

Carrion, Lisa

From: Jenna Clark <jmnoll11@gmail.com>
Sent: Thursday, April 17, 2025 10:49 AM
To: ClerkOfCouncilEmail; Halt, Andrew
Subject: [External Email] I support the proposed Hyde Park Square development

Some people who received this message don't often get email from jmnoll11@gmail.com. [Learn why this is important](#)

External Email Communication

Hello,

I am a Cincinnati resident. I live in Oakley with my husband, dog, and 17-month old daughter. Hyde Park School is our neighborhood school. My family frequently patronizes businesses at Hyde Park Square. When I was pregnant, we often got ultrasounds at Nurture (just off the square), and would walk to get food or ice cream after. With our baby and dog, we love to take walks in different neighborhoods, and we often go to Hyde Park Square.

Hyde Park Square sometimes feels completely dead. It does not feel like a bustling community center. We went to an event (Christmas Tree Lighting) and were completely underwhelmed, especially when compared to events at Oakley Square. It felt like people were just milling about with no purpose. There weren't extra things happening or to do at businesses besides the fire station.

I support the proposed development. I think the renderings look very nice, and I am not concerned about encountering slightly more traffic. I actually wish more developments would try and stick with the historic style, which it seems like this one will do.

I feel like the people fighting the loudest against this are those benefiting from the exclusivity of Hyde Park. They are also fearmongering about traffic increases with no actual evidence that anything will get that much worse. Also, this project adds parking! I think the people against this are afraid of change, and afraid of people who aren't like them being in their neighborhood. They keep saying they support development, but I have seen Hyde Park oppose development whenever they have an input.

I hope you will listen to the wider Cincinnati community, and not just those who live in Hyde Park proper. Having more businesses, apartments, and a nice hotel in a residential area where families can stay nearby when they visit from out of town will benefit the city at large. It is not just about those who are rich and wealthy enough to own property there. They should not be the only voices that are heard.

Thank you,
Jenna Clark

Carrion, Lisa

From: Halt, Andrew
Sent: Wednesday, April 16, 2025 10:19 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Hyde Park Square Project

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: Nic Manning <nic@manningcontracting.com>
Sent: Wednesday, April 9, 2025 1:37 PM
To: ayor.aftab@cincinnati-oh.gov <ayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele. Kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Project

Some people who received this message don't often get email from nic@manningcontracting.com.

[Learn why this is important](#)

External Email Communication

Dear City Council Members,

As a long-time Hyde Park resident and parent of five children who attend St. Mary's, I am deeply invested in the future of our neighborhood. Like many of my younger friends and neighbors, I am frustrated by the lack of forward momentum when it comes to revitalizing Hyde Park Square. With a young family and a growing business, I don't always have the time to attend public meetings. With that, I did want to send an email of support for this project. It is needed.

I want to take my wife on a walkable date night to a high-end restaurant, enjoy a drink with friends at a lively establishment, and watch my kids grow up in a thriving neighborhood. Right now, Hyde Park Square isn't that. So many times in the past few months Suzy and I have gone to the square for dinner, only to be disappointed with the lack of options and then ended up downtown.

As a Cincinnati business owner, I am also frustrated by a vocal group that claims to support local businesses but simultaneously attacks three *local* development companies for investing in our neighborhood's future. On the flip side, the businesses in the square continually turn over because of lack of foot traffic. The empty storefronts and failed restaurants since I have lived in HP is too many to count. So, I have to ask: Do these negative voices truly support local businesses, or are they simply resisting any change like Hyde Park has historically been known for? I have a small business, and I hope you would support my investment if I were in

the same situation. In fact when relocating from Norwood in 2020 we looked at Hyde Park as a landing spot but felt like the square was a bad fit for our business due to the empty storefronts.

I know firsthand that thriving businesses create stable jobs, support families, and contribute to the well-being of our community. Hyde Park Square once hosted over 150 businesses; today, that number has dropped to just 51 based on a community email I received. A strong, sustainable business district is not about corporate greed but economic viability. Businesses that fail to make money *close*, and we've seen far too many of our cherished institutions disappear because of a lack of reinvestment.

The opposition to reinvestment in Hyde Park Square does not represent everyone. Fear of change should not outweigh facts or dictate the future of our community. Every other thriving city that has a square/location, like Hyde Park, has a thriving center that folks gravitate towards and spend money at.

