205	<a href="mailto:jan-michele.kearney@cincinnati-oh.gov">jan-michele.kearney@cincinnati-oh.gov</a>
Victoria Parks	350	513-352- 5210	<a href="mailto:victoria.parks@cincinnati-oh.gov">victoria.parks@cincinnati-oh.gov</a>

Anna Albi	346A	513-352-5280	<a href="mailto:anna.albi@cincinnati-oh.gov">anna.albi@cincinnati-oh.gov</a>
Jeff Cramerding	346B	513-352-3640	<a href="mailto:jeff.cramerding@cincinnati-oh.gov">jeff.cramerding@cincinnati-oh.gov</a>
Reggie Harris	354	513-352-5243	<a href="mailto:reggie.harris@cincinnati-oh.gov">reggie.harris@cincinnati-oh.gov</a>
Mark Jeffreys	351	513-352-3464	<a href="mailto:mark.jeffreys@cincinnati-oh.gov">mark.jeffreys@cincinnati-oh.gov</a>
Scotty Johnson	349	513-352-4610	<a href="mailto:scotty.johnson@cincinnati-oh.gov">scotty.johnson@cincinnati-oh.gov</a>
Seth Walsh	348	513-352-5232	<a href="mailto:seth.walsh@cincinnati-oh.gov">seth.walsh@cincinnati-oh.gov</a>
Meeka Owens	352	513-352-3466	

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**From:** dahle@fuse.net <dahle@fuse.net>  
**Sent:** Wednesday, February 28, 2024 3:13 PM  
**To:** Planning and Zoning <planning@mtlookout.org>  
**Subject:** Zoning Changes

In response to your green flyer regarding zoning changes, my feedback is that the zero parking spaces element will be a real problem. In the area near Mt. Lookout Square, Cardinal Pacelli and Mt. Lookout Swim Club, the housing is already fairly dense. Traffic is high (particularly due to the "private" neighborhood at the end of Ellison and Cardinal Pacelli school), and street parking is already scarce. The City should take a closer look at what areas could absorb parking-free multi-unit buildings without creating unmanageable congestion. Further, what is the point of 1/2 of a parking space for 11 units? What is the point of 1/2 of a parking space, period?

Thank you,  
Elisabeth Dahl

## Urbanicsik, Jesse

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**From:** Ellen McGrath <emmcgrath7@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:32 PM  
**To:** Aftab, Mayor; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth  
**Cc:** Cincinnati City Planning; ClerkOfCouncilEmail  
**Subject:** [External Email] Objection to Connected Communities Zoning Ordinance

Some people who received this message don't often get email from emmcgrath7@gmail.com. [Learn why this is important](#)

### External Email Communication

Mayor Aftab, Vice Mayor Kearney, President Pro Tempore Parks, Councilmember Albi, Councilmember Cramerding, Councilmember Harris, Councilmember Jeffreys, Councilmember Johnson, Councilmember Owens, and Councilmember Walsh, As a resident of the city of Cincinnati, I object to the proposed Connected Communities zoning ordinance. I believe more time needs to be dedicated to discussions of providing the communities affected with services the people need: businesses that employ people in the neighborhood, affordable food access, medical services, safe neighborhoods where police and fire departments are able to protect dense communities, schools, daycare, and community programs to educate the residents in financial literacy and other educational services.

My objection is based on the lack of real engagement and honest discussion with residents and communities about this large and impactful legislation. I believe the short timeline for approval of this ordinance, publicly released on April 11, 2024, prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance. Presentations in April at the Duke Energy Center left little to no time for citizens' questions and discussions due to a delayed start. Earlier presentations at neighborhood centers asked residents to write questions or comments on post-it notes. Little or no time was provided to listen and respond to their concerns.

I am concerned about how the proposed ordinance will affect residents, communities, and the city overall. Along with other citizens, I am concerned the city will take steps forward which may lead to more steps backwards without giving enough time for community engagement. Considering the needs of individual neighborhoods and adapting to them is critical to its successful implementation. Let's work together on this one!

I therefore request that you do not vote to approve the Connected Communities ordinance as written at this time.

Sincerely,  
Ellen McGrath  
Westwood Resident



## Urbanicsik, Jesse

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**From:** ELIZABETH STOEHR <dawstar9@aol.com>  
**Sent:** Thursday, May 9, 2024 4:27 PM  
**To:** Cincinnati City Planning  
**Cc:** Planning and Zoning  
**Subject:** [External Email] Connected Communities Legislation

You don't often get email from dawstar9@aol.com. [Learn why this is important](#)

External Email Communication

To: Cincinnati City Council and members of the Cincinnati Planning Commission

Re: Connected Communities Plan vote

My name is Elizabeth Stoehr, I was born and raised in Mt. Lookout and as an adult lived in northern Italy, New York City, Cambridge, Massachusetts and northern California. I chose to return to Mt. Lookout in 1997 to live and set up my business. I lived in a two-family house here for twenty years before becoming a Mt. Lookout homeowner in 2018. I am deeply invested in this community—it is what brought me back, along with the quality of life and accessibility to green spaces.

I oppose the Connected Communities Legislation. The process feels rushed, one-sided and with no thought of long-term consequences—on this neighborhood or city.

Mt. Lookout has a sense of history, community and pride. There is a high level of interest in our community about this legislation as evidenced by the turnout of 50 people, including me, at the 4/25/2024 staff public zoom meeting—many residents of Mt. Lookout and opposed to the Connected Communities Legislation.

As you know the Connected Communities' proposed legislation was released April 11, 2024; its website promised a document to help the public understand the 150-page legislation so the public could give feedback--it was released May 2, 2024, after the last public zoom meeting on April 30<sup>th</sup>, 2024. How is the timing of the vote was going to be adjusted so that we have time to give our feedback?

Thank you for your time and attention.

Elizabeth Stoehr  
2948 Van Dyke Drive  
Cincinnati, Ohio. 45208  
[Dawstar9@aol.com](mailto:Dawstar9@aol.com)  
513-533-0149



Submitted by John Matulaitis, 3575 Saint Charles Place, Cincinnati, Ohio 45208

Shortfalls of the Connected Communities Plan that need to be addressed before acceptance of the plan

- The reduced parking requirement permitted by this plan, allowing for increased distances to parking, disrespects and ignores the daily challenges of the elderly, physically impaired, and people with small children. I have been on crutches while recuperating, I have dropped off and picked up people who have trouble walking great distances (but who don't qualify for a handicapped parking tag), and I have had to attend to young children. In all of these situations, distance matters tremendously. Finding adequate parking in Cincinnati is already enough of a challenge. Reducing this requirement would make this city less accessible and less attractive for people in these and similar circumstances and push them to look to the suburbs with free and plentiful parking in most locations.
- Improvements to supporting infrastructure must come before initiating denser development in the Connected Communities Plan. This is particularly true for our roads and sewers:
  - Cincinnati roads are already congested. For examples, Hyde Park near the Square is choked with vehicular traffic on most weekdays from 2 to 5, with backups extending north to Madison Road and beyond.
  - Many Cincinnati roads remain with damaged and deep pot holes and fissures for a long time and repairs don't seem to survive that long. Examples can be seen throughout the city of sewer caps sinking into and below the roadway not many years after repairs have been made. Paxton Road in Hyde Park between Erie Avenue and Wasson Road has multiple cases of this occurring. More housing will have more traffic, which will put an additional burden on the roads. So in addition to the repairs to be done before development, which involves heavy equipment on our roads, the quality and durability of those repairs must be improved. Requiring minimum road life contract guarantees from contractors could be a start.
  - Many if not most of Cincinnati's sewers are combined systems rather than the currently required separate storm water and sewage systems. Consequently, they overflow during excess rainfall events and sewage can bypass treatment. During a Planning and Engagement Community online meeting that I attended, a gentleman remarked that with the increased instances of such high volume rainfalls, the increased sewage from the higher density construction would be comparably insignificant. Quite the contrary, there would be more sewage in the systems with a greater bypass amount that would not only create greater environmental damage, but could lead to increased fines for not meeting water quality rules. Again an example of how infrastructure improvement should lead development is to start at the waste treatment plants and work upstream on the sewage system replacing the existing combined system sewage lines with separate storm water and waste sewers. Higher density development opportunities should only be considered in parts of the city no longer served by combined sewer lines anywhere until the treatment plants.
  - No mention was made of how the railroad sale trust funds work into this plan. Those funds should only be used for infrastructure improvements and those look to be a key first step to a successful development of the city. A clear and transparent incorporation of these funds needs to be investigated and presented.
- Increased taxes in any form to fund these developments are a non-starter. In my decades of working in the Cincinnati area, numerous work colleagues and friends have never and would never consider moving to Cincinnati because of the payroll tax. Income taxes drive away potential residents and businesses, not just expensive housing.

- Connected Communities will not necessarily increase affordable housing. It might in some places. However, increased housing density has had the opposite effect in Hyde Park and surrounding areas. I write this as observed fact and not just opinion in over 39 years living in the area as developers and builders have altered the housing stock. Most recently Madisonville has been transformed with numerous apartment developments, none of which I believe fit the description of more affordable housing, especially compared to the housing that it has replaced. The recently completed Ila apartments along Wasson Road were presented by the builders several years ago at a neighborhood council meeting as being planned for an estimated starting rental of roughly \$1,500 per month. The latest advertisements state nearly twice that amount – not really more affordable housing. The vehicle fumes from the first floor garage are now unobstructed from venting to the adjacent homes, which is another not mentioned drawback of denser development. The development going up on the Square across from the fire station has rents that will be above \$4,000 per month – not more affordable housing. As homes are torn down in the area, without an exception that I'm aware of, more expensive homes (or several) are built in their place – again, not more affordable housing. Developers and builders, as effective business people, do their best to maximize their profits and that's been easy to do in this part of town over the decades that I've been here, and I suppose longer yet. The Connected Communities plan must realize and acknowledge that there are parts of the city where supply will never rise to the point where it will meet and exceed demand with the result of driving down prices.

- This leads to another ongoing crisis, and one that may be amplified by a poorly implemented and rushed Connected Communities plan. That is our current disastrous property tax situation. While this is not just a city issue, my last property tax bill had more than 61% of collected revenue going to Cincinnati Public Schools alone. So, it is a city issue. As home values increase, taxes go up. Over the years, we've received explanations that would suggest my statement is incorrect. That while the relative property tax payments may change, the voted levies would not increase the total tax collected. Well, this past January it sounded like the outcry over very large tax increases came from throughout the city, with numerous letters to the editor written expressing concern that the writer might be forced to move because of the increased tax burden. Our own property tax bill in January of 2024 was 13 times (that's 1,300%) greater than what it was from our first bill in January 1988. That's more than an average increase of over 30% per year! In comparison, the Consumer Price Index for All Urban Consumers (looked up today) only increased 2.7 times (more specifically 267%) during those years. To really increase truly affordable housing in Cincinnati, the Connected Communities plan must engage with County and State government to halt this calamitous rise in property taxes.

- Along those lines, Connected Communities must address the issue of tax abatements. Most of these have gone to Hyde Park and Mount Lookout where they are not needed and have led to ever inflated values. To make housing affordable and encourage the creation of affordable housing, abatements should only go where they are needed. For starters, they should only be potentially available for developments in areas with below average housing values. In areas with above average market values, the market will drive builders without any added incentives.

- The broad brush approach to zoning changes presented by the Connected Communities plan is concerning in that it does not take into account current residents' concerns. We deliberately purchased a home in a single family zoned area to escape congestion. I grew up in New York City and attended a university in Manhattan, so I experienced a fairly compressed version of density. On visits back to my old neighborhood, I've been dismayed at the increased overcrowding there compared to my childhood, which quite truly seems to be bursting at the seams. I'm quite sure that my neighbors have settled in this area with a similar perspective, balancing community with personal space. It is completely inappropriate for non-residents to alter the balance without true resident participation. Sorry, but your planning meetings, which have often occurred during weekday work hours, don't count. Instead, each street that would be impacted by your zoning change recommendations should be canvassed and only if

more than 50% of the residents (that's a true 50%, not just the fraction of people who are spoken to and respond, nonresponders are a no) accept the proposed higher density, could it be enacted.

