



February 28, 2022

Equitable Growth & Housing Committee
Cincinnati City Council
Two Centennial Plaza
805 Central Avenue, Fifth Floor
Cincinnati, OH 45202

Re: 03/15/22 Public Hearing – Proposed Density Amendments

Dear Members of the Equitable Growth & Housing Committee,

This letter is sent **to assert and verify that the Pendleton Neighborhood Council voted to oppose the Proposed Text Amendments to the Cincinnati Zoning Code and Land Development Code** proposed by Councilmember Liz Keating. This project was recently reviewed by the City Planning Commission (2/4/22) and failed to pass. We are disappointed to hear that these (ie, unmodified) text amendments that were not supported by the City Planning Commission will soon be reviewed by the Equitable Growth & Housing Committee on Tuesday, March 15th. This letter is meant to ensure that our position (as previously asserted in a variety of public hearings) is formally considered as you continue the review of this matter.

I also want to underscore the point that the rationale for these proposed text amendments is directly built upon projects executed in Pendleton (and neighboring Over The Rhine); these referenced projects were all opposed by our community due to serious concerns about the quality of life of current and prospective residents. In spite of our community's significant concerns and opposition, those projects were executed by developers in partnership with the City. This explicit prioritization of developers' interests, in contrast to the relative lack of concern for the lived experiences of residents, illustrates the dangers of the proposed "one size fits all" and developer-centric approach of Councilmember Keating's proposed text amendments.

Pendleton is a prime example of a largely residential community who has suffered the consequences of the pro-developer ethos of the previous mayoral administration. During that administration, we lost other protections (ex: parking minimums) through measures passed by the City; notably, those measures were similarly opposed by our community (ie, Urban Parking Overlay). Our community has also witnessed gross irregularities in other "protective" mechanisms (ex: Historic Conservation Board hearings) that prioritize development over community input. As a result, we have well founded fears that the proposed text amendments will further erode protections for our community, residents, and overall neighborhood.

In summary, as the president of the Pendleton Neighborhood Council I verify that the **Pendleton Neighborhood Council members opposed the text amendments to the Cincinnati Zoning Code and Land Development Code** as proposed by Councilmember Keating. We expect that the Equitable Growth & Housing Committee will seriously consider this position. Should any additional information be needed from us, please feel free to reach-out by email. I will also be present for your March 15th hearing.

Respectfully,

Abbigail Tissot
President - Pendleton Neighborhood Council
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