Lastly, full transparency, I have worked for PLK in the past on projects. We no longer work with the company. Even with that, I can say with confidence that they are a great organization that would do a great project like Hyde Park needs.

Please support this development and lead Hyde Park Square into a stronger future where businesses thrive and has more housing options than are presently available.

Sincerely,
Nic Manning
HP resident

Carrion, Lisa

From: Halt, Andrew
Sent: Tuesday, April 15, 2025 9:00 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Notice of public hearing

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: john moore <john@mooreeq.com>
Sent: Tuesday, April 15, 2025 8:50 AM
To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Subject: [External Email] Notice of public hearing

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

External Email Communication

Reference comments

Since I won't be able to attend the above-mentioned meeting on April 22 I would like to reaffirm my support for this project as stated on my January 22 email.

Thank you
John Moore
3425 Zumstein Ave
Cincinnati, Ohio 45208
513-235-7221

From: john moore <john@mooreeq.com>
Date: Wednesday, January 22, 2025 at 3:33 PM
To: andrew.halt@cincinnati-oh.gov <andrew.halt@cincinnati-oh.gov>
Subject: Zoning change at 2719 Erie Ave CN-P-B to PD

Dear Andrew

I just wanted to pass this along. That I am supportive of this project moving forward and consequential zoning change. I think it will be great for the neighborhood and will provide valuable tax revenue for the city.

Regards
John Moore
3425 Zumstein Ave
Cincinnati, Ohio 45208

Carrion, Lisa

From: Matt Jacob <mattjjacob@gmail.com>
Sent: Tuesday, April 8, 2025 4:48 PM
To: ClerkOfCouncilEmail; #COUNCIL
Subject: [External Email] Hyde Park Square development - Support

External Email Communication

Councilmembers,

I'm writing in support of the proposed project next to Hyde Park Square ([link](#)).

The proposed zoning changes make sense and the benefits of this project to the surrounding area far outweigh the fears being voiced by loud opposition.

In particular the way that the proposed development voluntarily steps back the height keeps the size of this project within a reasonable human scale for the area. It will not cast shadows onto the Square as feared. Any negative impacts from height will be so minor that very few people will even be able to tell a difference from ground level.

The benefits of this project to the businesses and residents around the Square are exactly what this neighborhood business district has needed to thrive. 350 underground parking spaces will anchor this business district for the next generation. Higher density residential living from 125 units above the Square and additional transient income from 90 boutique hotel guests will strengthen the retail businesses that anchor the Square.

I hope that you will vote in support of this development project in order to help our city continue to grow more vibrant.

Matt

--

Matt Jacob

513-675-4978
MattJJacob@Gmail.com

Carrion, Lisa

From: Charlie Schwartz <c.schwartz.1983@gmail.com>
Sent: Wednesday, April 9, 2025 10:09 AM
To: ClerkOfCouncilEmail
Subject: [External Email] Support for Hyde Park Square development

External Email Communication

Dear City Council,

I am writing in **support** of the proposed development in Hyde Park Square. To be clear, I have no financial investment in the proposed development. But as a resident of the neighborhood and frequent visitor to the square, I find the proposed growth of the square accomplishes many goals needed for the space.

1. It increases foot traffic in the area by adding a hotel and residences. That foot traffic supports businesses on the square and vibrancy of the square beyond normal business hours.
2. It increases tax revenue per square foot, which adds to the city's tax base, while also filling in surface parking, which is a blight on any community property.
3. Replacing the one-story buildings with taller buildings that match the neighboring height is an efficient use of space that should be replicated in all city neighborhoods. This proposal matches neighboring building heights and creates a more consistent pattern on the block.

I have been sorely disappointed with the NIMBYism of my community. Growing neighborhood centers should be a priority for all neighborhoods in the city, and Hyde Park has the opportunity to lead by example. I am in support of this proposal, as it adds density and usage to our community.

Best regards,
Dr. Charlie Schwartz
2896 Victoria Ave
Cincinnati, OH 45208

Bocian, Jill

From: Couper Gardiner <gardiner.gcg@gmail.com>
Sent: Friday, April 18, 2025 7:11 AM
To: ClerkOfCouncilEmail
Subject: [External Email] Hyde Park Square PD Notice of Equitable Growth and Housing Committee Meeting

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

External Email Communication

Dear Clerk of Council:

Thanks to Andrew Halt for his notification of the CCC EGH Committee meeting this coming Tuesday and invitation for public comments.