- Lastly, residents of Cincinnati have been misled by government proposals in the past. The football stadium property tax rebate, which hardly ever materialized is an example. The promise to find funding for the streetcar, which didn't happen as projected. The property tax creep (flood?) that's been happening over the years despite claims during elections that this won't really increase your taxes. The sale of the railroad with the promise of not raising taxes, but with this plan and its potential tax increase coming right on the heels of the railroad sale, and so on. So there's a credibility gap to start with, when viewing this rushed, push to approve a plan, that's only recently been formally release in early April.
- First thing is to stop and slow down, allowing for greater clarity and transparency of what is and is not in the plan and how it will be paid for.
- Second thing is for the mayor, city council members, and creators of the Connected Communities plan to have some skin in the game. You must lead by example. At a minimum that means that the streets that you reside in and your neighborhoods must be the first places that have the plan implemented (after infrastructure issues are addressed of course). If your residence area is not impacted, then you cannot vote and must recuse yourself from a vote on the plan. That's Phase 1. Once Phase 1 is complete, the impacted communities are queried on how did that go. If 50% or more (and again it's 50% of everyone living in the area, not just those who are asked and reply) are satisfied or better, then the plan can move forward. Hopefully, you won't have to breathe vehicle exhausts in your back yard or through your open windows that is now the new normal for the folks next door to the Ila apartments on Wasson Road.

## Urbancsik, Jesse

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**From:** Jane Perry <janeperry118@gmail.com>  
**Sent:** Thursday, May 9, 2024 11:26 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities Concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from janeperry118@gmail.com. [Learn why this is important](#)

### External Email Communication

City of Cincinnati

801 Plum St.

Cincinnati, OH 45202

City Planning Commission and Department of City Planning & Engagement:

I'm writing to you as a resident of Mt. Lookout and have included the concerns of our community below. On these concerns we are aligned as a community as are other communities within city limits that believe they have been blindsided by the process and lack of communication surrounding the Connected Communities initiative. In addition to these concerns, I am emphasizing my concerns around this overall process :

- 1) Blatant lack of transparency – neighborhoods within the city were not informed, educated in a timely manner as to the plans for this initiative, voted on by the city council and likely advocated by the planning commission by either. Pop up events and sticky notes and planning games are no substitute for due process.
- 2) City planning commission Zoom meetings – the initial one, held precariously close to this decision to be made by CCC, was not recorded. Of the ~30 city residents who spoke, two were in favor of CC. But that data was lost. Unless some of us recorded it. We did.
- 3) Cincinnati is striving to be revered as a hub or city of interest in the Midwest to attract business and investment. If the CCC and planning committee approves this, the city will deteriorate and continue to be in debt. Similar initiatives have failed in Minnesota, Charlotte and Portland to name a few. And if implemented, there will no doubt be a considerable exodus of current city home owners to suburbs and out of town. Most know of the impact this will have on property value, safety of neighborhoods and overall desirability of living here. We will leave.

The legislation ignores the unique needs and circumstances of each of Cincinnati's 52 neighborhoods. Our specific, existing challenges are long-held concerns that MLCC has been trying to address for many years. The MLCC has spent considerable time and effort educating our residents and business leaders on the Connected Communities proposal, and collecting their input to inform our position on the issue. MLCC hosted two public meetings dedicated to the topic. We received feedback via email and Facebook. All told, we heard from 145 Mt. Lookout residents and business leaders. The feedback has been clear and almost universally in opposition to the legislation as currently drafted (we received only 1 message of support). Accordingly, the MLCC board unanimously opposes the Connected Communities proposed legislation as currently drafted for the following reasons.

1. Existing Diverse Housing Options: Mt. Lookout currently offers diverse housing options with many middle housing units in the legislation's targeted zone.
  - o MLCC requested, but was unable to secure, an analysis of our current single-family and middle housing inventory in the Connected Communities targeted area from DCED. As a result, MLCC board members walked the Mt. Lookout target area (¼ mile surrounding our NBD) and conducted our own audit of current housing stock. Approx. 47% of units are middle housing today, with 53% single family homes. o Within ¼ mile of our NBD there is already significant and varied RM zoning allowing multi-family housing.
2. Overburdened Sewer/Stormwater Infrastructure: Our neighborhood currently faces flooding, sewer backups, and related challenges stemming from overburdened and inadequate infrastructure. We believe the increase in density will only further overburden the system.
  - o With each major storm in the area, our residents and businesses incur significant damage due to flooding. The most recent instance of this occurred on April 2, 2024. Multiple Mt. Lookout businesses and many residents were impacted, with some sustaining tens of thousands of dollars in damage. Several businesses were forced to close for an extended period.
  - o Increasing Mt. Lookout's density footprint will significantly increase sewage output, while reducing the permeable surface area (trees, foliage, and natural ground cover) critical to proper stormwater drainage. o The legislation is in opposition to stated goals of the 2023 revised Green Cincinnati Plan. o While the EPA consent decree has been cited, MLCC has yet to receive any specific information or a commitment to address the long-standing issues, despite repeated attempts to engage with the City.
3. Parking: Our NBD and surrounding residential areas already face parking challenges.
  - o Having a car, and adequate parking for it, is very important for our residents to be able to complete basic functions, such as commuting to work or getting groceries. Some of our residential streets cannot accommodate the current on-street parking needs. This legislation will exacerbate that problem.
  - o Parking is a primary concern for business leaders. While increased pedestrian traffic is desirable in our NBD, a majority of people rely on parking to patronize Mt. Lookout. Business leaders routinely hear negative feedback about current inadequate parking. NBD patrons resort to parking in nearby residential streets. Relaxing parking Mt. Lookout Community Council, P.O. Box 8444, Cincinnati, OH 45208 requirements would be detrimental to existing businesses and would negatively impact Mt. Lookout's ability to attract and retain businesses.
4. Pedestrian & Traffic Safety: Increased density will result in greater congestion and traffic in our already busy streets, resulting in increased threat to pedestrian safety.
  - o Pedestrian & traffic safety is a frequent topic at MLCC meetings. Three pedestrians have tragically died in recent years on roadways in/around our NBD. Our NBD currently deals with repeated property damage from accidents that thankfully have not increased that fatality number.
  - o Inter-neighborhood commuters already cut through Mt. Lookout's narrow residential side streets, such as Paxton Ave and Herschel Ave, in order to avoid the current congestion in our NBD. This puts residential pedestrians and children at risk. Increasing density will clearly exacerbate these traffic issues.
5. Lack of Engagement with Critical Stakeholders: In our conversations with Stormwater Management Utility (SMU) and Cincinnati Public Schools (CPS), we were surprised by the lack of engagement they have had in the legislative process.
  - o The absence of a clear strategy to address the effect of this increased density on our public services is concerning. As an example, Kilgour Elementary– Mt. Lookout's neighborhood public school– was built to accommodate roughly 450 students. Current enrollment is approx. 565 students. Increased density will likely further increase enrollment, and there has been no discussion of accommodations for CPS.

6. Neighborhood Character: The proposed legislation in its current form will undermine the characteristics that make Mt. Lookout desirable. Increasing density and altering the mix of housing options may diminish property values and negatively impact those who bought into our neighborhood.

7. Current Zoning Relief Process: Existing building approval processes (e.g., variances, special exceptions, and site-specific rezoning) allow middle housing, while still allowing the input of residents. Instead, this legislation would permit higher density housing by right, thereby muting the voice of the community. This runs contrary to the fundamental notion of due process. 8. Housing Affordability: We believe the legislation will not succeed in achieving the goal of affordable housing in Mt. Lookout. ○ A recent development converted one single-family home to a 19-unit residential building. The developer shared that units start at \$2,500/month. We welcome the opportunity to collaborate in addressing the shared goals of our neighborhood and the City Administration. To date, we have not been approached by the office of any City administrator or legislator for such an engagement. Clarifying the goals and underlying need for this legislation, while defining clear measures of success, would provide a path for success that seems lacking in its current form. To that end, we invite you to meet with our board, residents, and business leaders prior to voting on the Connected Communities legislation. We are flexible to any date and time, and look forward to organizing this engagement as soon as possible.

Respectfully submitted,

Concerned Resident

Mt. Lookout



## Urbancsik, Jesse

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**From:** John Thompson <jthompson@lee-associates.com>  
**Sent:** Thursday, May 9, 2024 3:00 PM  
**To:** Cincinnati City Planning; Aftab, Mayor  
**Subject:** [External Email] Connected Communities

You don't often get email from jthompson@lee-associates.com. [Learn why this is important](#)

External Email Communication

Hello Mayor

I do not agree with the planned changes for zoning in Mt Lookout.

Adding density to the commercial areas (in and near the Mt. L Square) may be warranted, but Ellison Avenue near me has plenty of 4 families and the entire Mt. Lookout neighborhood is well sprinkled with multi family.

We also do not yet live in a vehicle-less dream society, so some parking must be included if you are going to increase density.

Not sure whether this plan has been fully thought out.

Thanks

*John*

**John Thompson**  
Senior Vice President  
Lee & Associates | Cincinnati

D 513.588.1842  
C 513.703.2500  
O 513.272.6800  
[jthompson@lee-associates.com](mailto:jthompson@lee-associates.com)

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ASSOCIATES**  
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10260 Alliance Road | Suite 200  
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**Electronic Communication:** This email shall stand alone and cannot be consolidated or integrated with other correspondences to form a contract.

## Urbanicsik, Jesse

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**From:** Jaime Willis <jaimebwillispsyd@gmail.com>  
**Sent:** Thursday, May 9, 2024 2:54 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Strong objections to Connected community's proposal regarding Mt Lookout.

You don't often get email from jaimebwillispsyd@gmail.com. [Learn why this is important](#)

### External Email Communication

Greetings,

For over two decades I have been a homeowner in the light blue area and business owner in the dark blue area in heart of Mt Lookout Square. I can state without question that the paucity of parking is a huge problem for our businesses and our streets. My business relies on people coming from all over the city and my clients are often late for their appointments struggling to find parking. Neighboring businesses must to offer curbside carry out to wherever their customers can find a spot to illegally wait, in order to entice customers to continue to patronize their businesses.

Developments along these streets have already negatively impacted the parking and flow of traffic and relaxing parking restrictions, and changing the zoning would worsen these problems exponentially.

As a resident, I am routinely faced with being unable to navigate our narrow streets. With too many cars and all parking occupied, the flow of traffic stops to allow for one lane of cars to pass while another lane is backing up through the square. Traffic is horrendous during rush hour.

And makes navigating our streets frustrating and difficult. Adding residences without parking would exacerbate these problems that already exist, making living, working and doing business in our community untenable.

While residents in the Dark blue areas may expect to have higher density rental properties, they still struggle with parking, making it very challenging to have guests or Finding a place to leave their car when they return home. The lighter blue areas have drawn owners willing to pay higher prices and extremely high taxes to live in the charming neighborhood characteristic of Mt Lookout with old and varied architecture and the beauty of well maintained landscaping and charming single family homes. Peppering random multifamily, developments among our charming neighborhoods would be an eyesore and would change the character of the neighborhood I have invested in and have chosen.

When the nearby church, school or swim club or have events, there is literally no parking available on any of the surrounding streets and I have frequently been unable to exit my driveway due to the narrow streets and parked cars lining every available inch.

Lower cost housing would not be a reality in Mt Lookout anyway. Any unit constructed would inevitably charge prices characteristic of living in this highly sought after and beautiful community. It would not accomplish your stated goal. It would backfire on the residences and businesses, just as it has in other areas that have commensurate characteristics and have suffered the failures that are easily predictable and easily seen by those willing to do their homework, viewing other states and communities where

similar changes have been put into effect in similar areas. The limited research These changes are based on are outdated and do not reflect accurately. The characteristics and needs of Mt. lookout. We are already very pedestrian, friendly and are sorely lacking in parking.