Each of us taps our personal conscience for what's best for everyone. This PD concept is a strategic opportunity for the Equitable Growth and Housing Committee to add value beyond Hyde Park Square for our entire City, by judging how well your adopted policies really enable thriving communities. I hope that you will conclude that your well intentioned legislation for equitably welcoming everyone, to reside within established densities, right sizes and healthy places, has become distorted by the inflated self-interest and impersonal corporate power behind this, rather than toward enough broadly and at human scale.

Residing a few blocks from Hyde Park Square with my family now for 36 years, I wish I could walk to a City Council meeting the way I can walk to church or the grocery store in Hyde Park. An architect involved in urban architecture for 46 years, I appreciate the unique built environment that centers the neighborhood's vital history, 100+ years on. In the Square you find Italianate alongside 21st-century, the nostalgic fountain and sweet landscaping as well as the swell of pavement, much to rush through 20th-century vehicles but also to store them for a while. Together, neighbors have stood on each generation's shoulders, for a carefully created and maintained whole, that allows businesses and tenants to come and go; no neighborhood business district grocery, hardware store or gas station for decades, but incremental change that's within reach for small-scale life.

What really matters comes from living neighborly values, of course, but also from years of listening and learning, for me particularly in the past fifteen years in building community capacity across town, from input on planning policy to design practice, for Plan Cincinnati and Connected Communities, through Form Based Code certification, Neighborhood Summit presentations and Invest in Neighborhood's monthly Saturday zooms through Covid, in design with residents in Price Hill and Camp Washington and in serving with our neighborhood zoning committee and Plan Hyde Park.

What matters for this PD decision is not the top-down, inflexible bad joke of the proponents' professed partnering, but what caring, considerate, conserving, overwhelming numbers of neighbors have studied and rejected as more than enough change for their livelihoods. Please do not approve this twice-as-tall, three-times-as-long, ill-conceived concept.

Sincerely,

Couper Gardiner, RA, AIA Cincinnati emeritus
3547 Mooney Ave
Cincinnati OH 45208

Dear Mayor Pureval and City Council Members:

The City (including City Council) is at a crossroads. It can continue with its crimped vision of the future of development in Cincinnati, one that is driven by a reactive mindset based on scarcity, or the City can lead on an inclusive, expansive visionary program for the future of Cincinnati. Right now, the administration allows the need for housing and development, any kind of housing, nearly any kind of development, to greenlight projects that are bad for the growth of Cincinnati. The simple missing inclusive word **"AND"** could be a guide.

The City's reaction to the proposed PLK development in Hyde Park is the most recent glaring example of the politics of scarcity and the bad results that can come from determining development through this scarcity lens. There is no **AND** to the City's approach. The Planning Department and the Planning Commission stated that the Planned Development proposed for Hyde Park Square should be approved because of the tired old trope: the City needs more housing, any kind of housing – a trickledown version of housing supply. Then the City representatives cherry picked language in the 12 -year old Plan Cincinnati and a 40+-year old outdated Hyde Park Neighborhood Plan, to support the vote of approval. Hardly inclusive or visionary. What would a process look like if **AND** were added to the calculation to encourage a vision for a new development framework?

- (1) The City would honor the contribution of community councils, business associations and the constituency they represent. The City would actively engage from the beginning in the development process. The City would have a representative trained in engagement at the table at all meetings of the community leaders and the developer, ensuring that the engagement was robust, far reaching and fair. The City representative would stay neutral through this process. Currently, too many controversial developments are not monitored or guided to a result, agreed-to or not, thus allowing each side to say the other side has not negotiated in good faith. Currently it feels as if the Planning Department has been tasked by the City administration to greenlight development, period. True engagement would help to restore faith in the City and the Planning Department. Staff Conferences and testimony at the Planning Commission is not engagement; it's a forum to provide information (almost always information provided solely by the developer via the Planning Department presentation). Then input is presented in the form of those dreary 2, 3 minute statements by community members - that's the only consistent forum for a community to state their positions. If the City did true engagement, the City would provide a forum where the developer **AND** the community leaders have an equal voice in the deliberations while the City was there to ensure fairness.
- (2) This process would affirm the importance of the community councils and neighborhood business groups, which the City says represent the community. Right now, it looks as if the City wants their input only when the community agrees with the City's position. How about having the City affirm the importance of the voice of these community organizations both when the community initially supports the City's position **AND** when it doesn't. A community organization's written opposition should be given great weight, it should not be dismissed nor trivialized as a pesky impediment. Community organizations should be empowered to come to the table as an equal partner with the developer, under the guidance of that City representative, to constructively engage and contribute to a future forward vision for their community.
- (3) This, of course, also would include a community creating and following City approved Neighborhood Plans and working with the City to approve zoning overlays and historic districts that preserve the