While the changes suggested in this program may be very beneficial for other city center areas Which are struggling or in need of higher density and could support lower housing costs, even a cursory review of the needs and problems within Mt lookout would easily demonstrate that these proposed changes would obviously exacerbate already existing problems and would harm our businesses further.

Each neighborhood in question should have the opportunity to vote on whether they would like these changes adopted rather than a blanket change throughout all proposed areas that would negatively impact many of the city centers and surrounding neighborhoods.

I am only writing my objections now. Because I have just now learned of this effort to quickly push through significant changes without community members being engaged or informed in an effective way. It also seems that the changes on your maps are not consistent among areas, all of which create the appearance of underhanded or dishonest intentions, benefiting developers, without proper consideration of the impacts on the individual communities impacted.

Jaime Willis

907 Nancy Ln and  
3200 Linwood Ave.

## Urbancsik, Jesse

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**From:** John Yung <jyung.oh@gmail.com>  
**Sent:** Thursday, May 9, 2024 2:29 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

### External Email Communication

Dear City Planning Commission,

I am writing today to express my opinion on the pending Connected Community legislation before you. I am an accredited urban planner with over 15 years of experience in the field, working on both the public and private side of the profession.

Over the past 8 years I have worked in many city neighborhoods and with several stakeholders on strategic plans, visions and strategies to help move communities forward. Connected Communities encompasses many of the reform recommendations from those plans.

Passing significant legislation and reform often brings out detractors. This is not unexpected. As such I offer my insights to the Commission on this:

Most people buy into neighborhoods for what they are when they move there. Few buy into it for what it can become. The opposition sentiment coming from community members is a fear response intended to preserve the status quo of a neighborhood.

In neighborhoods where disinvestment has occurred over decades, the opposition sentiment comes from the fear that any neighborhood change will result in displacement and gentrification. This is another fear response where an unclear future is more threatening than the status quo.

However; these instincts are counterproductive to neighborhood health. No neighborhood stays the same. They either evolve or decline. Cincinnati has seen its fair share of declining neighborhoods under the current zoning code.

Indeed, there are examples where building owners seek to rehabilitate existing two, three or four unit buildings and are met with cumbersome and stressful processes that introduce uncertainty in development and invite adjoining property owners to weigh in on impacts, real or perceived.

What Connected Communities does is it simply allows the areas of the cities where this level of density existed before. It allows the many three and four unit buildings, perfect for workforce housing, to be reactivated by right. It allows new buildings to be constructed that better integrate into the city's existing fabric. A neighborhood fabric built on the back of an expansive historic streetcar system a century ago.

While the proposal reduces and rearranges parking, it does not give up on automobiles as a transportation option. Instead, it removes barriers that often require more parking than what is needed for development projects. This is part of the transportation rebalancing act that will deliver safer streets for drivers, pedestrians, bicyclists and bus riders.

Demographic data shows that GenZ is continuing the trend where people delay or defer obtaining their drivers license. Building new and rehabilitating old buildings that do not require cars opens the city up to this emerging population, many of whom are just entering the workforce.

There is a macro competition across peer cities for this crucial demographic and better transportation options are a crucial component. Building more housing opportunities connected to transit helps make Cincinnati competitive with other cities like Columbus, Indianapolis, Nashville, and Kansas City. All of which are enacting their own zoning reforms to attract and grow their populations and economy.

For Cincinnati, inaction is not a choice the city can afford. The existing zoning regulations fail to allow the city to adapt to the challenges of attracting, retaining and growing people to the city. They fail to address the city's goals for environmental sustainability, they fail to meet the urgent need to deliver housing that is affordable to people of low and middle incomes. And they fail to encourage the practical reuse of the city's many historic buildings in and outside of established historic districts.

Connected Communities is a much needed reform that takes a scalpel to the existing zoning code, not a hammer. While the city can and should enact further reforms over the long-term, this proposal allows the city to take the most practical, incremental steps today to address these issues.

It allows Cincinnati to evolve.

I strongly urge you, members of the City's Planning Commission, to recommend adoption of the Connected Community reforms as presented by city staff to City Council.

Thank you,

- John Yung, AICP

## Urbancsik, Jesse

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**From:** Kerry Devery <kerry.devery@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:41 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Re: Connected Communities: Notice of City Planning Commission Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### External Email Communication

City Planning staff and Planning Commission,

I am writing in support of the Connected Communities proposal as proposed as I believe this reform package is necessary and long overdue.

I have lived in the Cincinnati area for over 10 years at this point and my social network has always been centered on the east side of the city. I have seen first hand how the lack of construction of new housing units have caused the cost of living to seemingly skyrocket in a rippling effect throughout the east side. I remember a time when Oakley was on the verge of becoming an in-demand neighborhood and was still being referred to as “near Hyde Park.” I have friends who had to move out of the city altogether during the pandemic, as their Pleasant Ridge home became too small for their growing family, and there were no homes in the city limits they could afford for a family of 5. They were very surprised how much their house had increased in value in the short time they owned it.

It seems clear to me that over time prices started to rise from areas such as Hyde Park square and Mt. Lookout Square. When inventory and vacancy shrank, the housing market moved to adjacent communities, such as Oakley and Pleasant Ridge.

When I was looking to gain more legal permanency by purchasing housing for myself, I could not find anything I could reasonably afford in Pleasant Ridge, where I was renting the second floor of a home, with the owner living below me. This was five years ago and I am still surprised how much prices have continued to climb. I thought I would not have been able to stay within the city myself, but was lucky to find something appropriate for me in Madisonville.

If something like Connected Communities had passed 10 to 20 years ago, the current affordability crisis would not be as severe as it is now. Since we cannot go back in time to implement this reform, the city needs to implement it as quickly as possible to help cool off the market as quickly as possible.

I ask that the city continue its work increasing capacity at the Law and B&I departments to crack down on negligent landlords while simultaneously protecting tenants. I ask that the city continue its work in investing in traffic calming and pedestrian safety. I ask that the city continue to increase capacity at the Parking Division for parking enforcement. I urge the mayor and city council to find solutions to increase funding for all of these initiatives. I also urge the mayor and city council to pressure the Department of Transportation and Engineering to further invest in our public transit system by implementing signal

priority in as many intersections as feasible.

Overall, I have been very impressed with the work the Department of Planning and Engagement have done on this initiative and hope they are able to capture the experience gained from this process in future initiatives.

Kerry Devery  
Madisonville resident

On Fri, May 3, 2024 at 3:20 PM Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)> wrote:

Please be advised that the City Planning Commission will meet on **Friday, May 17, 2024 at 9:00 a.m.** to consider the Connected Communities legislation.

The formal notice is attached for your use.

Thanks,

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4890 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)





## Urbancsik, Jesse

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**From:** Kelly Hibbett <hibbettkelly@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:19 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

### External Email Communication

Dear Planning Commission Members,

I applaud the fact that you are trying to figure out a way to increase the amount of affordable housing while ostensibly deconcentrating poverty in our city. However, in my opinion, the Connected Communities proposal will do just the opposite.

It would have been wonderful for citizens to have been able to work with the City in revising the plan. That way, the city government's big-picture view of the plan could have been enhanced by the knowledge residents have of the potential impact it would have on their own neighborhoods.

I know the City reports that they have been engaging with the public for two years. I attended many of those "engagement" sessions, but there was little room for community input as the sessions were more of presentations at which we could put stickers on charts or answer city-created questions on sticky notes. I also believe the short timeline for approval of this ordinance, which was only publicly released on April 11, 2024, prevents residents and communities from truly engaging with the City and addressing and resolving their concerns about the ordinance. It is my hope that you will press pause on this legislation to do just that.

If the City truly desires to deconcentrate poverty and eliminate economic and racial segregation in Cincinnati, as the mayor and the October 2023 HUD PRO grant application claim, this legislation is not the way to accomplish it. In fact, I believe it will only exacerbate our problems.

Over the past few years, the west side of Cincinnati has become a refuge for low-income folks who have been displaced from other parts of town. While it is certainly a good thing to have had enough housing stock to keep people off the streets when they lost their homes, they were easy prey for slumlords. And living in financially depressed parts of neighborhoods comes with costs that are unacceptable in terms of quality of life.

According to the 2020 census, the homeownership rate in Westwood was 35%, and I would venture to say it is much lower now. Those aforementioned out-of-town and predatory landlords have wreaked havoc on our side of town, and the City has been utterly ineffective in curtailing the devastation by insisting that they follow city code for their properties and holding them to account. As they buy up increasingly more property, neighborhoods are growing more unstable. Living conditions are becoming unbearable for many.

This instability is evidenced by the overload our fire department, Engine 35, is experiencing. Since 2020, calls for service have risen from 396 to 692 per year. The department gives regular reports at civic association meetings and have explained that the increase in calls is directly related to the influx of

impoverished and displaced people crammed into unsafe buildings and needing lots of extra help with medical conditions because of not having had equal access to healthcare throughout their lives. The fire department is overwhelmed by this increase in need. People will suffer.

The concentration of poverty in my neighborhood and the west side in general is severely affecting the quality of life of all who reside here. It is no wonder the City aspires to deconcentrate poverty—they know that with it, comes all sorts of ill effects. Living in these kinds of circumstances destroys all hope for something better. Crime increases. Pride in the neighborhood decreases, as evidenced by the litter and dumping problem that is plaguing Westwood and Price Hill. Businesses are closing at an alarming rate on our side of town due to crime and the prevalence of drug addiction. East Westwood has become a food desert because of this. For instance, Kroger left and a plasma donation center took its place. This is the kind of business we are attracting, not the kind of businesses that will draw people who want to pursue home ownership and establish roots in a neighborhood.

Healthy neighborhoods require balance. Removing zoning restrictions and increasing density in ALL business districts across the city certainly seems like a good way of doing just that. However, although this new proposal looks different on the surface from the 2022 one, its discriminatory effects are likely to be the same.

The zoning map from the rejected 2022 plan revealed that segments of the city colored in brown were to receive the brunt of this legislation, increasing their density. Those areas already happened to be the densest, lowest income, highest crime areas of the city, areas where primarily economically disadvantaged brown and black people live. The areas marked in yellow were not going to be touched. Those areas happened to be the more affluent, single-family, predominantly white areas. City Council clearly saw this discrimination and soundly rejected the proposal.

The new Connected-Communities version map only appears to have corrected this oversight. In this incarnation of the plan, instead of easily identifiable low-income parts of neighborhoods being targeted, whole streets are. The current proposal expands the targeted areas to include Tier 2 corridors (the main westside corridors), streets that people citywide do not realize hit the same demographic as the first proposal did.

But what about the fact that ALL neighborhood business districts are included in the plan, even in those affluent, single-family zones? At the CC Summit at the convention center, the mayor asked and answered a rhetorical question: “ Will low income folks be able to live in all neighborhoods? YES!” According to rental properties listed on May 4, 2024, single-family units in Price Hill were renting for an average of \$800 a month, whereas those in Oakley averaged \$1700 a month. New builds in those areas will continue to have vastly different price points. As a resident of Oakley privately said at the summit: “No poor person is going to be able to live in Oakley.” That is why he, too, is against the proposal.

Please stop this legislation in its tracks and actually enable public discourse in order to find out how it will impact each neighborhood. Please vote no on the 17th to ensure that the legislation will achieve its stated purposes of deconcentrating poverty and increasing affordable middle housing without destroying the Westside and more deeply entrenching the economic and racial segregation in Cincinnati.

Thank you for your persistence in finishing this long email. (I'm a retired English teacher who loves her neighborhood. That should explain it.)

Sincerely,

Kelly

Kelly Hibbett  
(513) 482-1624  
3324 Queen City Ave.  
Cincinnati, OH 45238



“I believe in Christianity as I believe that the Sun has risen not only because I see it but because by it I see everything else.”

--C.S. Lewis

## Urbancsik, Jesse

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**From:** katie greenwell <cincygreenwells@hotmail.com>  
**Sent:** Thursday, May 9, 2024 5:25 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Mt Lookout Connected Communities

### External Email Communication

Hello,

I have been a resident of Mt Lookout for 12 years and have no intention of ever leaving the area.

I love and am an active participant in our community.

I have multiple concerns about the new zoning you are trying to bring to the area and would like my disagreement to be noted.