beauty and the historic nature of their community. Who else is better suited to do this work? This part of the future-looking vision only works if those hard-won overlays and historic districts are respected and followed by the City when determining appropriate development in a community. When they are not followed, through the blunt force instrument of the Planned Development process, where the existing zoning is discarded in the name of efficient development, the City has failed its job to empower both the community members **AND** the developers equally. It's a free-for-all where each developer is incentivized to push the envelope regardless of the impact on the community. Once an overlay is nullified, every neighborhood that has a historic district should be afraid, very afraid. An overlay is embedded in the zoning code. Historic districts are governed by guidelines that are not directly embedded in the zoning code. A precedent for the entire city is established: when City approved overlays like the Hyde Park UDOD are nullified, a destructive tool is created, one that is a danger for every city resident seeking to preserve the beauty and the unique history in their community. Under these circumstances, assuming that the guardrails based on historic districts and neighbor plans will hold back the tide of reckless development is a bad bet to make.

The not so secret source of the City's charm and its economic stability is rooted in its unique historic neighborhoods (all 52 of them), it's rooted in the stunning beauty of the historic structures and places, each of which tells a story of the history of this city that both residents who have been in Cincinnati for generations and new arrivals recognize as irreplaceable and integral to why they choose to make Cincinnati home. When these structures are gone or so severely altered by the impact of large - out of scale and wrong design - new developments, there is no recovering the sense of uniqueness or the glue that holds the communities and Cincinnati together. You can't go back. We love OTR because it epitomizes the preservation of the best of the history of Cincinnati. It's an economic driver today. The historic structures were the one element critical to rescuing the area from catastrophic decline. The Sundance Film Festival would never have considered Cincinnati if Cincinnati looked like Columbus or Indianapolis.

Do the right thing on April 22. **Vote No on the proposed Planned Development** (it IS too big at 85+ feet in height). Lead on the next phase: true engagement where the parties are in one room, discussing alternatives that are based on the existing zoning, making compromises – all while the City representative facilitates getting to that development that adds to the value of the community **AND** preserves the power of the communities **AND** ensures the preservation of the beauty and uniqueness of a beloved historic neighborhood.

Be forward looking. The City needs it, the county needs it. In this time of national chaos and uncertainty, a Democratic and democratic administration who cares, and acts like it does, by being inclusive, by trusting in the voices the communities, will pay dividends for all citizens well into the future.

Frankly, I believe we have no choice. Lead by choosing the **AND** not the divisive politics of scarcity.

Respectfully submitted:



Drew Gores
Evanston/East Walnut Hills Resident
3125 Wold Avnue
Cincinnati Ohio 45207
April 17, 2025

Carrion, Lisa

From: Murray Monroe <m.architect11@gmail.com>
Sent: Thursday, April 17, 2025 2:59 PM
To: Jeffreys, Mark; Parks, Victoria; Kearney, Jan-Michele; Cramerding, Jeff; Owens, Meeka; Albi, Anna; Johnson, Scotty; Walsh, Seth; Nolan, Evan
Cc: ClerkOfCouncilEmail; Halt, Andrew; Aftab, Mayor; hpncpres@gmail.com; Sarah Ott
Subject: [External Email] Proposed HPS Development (2719 Erie Ave) - Data-Driven Decision

External Email Communication

Dear Members of City Council,

Several Council members have noted that the Hyde Park Square PD decision will be data-driven. As an architect and planner, I applaud this.