I do not agree with the density restrictions being removed.

I do not agree with the blanket statement that single family homes may be replaced with 2, 3 or 4 unit buildings that require no parking to be allocated.

The overcrowding of our area will not add to the appeal of living there. It will diminish the wonderful beauty and welcoming neighborhood feel that Mt Lookout offers.

I do not agree with the parking requirements suggested surrounding the development of larger buildings. It is ridiculous to require zero parking spots allocated for the first 10 units and even more absurd to only require ½ a parking spot for the following.

Mt Lookout is a walkable community and I absolutely love that fact. However, reducing limitations on space and not requiring adequate amount of parking will lead to further congestion in the business district. It is already difficult to find parking around the square if you go to be a patron at the businesses.

Requiring less parking for more housing will make the area a nightmare and contribute to less people supporting our small local businesses that make living in and frequenting Mt Lookout so wonderful.

Please make note of my opinions as this important to me and my family that is grateful for the Mt Lookout community.

Katie Greenwell  
1220 Herschel Woods Lane  
Cincinnati, OH 45208

## Urbancsik, Jesse

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**From:** Michael Bridgers <mbridgers77@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:37 PM  
**To:** Cincinnati City Planning  
**Cc:** president@mtlookout.org  
**Subject:** [External Email] Objection to Connected Communities in Mt. Lookout

You don't often get email from mbridgers77@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear City of Cincinnati Planning Department,

I'm writing this email to state my strong objection to your plans for passing and implementing the Connected Communities legislation in Mt Lookout.

I have lived in Mt. Lookout for the last 12 years, and we already have limited parking available on the street or parking lots when trying to visit the shops and restaurants on Mt. Lookout square. Your Connected Communities legislation focus around the Mt. Lookout square and the nearby vicinity will make it nearly impossible to find available parking, and will also clog our already busy neighborhood streets with even more cars parked on the street. This legislation serves no purpose for the community of Mt. Lookout, and it will only cause harm to the local businesses and make our streets even less safe.

Having had three parked cars damaged on the street in front of my house over the last 3 years, the last thing we need is more crowded streets with even more street parking. It would also take away from the beauty of our neighborhood. I have worked very hard in life to afford to live in Mt. Lookout, and I'm very concerned about the negative effect of your connected community legislation on our neighborhood.

Sincerely,  
Michael Bridgers  
1146 Herschel Ave  
513-608-0832

May 9, 2024

### **Allowing Smaller PDs will promote PDs, especially in the City's Historic Districts**

PDs in Historic Districts should be disallowed, in short, PDs should be prohibited outright.

In many of our nation's historic districts, especially those deemed national treasures by local citizens and municipal government leaders, PDs are prohibited.

Does the City value the Over-the-Rhine Historic District?

Does the City value its other historic districts?

Our nation and city's treasured Over-the-Rhine Historic District is not the oldest neighborhood in the city but it is The Mother Neighborhood.

PDs are antithetical to the principles, policies, and protections embodied in the following democratically-approved laws and regulations:

- 1) Cincinnati's local preservation ordinance, regulations, and individualized sets of design guidelines
- 2) National Preservation Act (1968) as amended, but also all other preservation regulations including those in concordance with other federal laws, i.e., federal laws and regulations controlling transportation projects plus environmental safeguards
- 3) Cincinnati's agreement with federal and state agencies, promising to abide by its Certified Local Government Agreement as set forth in federal regulations

These federal and local preservation laws and regulations protect our city's historic resources and assets.

PDs wipe out all underlying zoning thereby allowing the Owner-Developer Group, by right, to add in or delete zoning-controlled elements to suit their large-lot aggregation (now a small-lot aggregation) to the detriment of the city's historic resources and, in some ways even more importantly, the city's residents including homeowners. Where highly inappropriate, PDs are deemed to violate these important laws and regulations. PDs produce litigation, bad relations due to mistrust, and oppressive outcomes.

PDs are used to avoid small-scale buildings, known as Middle Housing or Upper Middle Housing.

PDs will be used, especially in the city's Historic Districts where buildings exist on parcels in some places no wider than 20 feet such as OTR, to build massive, too tall, and excessively dense housing – entirely out of character with the area's other housing – to satisfy investors, leaving residents and homeowners to absorb the negative environmental impacts for 40 years or more.

And the ironic part is that Over-the-Rhine's residential buildings are perfectly suitable for residents regardless of income.

One of the premier hallmarks of Middle Housing – at least the valued type that is missing in many neighborhoods - is that it conforms or fits in with existing, older housing in a neighborhood.

Middle Housing is usually no taller than 2 ½ stories per Mr Daniel Parolek who is widely acclaimed for coining the term Missing Middle. Upper Middle Housing is three stories.

(At one of the residential housing spectrum are Single Family Houses and at the other end are mid-rise and high-rise residential buildings. In the middle are duplexes, fourplexes, stacked threes, row houses, and Mansion Apartments with set-backed forecourts - called courtyards if there is a fence or hedge – the type of beautiful buildings constructed yesteryear in Avondale and Clifton.)

The envelope for Middle Housing is no larger and no taller than other housing on the block or street, and that is precisely why its allowance in many zones is – just perhaps – a good thing. PDs negate all of that.

With lot aggregation now reduced from 2 acres to 1.5 acres, in addition to the variances or exceptions for so-called *de minimus* allowances, we will see PDs soon with only ¾ acre, ½ acre, or even scattered sites using city properties, rights of ways, and alleys. PDs will be breaking out all over the city, courtesy of the Davis Decision but also because appeals must be taken to the Court of Common Pleas.

Who will be appealing? No one.

Please help by recommending removal of PDs from the Over-the-Rhine Historic District. PDs are also used to demolish historic buildings. The Mercer Commons PD destroyed two historic buildings, for example.

### **Home ownership is difficult to attain with Middle Housing; therefore, this legislation does not promote home ownership**

Some of the problems, described by Mr Daniel Parolek:

1) Perceived cost inefficiencies for small-scaled buildings.

No reason to build small-scale. When zoning allows everything that is not small-scale buildings, no reason to build Missing Middle Housing.

2) Financial risks are real for small condominium projects.

Construction lenders may require 50% of units to be presold prior to construction draws.

3) Condos are difficult to buy.

The FHA is used by many first-time buyers due to relaxed credit and 3.5% of purchase price. The FHA requires a condo to have FHA approval, such as the following:

a) At least 50% of the condo units must be owner-occupied; b) no more than 30% of the units have existing FHA loans; and, no more than 15% of the units have association dues more than 30 days due.

Of the 150,000 condo projects in the US (as of 2019), only 6.5% were approved to participate in FHA's mortgage-insurance programs.

In October 2019, FHA changed some of its rules: A home buyer can obtain an FHA mortgage for a condo unit in an unapproved condo project if it is completed and meets the following criteria:

a) for a development with fewer than 10 units, no more than 2 can be insured by FHA; b) for a development that exceeds 10 units, a maximum of 10% can be insured by FHA; and, c) a minimum of 50% of project units must be owner occupied.

Daniel Parolek, *Missing Middle Housing, Thinking Big and Building Small To Respond to Today's Housing Crisis*, 2020, Pages 81-87

Bottom Line:

The Red Line, albeit faint, is still here.

Please devote some time to thinking about ways to Undesign The Red Line.

Note: Lexington Ky has embarked on a city-wide mission to demonstrate the existence of the Red Line and its many iterations; former deed restrictions; zoning; real estate agreements; development practices; and, the consequential lack of appropriations for good parks (plus many other diminutions of municipal Level of Services). Lex Ky leaders are doing this in an effort to re-zone the city to be integrated, and without shadowy barriers trailing the city's residents. So far, they are doing a good job. Lex Ky has many challenges, but this city is not leaving its residents wondering what the Red Line is, and how it negatively affected so many of its residents and the city itself.

### **Parking Matters**

1) Please prohibit 'tuck under' houses or housing units.

Tuck-under is the term used by Mr Daniel Parolek. He now lives in Berkeley CA.

I call them Snout Houses. They are houses or housing units built with the first floor devoted to a garage plus a drive way and a curb cut. Snouts are designed so people live over the garage opening which is the face to people on the street (and neighbors). They are typically a suburban typology where the garage is placed next to the front door or built under part of the front façade, or under a rowhouse.

Snout Houses should never, or rarely, be allowed in our smaller, older neighborhoods. They should never be built in the Over-the-Rhine Historic District. A set of them were allowed to be built on Mulberry Street, divorcing those residents from their street and neighbors but also disrupting the streetscape. Another set of snout houses was approved for Dandridge Street (near the Pendleton Arts Center),



thereby disallowing all on-street parking on the north side of that narrow, urban street that is densely built with multi-family buildings.

Unless people live over a storefront, they should be living on the ground floor when housed in residential buildings. Furthermore, those curb cuts for new buildings (infill) take on-street parking spaces *permanently*, regardless whether a resident uses their garage for their vehicle, or only bicycles, or their potting shed.

Another reason snout houses are poor urban design: The impervious, hard-surface driveways and curb cuts interrupt the streetscape for trees, fencing, hedges, flower beds, and – yes – the row of parked vehicles.

Not even an owner's contractor who shows up to fix the plumbing, the roof, the windows and so on, can park their vehicle near the owner's house. Those owners' guests, visiting family members, and contractors, park on the street in front of other people's houses but the neighbors can never park in front of the Snout Houses.

Snout houses or tuck-under houses are a bad idea all around on our urban streets and historic streets but with one big exception: Steep hillsides where no one parks their vehicle on the street anyway. An example is at the top of Sycamore Hill, the west side of the big S curve. Those houses were built with tuck-under garages. Those are appropriate; all others are not.

Please consider an addition to the Parking component of the Zoning Code. Governing where tuck under houses can be permitted will help make our streets lovelier, more livable, and more equitable since on-street parking is now a scarce resource needed by residents of all incomes.

### **A 100-foot buffer for intensive uses next to residentially-zoned areas is 400 feet short**

Please do not reduce the buffer.

We have families whose children cannot sleep due to sonic intrusions of all sorts. We have residents who work 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> shifts in our 24-hour centers such as our hospitals, hotels, the justice center, and the CBD's high rises. To work, they must have sleep.

All residents, regardless of age, schooling, or types of work experiences should have a stable quotient of peaceful enjoyment of their home without intrusive noise, horn honking, fighting, drug dealing, trash flings, and post-industrial Mardi Gras weekends created by outsiders visiting bars, clubs, etc.

If people wish to live on Main Street or Vine Street, there are plenty of rental opening and condos for sale, all the time.

Please re-think the 100 foot buffer. This is one way to bulldoze people out of a neighborhood, a block, a street.

## **Residents need for more time to review the lengthy Zoning Code Revisions**

The new regulations are said to be 150 pages or so of single-line print.

The maps are nearly illegible due to so many undifferentiated colors and seemingly hundreds of new designations or overlays.

Without enough time to read, review, and gain clarity, residents are not able to understand the proposed legislation. But perhaps they were supposed to understand only the graphics and photos in the Connected Communities presentations.

How can residents promote good revisions to the proposed Zoning Code or understand how the presented policies match up with the proposed laws? They can't. Gaveling this legislation through while residents are still wondering how these codes (over 100+ pages) affect them singularly and collectively is not responsible governance.

Residents should have the opportunity to get help with understanding the changes, as proposed and not just the photos of Middle Housing. While I am confident that I can make mistakes and I do, I cannot be sure that others have not, especially in light of Owner-Developers proclaiming regulations are *de facto* barriers to building Middle Housing (small-scale buildings).

The so-called Missing Middle is about design, shape and form so as to fit in with residential neighborhoods.

Mr Parolek speaks of homes and units as small as 600 feet.  
Compare with units of only 250 feet for Cincinnati's residents.

*Opinion: We can design our way of Berkeley's housing crisis with 'missing middle' buildings*

<https://berkeleyca.gov/sites/default/files/documents/2019-04-23%20Missing%20Middle%20Initiative.pdf>

Page 16/87 → One and a half page letter By Daniel Parolek, Dec 19, 2017

Communications and documents hewing to agreed intentions and outcomes are the cornerstone of integrity and good governance – democratic governance. But I am afraid the communications that underscored the presentations about Connected Communities are not realized in the Zoning Code legislation, as written. I hope that I am the one who is misunderstanding. If so, I will apologize for this.

While I have set out a few questions in this statement, I have others. I believe my fellow citizen-residents may have their own set of concerns and questions. Surely, we could be afforded more time to understand this massive document, maps and colors.

I and others would feel more confident of the entire undertaking if we were allowed more time to read and then gain clarity, and gain clarity from the people who have been working on the legislation.

Please consider providing us more time to do this. For your patience and kind consideration of these matters, thank you. Myra Greenberg, Over-the-Rhine Historic District.







## Urbancsik, Jesse

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**From:** Michael Hauser <greystone00@gmail.com>  
**Sent:** Thursday, May 9, 2024 10:27 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Fwd: Connected Communities recommendation for deferral toward City Council  
**Attachments:** Signed Opposition sheets for CC070.jpg; Signed Opposition sheets for CC066.jpg; Signed Opposition sheets for CC068.jpg; Signed Opposition sheets for CC069.jpg; Signed Opposition sheets for CC067.jpg; Signed Opposition sheets for CC072.jpg; Signed Opposition sheets for CC073.jpg; Signed Opposition sheets for CC071.jpg

### External Email Communication

Hi, and thank you for the ZOOM calls.

As you obviously noted in the calls there is overwhelming opposition across the ENTIRE City....Price Hill, Westwood, West End, Mt. Lookout, College Hill, North Avondale, Clifton. WOW! I could not have imagined such a wide diversity of neighborhoods (each with unique perspectives) being so united in their opposition to this astronomical proposal! It's great to see Democracy in action----unless you ignore us.

1st call: 2 in favor, 25 opposed.

2nd call: 8 in favor, 22 opposed.

That's better feedback than "post-it" notes for feedback.

Among my many concerns, and the concerns of the 70 citizens of Cincinnati, who signed my opposition sheets (these were collected outside one polling site on Primary voting day---I only had the idea that morning---70 signatures!).

**The City's lack of transparency:** In all of the meetings and communications and surveys leading up to the April 11<sup>th</sup> publishing of the plan, to a person, those aware of the "Connected Communities" project saw it solely as proposed transit reform. As of the April 11<sup>th</sup> publication of the *actual* plan, however, we now understand that what the City is *actually* saying is: "We are Re-Zoning Across the City." Yes, *now* you have our attention.

**The City's lack of due diligence in following the Spirit and Letter of the Law:** Re-zoning the entire city? That is blockbuster news—but there are tens of thousands of impacted tax-paying Cincinnati residents who have NO idea about the re-zoning in the making. Why? Because, as we were told when we called Planning, the only official notice the City has given is to publish this news as a "notice" buried in some section of the *Cincinnati Enquirer*.

**There are so many issues that need to be addressed, among them:**

- Treating every neighborhood as "same," when we each have our own unique issues, including, some neighborhoods already maxed out by developers.

- Lack of acknowledgement that the current infrastructure cannot support the kind of new development proposed when it does not support what we already have in place.
- Police and Fire Departments are understaffed.
- Public Schools are already full and there are teacher shortages.
- Parking is already strained—customers are already walking a good distance just to do business in our neighborhood squares.
- This plan requires zero off-street parking for any new structure, which is radical and unworkable. That this plan would allow side-by-side townhouses/row houses, each with its own front-facing driveway, exasperates the problem, because these structures will take away street parking where there already is not enough.
- Will developers build the lower-cost housing this plan proposes? Or will the plan just provide them with a wonderful new work-around our zoning, allowing them to tear down more homes, further changing our architectural heritage and streetscapes? Where are the studies on this? They do not exist.

**There have been NO studies on the adverse effects and unintended consequences of pushing through with this legislation.** When this happened in other cities, residents brought suit and won or successfully paused—Los Angeles and Fort Collins, Colorado, come to mind. There are others.

**Our ask:** Pause. Slow down. Less than two months is not time enough for serious and thorough deliberation. Do the right thing by acting in the best interest of the City and with respect for your tax-paying residents. This is an issue of great magnitude. **Next steps?**

1. Vote to Pause, to allow further outreach and study.
2. Send out, by mail, notification of the proposed zoning changes and of future hearings. Every impacted resident deserves to be notified directly of the City's proposal to re-zone their neighborhood. Please show us that respect.
3. We need to elevate this discussion. Schedule more Zoom calls—this time with Council members and Planning Commission members running the meetings, responding to residents, listening to and answering our questions and concerns. And, this time, as we requested on the 4/25 Zoom, please record the meetings. (Note: Even though we asked on 4/25, the 4/30 meeting was also not recorded and the Zoom transcription capability was turned off.)
4. Execute the missing studies on adverse effects and unintended consequences, so that the plan deals with reality and not aspirations.
5. Provide the data so many have requested. Where, who, how many, how? Show us the numbers

Thank you for your efforts. Now let's show our government actually works for the residents, and do what's right. Ignore the political pressure and listen to "our" neighborhoods, who are united in the opposition to this overreach.

Respectfully yours,

Michael Hauser

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***Michael A. Hauser***

***/ C: 205-2666***

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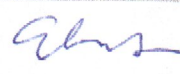

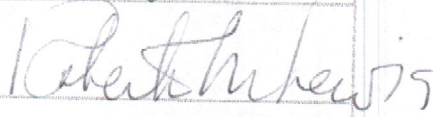
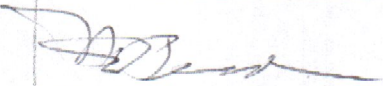

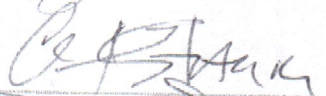
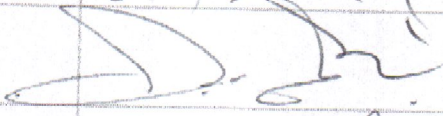
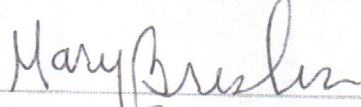
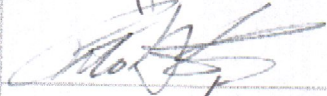


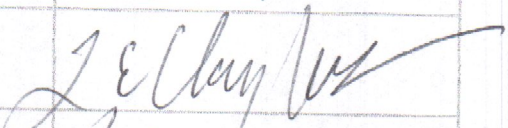
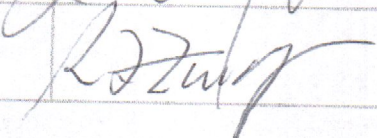
I am strongly opposed to the zoning changes proposed for Mt. Lookout by the Connected Communities Initiative.

Full Name	Address	Signature
Michael Hausen	2911 Alpine CIN 45208	Michael Hausen
FLAUGHTER SR.	3315 LOOKOUT DR 45208	Paul D. Flaugher
Bayer HARRY	901 Wakefield	Tri Bayer Sr.
MOELLER	637 KROGER LN	Harry S. Moeller
A. KRISTINE BAYER	801 Wakefield Dr	A. Kristine Bayer
HOWARD P. PECCOET	3520 LINWOOD RD	Howard Peccquet
JEANNE P. PECCOET	3520 LINWOOD AVE	Jeanne P. Peccquet
Dorothy Ciolk Egling	2949 Van Dyke 1008 Richwood	Dorothy Ciolk Egling
E STOLL	1314 HAYWARD CT.	E Stoll
J. Koenig	1008 Richwood Cr.	Jaqueline Koenig
Carolyn DOWLING	1111 Beverly Dr.	Carolyn Dowling

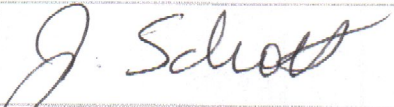

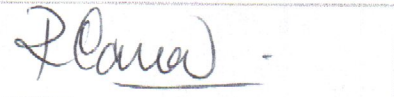
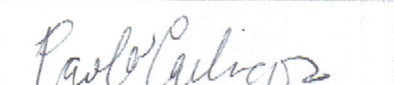



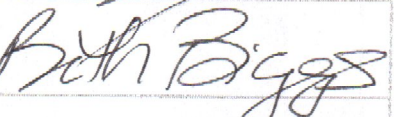

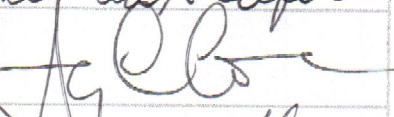
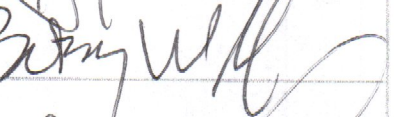
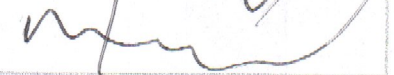
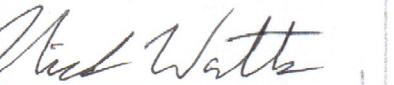
I am strongly opposed to the zoning changes proposed for Mt. Lookout by the Connected Communities Initiative.

Full Name	Address	Signature
Marylou Babe	1041 Richmond	M Babe
STEFAN FISCHER	1872 MARWARD AVE	Stefan Fischer
Kris Taylor	3448 Artwood Ln	Kris Taylor
Jennifer A. Ryder	3237 Lambert Pl	Jennifer A. Ryder
Joseph A. Raabe	3257 Lambert Pl	Joseph A. Raabe
Wendy Hunt	3488 Arnold Street 45208	Wendy Hunt
Maureen Tenkman	3302 Mowbray 45226	Maureen Tenkman
Angela Heibel	22 Rennel Dr 45226	Angela Heibel
ellie singleton	3655 russell ave 45208	Ellie Singleton
Joe Lentini	3321 MONMOUTH AVE 45208	Joe Lentini
Patricia Williams	1127 HERSCHEL AVE 45208	Patricia Williams
Dayle Lucas	3668 Grandin Rd	Dayle K. Lucas
Steven D Lucas	" "	Steven D Lucas
Marion Hauser	2911 Alpine Terrace	Marion Hauser







I am strongly opposed to the zoning changes proposed for Mt. Lookout by the Connected Communities Initiative.

Full Name	Address	Signature
POOGRAS	3264 Linwood AVE	
Ellen Robs	3264 Linwood Ave	
DAN PULTE	675 TOTTEN WAY	
Robert Lewis	1322 Hayward St	
MICHAEL PERREN	3124 LOOKOUT CIR	
SUZANNE ARNOLD	1248 HERSCHEL AVE.	
Carlin STANNA	749 Kroger Valley DR	
Joseph Breslin	1134 Salisbury Dr	
MARY Breslin	" "	
Peter Wimsey	1186 Bereah Hill Dr.	
Harry Kangis	30 Observatory Hill	
Frank Clay	1000 Rickwood, 45208	
Louis CLAY	21 OBSERVATORY AVE	
Richard Finchay	641 Kroger Ln 45226	

I am strongly opposed to the zoning changes proposed for Mt. Lookout by the Connected Communities Initiative.