According to multiple city sources, including the mayor, the developer has not provided any financial data to the city. The developer has not provided any to the Hyde Park community either. **Thus, the development team has NOT provided any data proving the need for the added height of their development (and thus the PD).**

The developer HAS provided two threats though (1) that he may walk away, and (2) that he may build a 'big, ugly box'. **Both of these are emotional 'scare tactics' that are not substantiated by data.**

This is a sophisticated developer, who made a multi-million dollar investment to buy the property knowing that the existing zoning is 50'. He did not do this on the mere 'hope' that he would be granted a PD. Of course he wants the PD (essentially a height subsidy), because with \$5,000/month rents he can make a ton more money with taller buildings and more apartments. But, the excess profit of the developer is not a justifiable reason to disregard the city's and neighborhood's thoughtfully established zoning (and the community's serious concerns about the ramifications of a project that large).

In the absence of definitive, vetted data proving the need for the additional height, this PD, as submitted, should be denied.

Please rely on the data, and not emotion or fear, to make this decision.

Sincerely,

Murray Monroe, AIA
HPNC Zoning Committee member
3551 Paxton Ave.
Cincinnati, Ohio 45208

Carrion, Lisa

From: Murray Monroe <m.architect11@gmail.com>
Sent: Wednesday, April 16, 2025 4:31 PM
To: Jeffreys, Mark; Parks, Victoria; Kearney, Jan-Michele; Cramerding, Jeff; Albi, Anna; Owens, Meeka; Walsh, Seth; Johnson, Scotty; Nolan, Evan
Cc: ClerkOfCouncilEmail; Halt, Andrew; Aftab, Mayor; hpncpres@gmail.com; Sarah Ott
Subject: [External Email] Housing & Hyde Park Square (re: 2719 Erie Ave)
Attachments: 25-0414 HPNC Alternate Massing-BZ.pdf; Massing Study - HPS- Developer Scheme - 85'.pdf

External Email Communication

Dear Members of City Council,

Even the mayor admits that the housing proposed for Hyde Park Square is in no way affordable housing. And at an estimated cost of \$5,000/month, he's right. It will be some of the most expensive, high-end rental apartments in the city. The units will be financially viable, using the 30% rule, only for those making \$200,000 or more per year.

I realize the city's strategy is to provide housing at all price points to attempt to slow rent increases. However, common sense and basic finance tell us that median-cost housing is significantly more effective at addressing housing affordability than high-cost, luxury housing. In fact, along the spectrum of housing, luxury rental housing will have the smallest impact at combating affordability.

The average rent in Hyde Park is approximately \$1,500/month. The average mortgage is about \$2,600/month (per recent CBC article). These proposed rental units will be about \$5,000/month (3x the average rent and 2x the average mortgage). The effect:

- They will raise rents in Hyde Park and nearby areas (something the mayor has acknowledged), making the neighborhood less affordable to young people.
- They will not achieve the city's goal of "giving people an opportunity to live in Hyde Park without having to afford a detached single-family home." (as stated in a recent CBC article).
- They will not help young people build equity and wealth.
- They will not increase home ownership, a cornerstone for community and family stability.
- They won't be attractive to retirees. Who would spend \$60,000/year (after-tax), get no equity, and slowly deplete their life savings?

This housing is for wealthy, short-term occupants - perfect for professional athletes, not so great for regular people.

Yes, the city needs housing. But, this is the least effective type of housing for addressing our affordability problem. So, why build so much of it and risk ruining the character of Hyde Park Square in the process?

By staying within the current zoning limits, over 110 units can be built on the site (over 140 units if housing is built on the hotel location). And, the scale would be in character with the neighborhood, unlike the developer's current proposal (see attached renderings). 110 - 140 units is 2 to 3 times more than the largest apartment project completed in Hyde Park in the last 10+ years. Following the existing zoning would result in a large project, but not an overwhelming one.

Why isn't that enough?

Hyde Park Square is an economic catalyst for the neighborhood and the city. Compromising it, just for some additional luxury housing that won't solve the city's housing situation, is a poor risk/reward decision.

Sincerely,

Murray Monroe, AIA
HPNC Zoning Committee Member
3551 Paxton Ave.
Cincinnati, Ohio 45208

Carrion, Lisa

From: Halt, Andrew
Sent: Wednesday, April 16, 2025 10:21 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Hyde Park Zoning Change

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: Sam Beyer
Sent: Thursday, April 10, 2025 6:52 AM
To: Halt, Andrew
Subject: [External Email] Hyde Park Zoning Change

You don't often get email from svbeye01@gmail.com. [Learn why this is important](#)

External Email Communication

Good evening Andrew,

I am a resident off Zumstein Ave and the Zoning change will have a very real impact on my life if approved both during construction and after construction. While repurposing the space behind the current square could have a benefit to the square itself, the lack of respect and input the developer has taken into account so far has been disrespectful and harmful to the relationship the community would have with this new development. I urge the committee to force the developer to come back to the table with the community and Hyde Park neighborhood council and truly listen and make concerted efforts to earn the support of Hyde Park before moving forward with any development.

As I said it will be extremely disruptive and forever change the Square and area we live in forever. It would be better to find a solution backed by the community while also allowing the developer to be profitable than to force through something largely opposed by everyone in Hyde Park and the surrounding neighborhoods.

I hope my email and others like it will have a true impact on the decision at hand and the committee will back the communities it has sworn to serve by creating a true partnership between the developer and Hyde Park.

Thanks,

Sam Beyer

Carrion, Lisa

From: Halt, Andrew
Sent: Wednesday, April 16, 2025 10:21 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Hyde Park Square

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: Cindy Gapen <cgapen23@gmail.com>
Sent: Saturday, April 12, 2025 2:50 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square

You don't often get email from cgapen23@gmail.com. [Learn why this is important](#)
External Email Communication

I would be so appreciative if you would support the MAJORITY of Hyde Park residents in opposing the zoning changes required for the hotel etc development in Hyde Park Square.

As the yard signs state, it is simply "Too Much". I would endorse a smaller development to increase business in the square IF: it preserved adequate parking, the Hyde Park Farmers' Market, and kept CHILDREN from nearby St Mary's and HP Elementary SAFE. As you may know, children from these schools frequently walk to the square. We have had more than one pedestrian fatality as congested traffic intersects with walkers crossing within the square and at traffic lights. Traffic flow studies would be MANDATORY to protect our children.

The height of the proposed building on the southern aspect of the Square would also drastically change the amount of its sunlight. Shade might be appreciated in July and August but that leaves 10 months of the year without sun or warmth. Graeters and all the cafes with sidewalk seating will suffer.

With gratitude for listening to us!
Cynthia Gapen MD

sent 1-22-05

Dr. Luttmer

To: planning@cincinnati-oh.gov
Cc: citycouncil@cincinnati-oh.gov; mayor.aftab@cincinnati-oh.gov
Subject: Too tall

I am a lifelong resident of Hyde Park as well as a practicing dentist on Hyde Park Square, with an office at 2712 Erie Avenue in a building owned by my family for almost 100 years.

As President of the Hyde Park Square Business Association, and an active member, I have made significant efforts:

1. A 50 car parking lot was established by First National Bank
2. Retention of the Hyde Park Post Office resulting from the federal directive I received in Washington D.C.
3. In the 1980s Hyde Park Square was in an EQUID district, and I consulted with the Economic Development Dept. of the city, gaining the 70 car parking lot in the north frame, This started a major project for storm water relief.
4. Work with the city Traffic Engineering re the present U.S Route 561 Road.

I know the territory.

1. There is a great parking deficit left over from 1909. The 41 apartments in the 5 story A' Laise Building in the Square have no parking spaces, nor do the apartments in the 5 story Cooper Building across Edwards Road.
2. Michigan Avenue is a "one lane" street loaded with commercial parking from Hyde Park Square.
3. Proposed ingress and egress to the giant project is totally inadequate.
4. Where is the zoning re public parking supporting the existing retail stores and office.
5. The choked road —often with school buses and parent's cars added to the general traffic—creates acute safety problems for the young students at all times.
6. The studies for traffic and for safety, as well as for zoning evaluation, must be conducted by a licensed certified company independent of the city.

Sincerely,
Joseph T. Luttmer
2712 Erie Avenue
Cincinnati, Ohio 45208
(513) 313-0199

{ 31 on street parking }
places lost.
lowest derelict design

Developers (HPSRD: PLK Communities, Loring Group, Northpointe) have proposed a development that ignores the current zoning laws, which cap building heights at 50 ft. The proposal includes an apartment complex and garage, and a “boutique” hotel, both towering at 85.5 ft. Cincinnati City Council’s vote (likely in April) will determine if the proposed development will proceed, and will set a precedent for developers to disregard zoning laws in Cincinnati’s 52 neighborhoods.