Full Name	Address	Signature
Jeanne Schott	3229 Glengyle Ave 45208	
Nan Lin	3559 Kroger Ave 45226	
ROSA CAMA	3581 Kroger Ave 45226	
PAOLO CALLERIOS	3581 Kroger Ave 45226	
CRAIG + DANZELLE GAUDEN	3507 LAMBERT PL	
Stephanie Hartly	1212 Herschel Woods Ln 45208	
Tim Biggs	3234 Linwood Ave 45226	
Beth Biggs	3234 Linwood Ave 45226	
Melinda Cooper	3216 Lookout Dr. 45208	
JAY Cooper	3216 Lookout Dr 45208	
Betsy Jordan	766 Delta Ave 45226	
MATT HOWLAND	3528 Principio 45208	
Nick Watts	3416 Delts Avenue	

I am strongly opposed to the changes proposed for Mt. Lookout by the  
 "Connected Communities" initiative

Full Name	Address	Signature	Email address (optional)	Reason(s) for signing
Joe Porral	766 Delta Ave 45226			<input checked="" type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input checked="" type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
John Langendorn	841 Twent 45226			<input checked="" type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input checked="" type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Renee LaFave	841 Twent 45226			<input checked="" type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input checked="" type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other? <i>Need more regulations</i>
Mary Elizabeth Schmitz	832 Wakefield DR 45226			<input checked="" type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input checked="" type="checkbox"/> Toll on infrastructure <input checked="" type="checkbox"/> Other? <i>need rules/regs.</i>
Richard Tranter	812 Wakefield Dr. 45226			<input checked="" type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <i>rehab</i> <input checked="" type="checkbox"/> Toll on infrastructure <i>parking</i> <input checked="" type="checkbox"/> Other? <i>unnecessary/exist</i>
Lori Rockford	3052 Linwood Ave 45226			<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input checked="" type="checkbox"/> Toll on infrastructure <input checked="" type="checkbox"/> Other? <i>all signs do not fit all neighborhoods - all roads</i>

I am strongly opposed to the changes proposed for Mt. Lookout by the  
 "Connected Communities" initiative

Full Name	Address	Signature	Email address (optional)	Reason(s) for signing
Cynthia Eghbalnia Hamid Eghbalnia	1020 Omar pl.		ceghbalnia@gmail.com	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Pam Gruesser Dennis Gruessen	824 Waketield		heghbalnia@gmail.com	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Molly Freeman	3517 Springland		Pjgruesser@live.com dgruesser@regmail.com MOLLYPUNN.FREEMAN@GMAIL	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Amy Whitaker	2986 Algernon		abwhitaker@fuse.net	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Rick Greer	3218 Linwood		rck_greer@yahoo.com	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Claire Whitaker	1243 Isis Ave. Apt. 2		clarewhitaker@gmail.com	<input type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?

Pattie Ciok  
 2949 Van Dyke Dr  
 Lindi. #45288  
 Dorethy Ciok  
 dcioc@fuse.net  
 need parking

I am strongly opposed to the changes proposed for Mt. Lookout by the  
 "Connected Communities" initiative

Full Name	Address	Signature	Email address (optional)	Reason(s) for signing
Douglas B. Jose	1021 Omar Pl.	<i>D Jose</i>	dougjose@gmail.com	<input checked="" type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input checked="" type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other? <i>developers buying every house on market</i>
Amie Delworth	8 Garden Pl HYDE PARK	<i>Amie Delworth</i>	adelworth@aol.com	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
STEVEN MASSIE	738 MANNINGTOWN AVE	<i>J. Ann Mason</i>	stevenmassie@fuse.net	<input type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
ALLEN MILLER	807 WAKEFIELD DR	<i>Allen Miller</i>	ALMILL@FUSE.NET <del>AMILL@FUSE.NET</del>	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Jane Perry	3151 Willis Ave	<i>Jane Perry</i>	JanePerry11@gmail.com	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other? <i>Podunks C.A.</i>
Laura Groenke	3912 Devonshire	<i>Laura Groenke</i>	llgroenke@gmail.com	<input checked="" type="checkbox"/> To preserve single family housing <input checked="" type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Alex Spahr	3313 Lambert Pl	<i>Alex Spahr</i>	alexspahr8@gmail.com	<input checked="" type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input checked="" type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?
Shelby Spitz	3313 Lambert Pl	<i>Shelby Spitz</i>	" "	<input type="checkbox"/> To preserve single family housing <input type="checkbox"/> Against increasing density <input type="checkbox"/> Need for parking <input type="checkbox"/> Toll on infrastructure <input type="checkbox"/> Other?



**Dear City Planning Commission,**

Thank you for the opportunity to comment regarding the Connected Communities' Zoning Ordinance. I strongly urge you to vote NO.

The City Planning and Engagement Department has not provided the necessary impact analysis of the proposal, nor the promised information from March 10, 2022 necessary to inform a strategic housing policy. (see highlighted section below).

As a life-long Cincinnati resident and involved citizen, I'm appalled at the time and energy the city has put into this effort (behind the scenes) without addressing the communities' concerns and suggestions from the 2022 proposal. At best, the community engagement has been disingenuous. A majority of residents don't even know about the proposed ordinance.

The City makes many unsubstantiated claims in the marketing material on Connected Communities website, and has chosen not to provide a comprehensive easy to understand packet as it did in 2022.

Most importantly, this ordinance would have a desperate impact on minority-segregated census tracts. Please look at the neighborhood Equity indicators on the city' website and overlay it on the Reading Road Hamilton Avenue Corridors.

Zoning does not cause segregation; the city's practice of over impacting certain neighborhoods with income-restricted housing causes segregation which goes against the City's own Impaction Ordinance and Federal Fair Housing Act.

**Thank you,  
Maura Wolf  
NABA Treasurer**

**From City's Five-Year Estimates of Housing Unit Production Report to Council dated March 10, 2022:**

**“Housing Affordability – Income Levels and Real Estate Market Analysis**

In addition to production of new affordable housing units, two critical components to understanding housing affordability in our City is to understand the real estate market dynamics of existing housing stock as well as the income levels of our residents.

The primary sources for income and housing data are the United States Census, including the Decennial Census and the American Community Survey, and U.S. Department of Housing and Urban Development (HUD). HUD publishes City/Metro Adjusted Median Income data annually, based on the American Community Survey data, and DCED anticipates this data will be available for the Cincinnati Metro area in April 2022. Release of the full 2020 Decennial Census results have been delayed due to COVID-19, but this information presents a unique and valuable data source for understanding the current state of the City's housing market. Once available the Department of City Planning and Engagement will complete a by-neighborhood analysis to include Occupied Housing Units, Age of Units, Housing Values, Renter Occupied Units, Rent Levels, and Income levels. This additional income and housing data analysis will be provided as a follow-up to this report.”

## Urbancsik, Jesse

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**From:** Sarah Koucky <kouckys@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:57 PM  
**To:** Cincinnati City Planning; ClerkOfCouncilEmail; Aftab, Mayor  
**Subject:** [External Email] Planning Meeting-May 17th  
**Attachments:** Cincinnati Planning Commission Position.docx

### External Email Communication

Please include these comments in the documentation for the Planning Meeting on May 17th concerning the Connected Communities Ordinance.

My name is Sarah Koucky and I have lived in North Avondale for most of my life. My family of ten moved to North Avondale in 1965. I attended North Avondale school, Walnut Hills and then graduated from the University of Cincinnati. Like me, many of our residents have lived in this neighborhood their entire lives. We chose this beautiful neighborhood because of the diversity and family orientated neighbors within the city limits. I love this city and deeply resent being called a nimbby or a racist for wanting to preserve our neighborhood. That is not true and only diverts the conversation from the true facts concerning Connected Communities Ordinance or as I call it the Increased Density Zoning Ordinance.

Two years ago the residents of Cincinnati did not support the concept of removing the single family zoning and opposed eliminating zoning restrictions. We now know that after the first failure to pass the increased density, the City started down the path to ensure this would pass in the future by teaming with the ULI's (Urban Land Institute) local chapter of a national lobbying group, a group of developers, construction companies and bankers with an expressed intent of how to create opportunities for themselves. The ULI group recommended giving developers "by-right" development with little to no restrictions on development and bypass citizen participation. The ULI did not include the community councils or individual citizen input and has essentially proposed taking away our single citizen's right to oppose a zoning variance for our neighborhood land use and planned to give our rights to the developers.

We can all agree the City introduced Connected Communities to the citizens and neighborhood councils more than a year ago through a series of meetings where the participants played a housing game and made comments on sticky notes. At that time there was never any mention of a proposed increased density ordinance until it was introduced in February of this year, less than three months ago. We see evidence this zoning ordinance was already fully baked by Liz Keating in 2021. We also see the City's assertion in the draft HUD application last year for funding of a pilot program for Connected Communities noting zoning and the development process being significant barriers. Then again, in 2021 the ULI recommended a series of zoning reforms addressing height, parking, density, and building placement. (City of Cincinnati, Draft HUD application, pg 10). In addition, the letter to the Mayor by the Planning Department presenting the Increased Zoning Ordinance dated April 17, 2023. All of these actions by the City make it clear that the essential elements of the Connected Communities Ordinance were fully baked in 2021 and the outreach conducted in 2023 was simply a well-funded marketing

effort to sell a plan that was already designed by the largest players in City financial, real estate, design and construction. This is unacceptable to the citizens and community councils of Cincinnati.

While we believe North Avondale is a prime example of a unique and diverse neighborhood, we will continue our work with the city through our neighborhood council and residents input to maintain our diversity which is currently at approximately 50% white/black residents on solving the perceived lack of housing. While the city continues to provide incomplete and incorrect housing data, we believe there is approximately 20% available housing ready for immediate improvement and a number of vacant lots immediately ready to be improved. The BRT corridors are already zoned correctly for multi-family housing and there are multiple vacant properties ready for development. We do not believe there is any need to change the entire zoning code by adding 78 more zoning types. This would totally overwhelm the City management that is already struggling with enforcement. North Avondale would potentially support including two families in the single family zone along with support for the recent ADU allowance to allow an increase in density without destroying the single family zones or taking away our community's rights to participate in our neighborhood land use. We also propose that the City spend our valuable resources to encourage rental and home ownership support through programs to support home ownership down payment assistance and the current Renting Partnership program. The neighborhoods want to work with the City to improve current housing stock, but struggle with the lack of current enforcement and support.

Further, we believe that by relaxing the zoning regulations there will be potential unintended consequences which is explained in the Urban Institute study in 2023 entitled "Land-Use Reforms and Housing Costs: Does Allowing for Increased Density Lead to Greater Affordability?" This study includes 1,136 cities between 2000 and 2019 and found a small .8% increase in the housing for those at 150% and above the AMI and no discernible benefit for those below this well-to-do income level. While marketed by the City as a panacea for an affordable housing shortfall, the available evidence shows no predictable benefit to anyone at AMI or below.

This Increased Density Ordinance subverts our community councils and provides unlimited opportunity for developers and out of town owners. NANA must continue to challenge the City and oppose any developers and out of state owners where they do not have the same neighborhood goals as our residents. This will be a long, continuous battle where we will need to continue to fight to protect North Avondale's unique architecture and character. We must provide for increased population and business district development while protecting our neighborhood and member's rights.

**Sarah Koucky** | Corresponding Secretary



E: [Kouckys@gmail.com](mailto:Kouckys@gmail.com)

P: +1 513-225-8338

## Urbancsik, Jesse

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**From:** Sheila Rosenthal <sheila.rosenthal@ephia.org>  
**Sent:** Thursday, May 9, 2024 3:15 PM  
**To:** Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth; Cincinnati City Planning  
**Cc:** ClerkOfCouncilEmail  
**Subject:** [External Email] Objection to Connected Communities Zoning Ordinance

You don't often get email from sheila.rosenthal@ephia.org. [Learn why this is important](#)

### External Email Communication

Mayor Aftab, Vice Mayor Kearney, President Pro Tem Parks, City Councilmembers, Cincinnati Planning Commission, and Cincinnati Planning Department,

I object to the Connected Communities Zoning Ordinance as written. I ask that you vote against the ordinance in order to allow citizens and neighborhoods of Cincinnati the opportunity for true engagement with the city planning department to develop zoning that is appropriate and logical, and achieves the goals of the community.

While I fully appreciate how much time and energy planning department staff put into the Connected Communities zoning plan, I am disappointed in both the process and the end product. The in-person engagement process was fragmented, one sided, and top down, with no opportunity for real discussion or true input, and in some cases has been inherently dishonest. Many of our residents objected to the excessively narrow focuses and limiting "rules" and parameters of what was being presented, yet that feedback about the process made no difference and is not included anywhere. At no point were the overall impacts of these proposed policies, or the impacts of them on specific communities assessed or addressed as a whole. Community needs, concerns, and objections have been overridden and unaddressed in the course of developing these zoning policies.