**It's just
too BIG**

WHY THIS MATTERS...

HOUSING

- We support building more housing; one of City Council’s top initiatives
- HPSRD’s “too big” development proposes 120-168 apartments + hotel
- A zoning-compliant project without a hotel would EASILY support 116-143 apartments
- **A VOTE “NO!”** is pro-development/pro-housing. It is purpose-driven and beneficial for current and future residents

HOTEL

- HPSRD’s “too big” development proposes a 90 room “boutique” hotel
- 8 midtown hotels within 4.5 miles of Hyde Park Square already provide ~920 rooms with a below average occupancy rate of 62%
- **A VOTE “NO!”** re-evaluates the necessity of a hotel, and creates opportunity to add more housing in its place

TRAFFIC

- HPSRD provided a limited traffic study including only 2 days of traffic on 1 block of Edwards Road from 7-9 am and 4-6 pm, with no analysis of construction impacts
- HPSRD has declined to provide a “Maintenance of Traffic” study (MOT)
- The MOT predicts traffic patterns during construction, and how they will impact transportation and accessibility for schools and local businesses
- **A VOTE “NO!”** demands more comprehensive traffic analysis BEFORE breaking ground, providing clear timelines and locations associated with road closures and accessibility

SAFETY

- Families, Pedestrians + Dog Walkers: All Hyde Park residents deserve an in-depth study regarding the traffic and density associated with HPSRD’s “too big” proposal
- Hyde Park Elementary, St. Mary’s School and Knox Presbyterian Preschool are all within 1 block of the Square and will be impacted during construction and beyond
- **A VOTE “NO!”** means prioritizing safe roadways, crosswalks and sidewalks during construction and promises a safe and walkable community upon completion of the project

PARKING

- HPSRD’s “too big” proposal will make Hyde Park Square’s parking shortage MUCH WORSE
 - Permanently REMOVES 110 existing parking spaces, including ALL street parking on Edwards Road during business hours
 - Creates a need for 492 spaces to replace existing parking and for apartment/hotel use
 - Includes a garage providing only 351 spaces that are only accessible via private driveway and NOT guaranteed for public use
- **A VOTE “NO!”** preserves the Square’s available parking and encourages additional solutions

SAVE SMALL BUSINESSES

- Since acquiring Hyde Park Square property, HPSRD’s abrupt lease terminations, poor building maintenance and failure to communicate has led to 2 small business closures, 10 displacements and numerous empty storefronts owned by the lead developer, PLK
- HPSRD’s pattern of negligence is unethical, arguably illegal, and will continue to destroy Hyde Park Square’s unique and vibrant community of local small businesses
- **A VOTE “NO!”** is a commitment to Hyde Park’s thriving small businesses, their survival during construction and successful future on Hyde Park Square

Carrion, Lisa

From: marian bichelmeir <bixie20042000@yahoo.com>
Sent: Friday, April 11, 2025 6:29 PM
To: ClerkOfCouncilEmail
Subject: [External Email] Hyde Park square

[You don't often get email from bixie20042000@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

The building code should NOT be changed -buildings should conform to present code so the square doesn't lose its present charm-look. Also be mindful of traffic problems if changed too much!

Sent from my iPhone

Carrion, Lisa

From: Cindy Starr <cindystarr@protonmail.com>
Sent: Friday, April 11, 2025 9:06 AM
To: ClerkOfCouncilEmail
Cc: Jeffreys, Mark; Albi, Anna
Subject: [External Email] Comments RE Proposed Hyde Park Square Development

External Email Communication

To: City Council Equitable Growth and Housing Committee
RE: Hyde Park Square and a Golden Goose

I write in support of the Hyde Park Neighborhood Council and its opposition to the proposed development at 2719 Erie Avenue. This oversized development violates what I believe are foundational rules of architecture: create function, create beauty, and do no harm. I believe the proposed development violates all three.

Some supporters have pointed to the development at the corner of Erie and Michigan (the Breadsmith and Lululemon site, 3500 Michigan Ave.) as an argument in favor of an oversized development. When I first saw the longstanding Lululemon development, which replaced a gas station, I thought it looked like a giant cruise ship that arrived at the wrong port. It continues to stand out as an unwelcoming addition.