In the four weeks since the ordinance was published on the city planning website on April 11, 2024, what was published has continued to mutate and change. The original transmittal, dated April 17, 2023, was first removed from the website on approximately April 19, 2024, and then replaced on May 2 with a new transmittal. That transmittal, dated April 17, 2024, is dated after the actual release of the ordinance. The maps included with the transmitted ordinance were changed on May 2. A policy roadmap was published on May 3. The interactive approximation map initially released with the ordinance and provided to the public was replaced with an interactive zoning map between May 6 and May 8. Final comments from the public must be submitted to the planning department by 5:00pm on May 9, 2024. Constantly shifting information being revised up to such late moments undermines confidence and engagement.

The timeline of community engagement for the published legislation regarding the zoning changes of Connected Communities has literally been a matter of only four weeks. The proposed zoning changes have not actually been appropriately presented to the communities ahead of the approval process. The stated intention to bring the legislation to City Council in early June for approval is an indication of full circumvention of the public. The short timeline and the rapid push for approval and adoption after the mid-April legislation publication date appears to be designed to ensure that the public does not have the

ability to assess or respond to such large, significant, and impactful zoning changes. For an administration that literally takes years to adopt simple and straightforward policies that impact resident safety to then rush legislation that will affect every single community in the city of Cincinnati seems a spurious disservice to the citizens of Cincinnati.

Much of my community of East Price Hill is being rezoned on the premise that it lies within a quarter mile of a business district. First of all, I object to the concept of zoning as a simple function of distance, particularly as a simple function of linear distance. I do not believe that premise is appropriate, that it supports community plans and goals, or that it takes into account the existing issues or framework of a community. Additionally, in many places the distance is more than a quarter mile, and in some cases it is nearly a mile walk or drive to the nearest business district. In one case there is no sidewalk to enable safe pedestrian access, despite the community's long and frequently denied request that the city restore the sidewalk that it removed, yet now it is considered "walkable." The elevational difference between some streets and the nearest business district means that NBD is not actually accessible, and that it is in fact actually located in a different community. It is not enough for a parcel to be within a quarter mile as the crow flies, it must be within a quarter mile walking distance, and it must actually be walkable in order to achieve the published goals of "Connected Communities."

Cincinnati does not know or understand what makes a functionally healthy and balanced community. I completely disagree with the stated presumption that density makes communities better. If the underlying structure of a community is unhealthy, dysfunctional, and financially unsustainable, increasing density will logically only compound the problems. My greatest concerns about the proposed zoning changes are actually the negative impacts and unintended consequences of the legislation adding to and compounding the existing unresolved and unaddressed issues in my and other communities. The Westside communities of Cincinnati, including the East Price Hill community, are already experiencing the effects and inequity of displaced citizens, concentrated poverty, widespread real estate investors draining value from communities and neighboring properties in terms of poor rental property maintenance and operation, and inadequate city services and infrastructure. Existing city service failures and inadequacies include police and fire services, health, safety and quality of life issues related to building maintenance and rental property operation, road maintenance, and street safety for vehicles and pedestrians, the inadequacy of the stormwater and sewage management systems, and the lack of a functional plan, and the committed resolve and resources to remediate those existing issues. These problems are widespread in many communities in Cincinnati.

Parking is an issue in parts of my community. As a first ring community, East Price Hill has many properties that were built before cars were developed, and do not have parking. Development that has occurred in the community has created parking pressure. The reality is that proximity to the bus route has done nothing to alleviate those pressures. As the aging parent of an adult child with mobility issues, I have a heightened awareness and appreciation for the issues associated with the relaxed or non-existent parking requirements of the Connected Communities zoning legislation. I find them to be ableist and unaware.

There have been many misrepresentations and false narratives given about the Connected Communities zoning legislation. The premise that Cincinnati needs more taxpayers because we face a looming deficit is like a mother saying she needs to have more children because she can't feed the ones she has. The claim that developers will bear the costs of infrastructure improvements related to their projects in a city that offers taxpayer funded incentives and abatements to every development that asks for one is

laughable. The idea that housing affordability will happen organically if zoning is relaxed and administrative barriers are removed is a lazy administrative excuse for this developer's fever dream.

Logically, the Connected Communities zoning legislation will only make communities more of what they already are. If a community is white and wealthy, it will become whiter and wealthier. If a community is poor and brown, it will become poorer and browner. In communities where homeowners are already experiencing pricing pressures based on the return on investment of poorly maintained and managed rentals, and when the price of properties starts being driven by their investment and development potential, the value of properties increase and the tax burden on homeowners becomes unsustainable, driving homeowners out and increasing the percentage of rental properties in a community. Homeownership helps create stable communities through the commitment of long term residents. Decreased homeownership is symptomatic of a divested community. Property investors and developers will only ever develop properties where the return is significant. When returns start to be reduced, developers turn elsewhere, but at that point the damage has already been done. Prices and values are inflated, and homeownership has decreased. The result is that housing affordability is never achieved. Upzoning has only ever proven this to be correct, particularly when the underlying issues of a community are not addressed.

My credentials to provide this feedback are that I am a thirty year resident of Cincinnati. I am a homeowner in Cincinnati. I own rental property in Cincinnati. I own businesses in Cincinnati. I am an engaged community volunteer activist and advocate, and a fourteen year board member of the East Price Hill Improvement Association Community Council, including four years of service as President of that council, currently serving as a Trustee. I am a member of the East Price Hill Business Alliance. I hold a degree in mechanical engineering. I have raised three children, including a daughter with mobility issues, and four grandchildren, and watched all but one of those flee to the suburbs because of the many issues that exist in the city. I am also a person who has experienced poverty and overcome homelessness.

In closing, I have been extremely disappointed to see the term NIMBY used by Councilmember Harris in reference to opponents of the zoning legislation. The dismissiveness and implied racism in that term is unworthy and should have no place in the public discourse about this zoning ordinance. East Price Hill is the most racially, ethnically, and economically diverse community in the city of Cincinnati, which is something I and my neighbors are proud of and wish to nurture and protect. I invite any or all of you to come spend time in my community's backyards and have a real conversation about what is there and how to make our communities and the city of Cincinnati a better, more livable and sustainable city.

I ask that you vote no on the Connected Communities zoning ordinance.

-

Sheila Rosenthal  
Trustee, EPHIA

## Urbancsik, Jesse

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**From:** Sharon <syoun13@fuse.net>  
**Sent:** Thursday, May 9, 2024 8:17 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected communities MT Lookout feedback

[You don't often get email from syoun13@fuse.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hi

My name is Sharon Young and I live at 1005 Crest Circle Mt Lookout. My address places my home inside the connected community area for Mt Lookout square. While I appreciate the need for more housing in the community at large I am very concerned about the changes proposed for Mt lookout for the following reasons

1) there is currently insufficient parking for the number of people who currently live here and the businesses in the square to successfully remain open. On any weekend you routinely see customers for the businesses in the square looking for parking inside the broader neighborhood and this will be exacerbated by an influx of more residents (increased density) without a requirement for parking. This has led to a revolving door of restaurants struggling to stay open without parking to maintain their customers (key exceptions are coffee shops and bars where locals will go to daily). Moreover this parking challenge already makes it difficult for friends and family to visit and find parking and would make it impossible in the future. There is no comprehensive public transportation plan that would change the current number of cars- let alone address the increased number of cars that would come with more residents.

2) there is an ongoing issue with rainwater management and flooding that will be exacerbated with increased density removing the few area to absorb water. The square and surrounding area routinely flood because the sewage lines in the square and on Linwood are completely under designed for the quantity of water they currently handle. A friend on Linwood has dealt with backups of the wastewater drainage line into his basement for years. The latest being at 12:20 Tuesday night/Wednesday morning of this week. The city has still not fixed the issue despite many years of complaints from numerous residents and businesses. You are rushing into making it much worse with no plan to address.

3) a number of housing developments nearby have successfully been built in areas where there is underutilized land with parking - skytop apartments, factory 52, the broader Oakley area around madtree brewing that have been developed under the existing rules.

This area is in high demand and development will happen wherever there is underutilized land - and therefore there is no need to change the existing zoning rules.

Sharon Young  
Sent from my iPhone

## Urbancsik, Jesse

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**From:** Tonia Elrod <toniaelrod@yahoo.com>  
**Sent:** Friday, May 10, 2024 10:04 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

External Email Communication

Thanks for leading the Connected Communities.

For perspective, I'm a Mt Lookout resident who works at P&G. My children attend CPS.

My family supports increased affordable housing and zoning reform that allows for increased multi-unit housing in all our neighborhoods including mine. This change will increase our population and attract more diverse citizens.

Please ensure the lines for the business districts align better with the transit corridors. This will help single family homeowners accept this plan.

Thanks for listening.

Tonia Elrod



## Urbancsik, Jesse

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**From:** Keough-Jurs, Katherine  
**Sent:** Thursday, May 9, 2024 6:29 PM  
**To:** Cincinnati City Planning; Hoffman, Stacey; Urbancsik, Jesse; Halt, Andrew; Couch, Gabrielle  
**Subject:** Fwd: [External Email] connected communities

Sent from my iPhone

Begin forwarded message:

**From:** Teresa Harten <teresaharten@msn.com>  
**Date:** May 9, 2024 at 5:08:42 PM EDT  
**To:** "Aftab, Mayor" <mayor.aftab@cincinnati-oh.gov>, ClerkOfCouncilEmail <clerkofcouncil@cincinnati-oh.gov>, "Keough-Jurs, Katherine" <Katherine.Keough-Jurs@cincinnati-oh.gov>  
**Subject:** [External Email] connected communities

Some people who received this message don't often get email from teresaharten@msn.com. [Learn why this is important](#)

External Email Communication

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)  
[katherine.keough-jurs@cincinnati-oh.gov](mailto:katherine.keough-jurs@cincinnati-oh.gov)

City Hall  
801 Plum St  
Cincinnati, Ohio 45202

RE: CONNECTED COMMUNITIES

Dear Mayor Aftab Pureval , Council Members and Katherine Keough-Jurs,

I'm deeply concerned about the proposals in the Connected Communities Ordinance that will detrimentally affect my neighborhood North Avondale. I've been involved in the master planning effort for our neighborhood over the last year and have been active in other ways in North Avondale for more than four decades as a home owner here. I also lived here in the 60s and 70s when my parents moved our family here to live in an integrated yet stable, neighborhood. Connected Communiites will destroy this neighborhood and its diversity and wealth of historical homes and variety of housing choices from single family to multifamily and assisted living homes. The City contends that affordable housing will be created but has no proof and data from other cities and areas that already have eliminated single family zoning. Reduced parking requirements and set backs have not proven successful either. The city has recently allowed ADUs and this should be determined to work before additional unproven steps are taken in the name of affordable housing. Everything I've been reading about how to go

about providing affordable housing insists on the need for very careful planned, strategic development, not wholesale changes to eliminate code. It appears that the city is in the hands of developers who want carte blanche to build cheap housing and make big profits.

**My Concerns on the Plan Include:**

1. The proposed change in zoning. Specifically, the elimination of single-family homes, and relaxed height restrictions and setbacks.
2. Reduction in parking requirements without a robust public transit system.
3. The Connected Communities proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique charm of our community.
4. An accelerated decision, a sham of a public engagement process. The proposed ordinance was already drafted and sent to the Mayor on April, 17, 2023. In addition, the original plan was written by the Urban Land Institute on June 22, 2021 therefore, our comments and participation cannot be meaningful.
5. The plan does not consider community-driven development for North Avondale's historic, architectural and cultural preservation.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

Additionally, I believe the following points need to be addressed prior to any council vote on Connected Communities.

1. Unintended Consequences – A more recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by further concentrating poverty and promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities
2. Fairness - Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
3. Absentee Landlords - Unfortunately Cincinnati has a horrible history with out of town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out of town investors dividing-up single family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (unlikely legal to do so).

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my concerns and not move forward until my concerns are addressed.

Sincerely,

**Teresa Harten**  
**975 Lenox Pl**  
**Longtime homeowner and resident, North Avondale**  
**513 910 5593**

Subject: Addressing Concerns Regarding the "Connected Communities" Plan

Dear Members of the City Planning Commission,

I am writing to express my concerns regarding the proposed adoption of the "Connected Communities" plan. While I appreciate the effort to foster connectivity and development within our city, there are several crucial items that I believe must be addressed before moving forward with this plan.

1. **Promotion of Home Ownership:** Currently, our city has one of the lowest rates of home ownership in the state of Ohio and the United States. I firmly believe that promoting home ownership, whether through condos, duplexes, or family homes, etc. is crucial for fostering stable communities, improving family life, and instilling a sense of personal pride among residents. However, I am concerned that the existing "Connected Communities" plan may inadvertently decrease the already low rate of home ownership. Therefore, it is imperative that the plan includes provisions and incentives to encourage home ownership and address this issue.

*Doesn't ownership enhance a person's life and make for a better citizen?*

City	Pct. rent	Pct. own	Avg. household size, renter	Avg. household size, owner
East Cleveland	68.1%	31.9%	1.9	2.6
Athens	68.1%	31.9%	2.4	2.6
Bowling Green	65.7%	34.3%	2.0	2.4
Oxford	63.7%	36.3%	2.6	2.3
Warrensville Heights	62.2%	37.8%	2.3	2.2
Cincinnati	60.9%	39.1%	2.0	2.3
Whitehall	60.4%	39.6%	2.4	2.8
Kent	59.8%	40.2%	2.0	2.4
Nelsonville	59.3%	40.7%	2.3	2.6
Cleveland	58.8%	41.2%	2.1	2.3
Norwood	57.4%	42.6%	2.0	2.5
Bedford Heights	57.2%	42.8%	1.7	2.0
Mount Healthy	56.8%	43.2%	2.4	2.3
Lakewood	56.1%	43.9%	1.7	2.3
Euclid	55.8%	44.2%	2.0	2.2
Zanesville	55.7%	44.3%	2.3	2.4
Columbus	55.2%	44.8%	2.2	2.4

Ranking Ohio cities by share of renters vs. homeowners, from 1 to 247 - new census estimates

### Homeownership Rates by City

Homeownership rates by city can widely vary even when located in close geographic proximity, depending on a wealth of factors from economic, employment and education opportunities to population density and migration, home prices and development pipelines among many others.

To get an idea of **homeownership rates in the 100 largest cities in the U.S.**, explore the data below to see where your city lands.

**What city has the lowest rate of homeownership?**

The city with the lowest rate of homeownership is Newark, NJ at 29.6%.

**What city has the highest rate of homeownership?**

The city with the highest rate of homeownership is Port St. Lucie, FL at 84.6%.

Search in table

Page 1 of 4

City	State	Owner Occupied	Renter Occupied
Newark	New Jersey	29.6%	70.4%
Jersey City	New Jersey	29.8%	70.2%
Miami	Florida	30.3%	69.7%
New York City	New York	32.7%	67.3%
Boston	Massachusetts	34.9%	65.1%
Los Angeles	California	35.8%	64.2%
Irving	Texas	38.7%	61.3%
San Francisco	California	39.2%	60.8%
Cincinnati	Ohio	40.1%	59.9%

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**2024 Homeownership Rates in the U.S. by State and City**

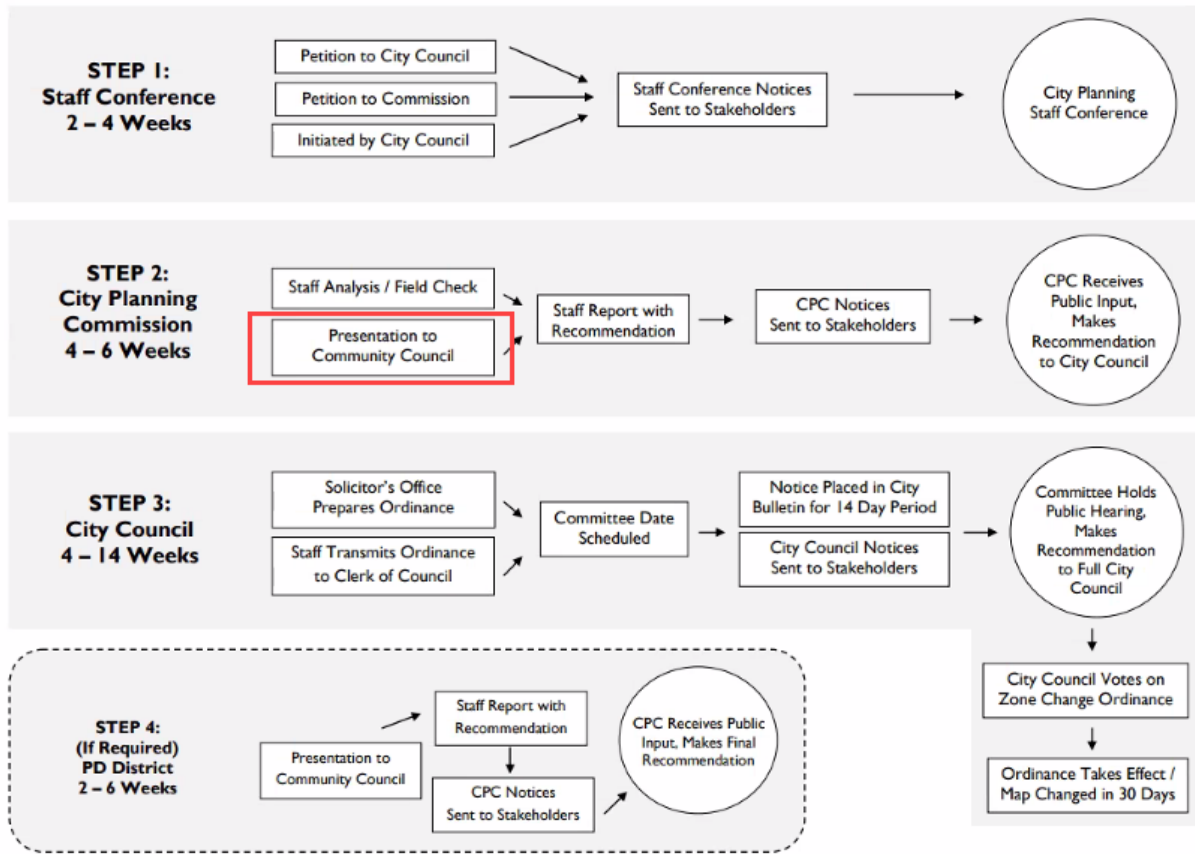
2. **Tailored Development Approach:** The current "one size fits all" approach in our city's development plan overlooks the unique challenges faced by different communities. In many communities, there are numerous empty lots, vacant buildings, and structures in disrepair, contributing to a diminished quality of life for residents. These neighborhoods struggle to attract the investments and city services needed for improvement. To address these disparities, I advocate for a more tailored development strategy. This approach would provide additional incentives for revitalizing underutilized areas, encouraging investment and fostering community growth. Without such incentives, proposed zoning changes could inadvertently worsen existing problems by increasing density in already struggling neighborhoods resulting in an even worse quality of life for all. While zoning is a crucial tool, it alone may not suffice to address all issues. We must accompany zoning legislation with complementary plans to prevent further deterioration and promote holistic community development.

*Isn't the ultimate goal of the planning commission to protect and improve the quality of life of its citizens?*

3. **Community Council Participation:** My experience with city-led community engagement often feels like a one-sided affair, with predetermined plans presented rather than genuine opportunities for input. Who better understands the intricacies of a neighborhood than its local community council? It's concerning that, despite the city planning flow chart acknowledging the importance of community council involvement, step #2 of the process seems to have been overlooked, resulting in a lack of meaningful engagement. I strongly advocate for prioritizing community council participation to ensure that residents have a genuine voice in shaping the future of their neighborhoods. While some may perceive community councils as obstructive, I've found them to be comprised of dedicated individuals who invest considerable time and effort into preserving and improving their communities. Their grassroots perspective offers invaluable insights that the city may not fully grasp.

*Shouldn't they be involved in the process and at least be heard?*

### City of Cincinnati Zone Change Process



In conclusion, it is imperative that the City Planning Commission carefully considers these concerns before finalizing the "Connected Communities" plan. Through measures such as promoting home ownership, implementing a customized development strategy, and emphasizing community council involvement, we can better ensure that the plan is attuned to the varied needs and preferences of our city's residents. Given the magnitude of this proposed change and the potential for unintended adverse effects, we must proceed with the utmost caution. The repercussions of our decisions could be significant and irreversible, underscoring the necessity for thorough deliberation and thoughtful planning. **Please vote no or delay the vote until these items are addressed.**

Thank you for your attention to these important matters.

Sincerely,

Thomas Lienhart

## Urbancsik, Jesse

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**From:** VICTOR FABRO <vpfcinci@gmail.com>  
**Sent:** Thursday, May 9, 2024 11:01 AM  
**To:** Cincinnati City Planning; ClerkOfCouncilEmail; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Aftab, Mayor  
**Cc:** Victor  
**Subject:** [External Email] VOTE NO on Connected Communities

[Some people who received this message don't often get email from vpfcinci@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear Cincinnati City Council Members, Mayor and Cincinnati Planning Commission,

For so many reasons, Connected Communities legislation is bad for Cincinnati neighborhoods!!

For so many reasons, Connected Communities is NOT good for our community.

For so many reasons, Connected Communities will NOT make the neighborhoods safer or cleaner.

Parking is already a massive problem in my community when people park on front lawns, back yards, sidewalks and especially in marked Bus Stops and No Parking areas.

There is enough "affordable" housing that is not currently well maintained, managed AND overpriced. Much of which would have numerous code violations. There are plenty of vacant properties that could be built on with good "affordable" single family homes.

These are just a few reasons why Connected Communities is bad for the 52 neighborhoods.

Cincinnati City Council, I URGE YOU TO VOTE NO ON CONNECTED COMMUNITIES. This is wrong for our neighborhoods. The only group that will greatly benefit from this legislation is developers and builders. They don't care about our neighborhoods,

**VOTE NO ON CONNECTED COMMUNITIES!!**

Please contact me if you have any questions. Thank you.

Sincerely,

Victor P. Fabro

## Urbancsik, Jesse

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**From:** Dennis G <dgruesser47@gmail.com>  
**Sent:** Thursday, May 9, 2024 3:06 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Connected Communities

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from dgruesser47@gmail.com. [Learn why this is important](#)

### External Email Communication

This e-mail is in response to the Connected Communities efforts currently underway from the City of Cincinnati. My family and I have owned and lived happily in the same home in Mt Lookout for the last 38 years.

My main complaint is to the idea that the same solution plan should be imposed on all 52 Cincinnati neighborhoods. This least-common-denominator approach will not address the particular problems of Mt Lookout, and most likely not those of the other affected areas.

Mt Lookout is a hillside area and its density reflects the particular difficulties of development here. The recent tax abatement plan created considerable development in the area. Unfortunately, this included a number of tear-downs of existing homes and replacement with larger townhome-style properties that do not maintain the character of the area. The tax abatement, as well as the tear-down costs were, of course, built into the sale price, which only served to increase property values (as well as property taxes) on all property. Unintended consequences may well have been to price out those who would help diversify the area as well as increasing the cost of living for existing homeowners.

Traffic is also a considerable problem in Mt Lookout and increasing the density in the transit corridors will only make it worse. Additional residential development of these corridors with single and multi-family structures - especially if there is no provision for parking - will exacerbate the problem further.

Increasing mass transit is not a solution; residents must still have cars to get to necessary services. And more mass transit vehicles added to the already heavy traffic flow, which include numerous vendor, delivery and garbage trucks and school buses, will create even greater congestion in those corridors. I am just outside the highlighted development areas on your proposed map, but the traffic has for many years been re-routing through our neighborhood to avoid the already heavy traffic on Linwood and Delta Avenues.

Zoning laws serve as a measure of protection against unrestricted and unwelcome development. We rely on them to protect the character of this neighborhood where we have lived happily for so many years. Do not override these protections for problems that appear to exist in other neighborhoods.

I oppose your plan for a number of reasons but, primarily, it does not appear that it will solve the problem that you say exists in Mt Lookout. It will only make things worse.

Dennis Gruesser



824 Wakefield Drive 45226