The proposed development at 2719 Erie follows a current trend being replicated throughout the city: imposing, uninspiring architecture that is built to the sidewalk, is devoid of greenspace (other than tree coffins) and noticeably omits sustainability initiatives, including solar panels. (Are we waiting for a 3-degree Celsius temperature rise before we get serious about sustainability?)

Hyde Park is a kind of golden goose in Cincinnati. People want to live there because it is lovely and walkable and has an inviting business district, which is overflowing with people on weekends and during events, including the flourishing farmers' market. Hyde Park Square, despite being ripe for appropriate development, is hardly failing. It is, however, frequently saturated with traffic (including speeding traffic approaching the Square) and is at risk of regrettable dysfunction through overcrowding.

The city should support this golden goose by requiring developers to add golden eggs to Hyde Park Square rather than extracting flesh that will permanently harm a rare urban neighborhood.

Cynthia Starr
1835 Dexter Ave.
Cincinnati, OH 45206
(513) 378-6125

Sent with [Proton Mail](#) secure email.

Carrion, Lisa

From: Bob Fregolle <blfregolle@gmail.com>
Sent: Thursday, April 10, 2025 5:38 PM
To: ClerkOfCouncilEmail
Cc: Halt, Andrew; Bob Fregolle
Subject: [External Email] Please Vote NO on the Hyde Park Zoning Change

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

External Email Communication

Dear City of Cincinnati,

I'm Bob Fregolle and my wife and I are almost 16 year residents of Hyde Park. I retired 11 years ago as the Chief Sales Officer of Procter & Gamble after an amazing +35 year career. We moved here from 18 years abroad and only wanted to live in Hyde Park and have absolutely loved it. We are, in fact, building our dream home in Hyde Park because this is where we want to spend the rest of our, hopefully long, lives.

And we strongly oppose the re-zoning of Hyde Park to 'Planned Development'.

I'm not an expert on this by any means. But from what I gather, our current Neighborhood (which is what we are) zoning was affirmed by the City just a year ago as the appropriate zoning for our community. How could it then be possible, that less than a year later, this is even under consideration, particularly when the Hyde Park community is so overwhelmingly opposed to re-zoning?

It seems to me that the common sense solution, one that does include ample new housing, would be to re-affirm the current Neighborhood zoning and strongly encourage the developer to work with our community, something they really haven't done despite them saying so, to design the right solution for them and our neighborhood within the current zoning constraints.

We do believe the current plan proposed by the developers is. 'Just too big.' (Sorry to be trite but it works)

The traffic in Hyde Park is extremely dangerous and difficult today - I can't imagine what it would be like with the new, proposed PD site.

That much more traffic just won't be safe - just come by our Square when our several neighborhood schools are starting or getting out and you'll know what I mean.

It's hard enough to have businesses do well with current rental rates - can't imagine what kinds of shops and restaurants we'll be able to attract with what promises to be even higher rates.

The developers' push to get Hyde Park zoned as a 'Planned Development' is irresponsible and disrespectful to our neighborhood. This is not some empty lot over in Oakley out by the highway.

I've only heard in the two forums led by the City from two, yes only two, people who support this. I've not met one person in Hyde Park, other than those two, who supports this. Everyone on my street opposes it, and that's a cross-

section of young families, middle-age families, and more senior-type folks. I think it's fair to say that our Hyde Park community resoundingly opposes any re-zoning.

So again, it seems like the right approach is to keep our current Neighborhood zoning and force the developer to build what makes sense within those constraints. It can be done and Hyde Park is ready to creatively work with them to get a true win-win solution.

Thanks for doing all you're doing to hear our voices and seek a local, community-led solution from the people who actually live here.

Bob (and Lori) Fregolle
513-446-5492

Carrion, Lisa

From: Halt, Andrew
Sent: Monday, April 7, 2025 3:58 PM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] RE: Hyde Park Square PD Notice of Equitable Growth and Housing Committee Meeting

FYI, for public comment

Andrew Halt, AICP, PE | Senior City Planner

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

Pronouns: He/Him/His

From: Ferguson, Jeannie <jeannie.ferguson@westernsouthernlife.com>
Sent: Monday, April 7, 2025 3:49 PM
To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Subject: [External Email] RE: Hyde Park Square PD Notice of Equitable Growth and Housing Committee Meeting

External Email Communication

Thanks for keeping me updated. That said, I doubt I can attend as I work full-time but I hope my concerns I've raised via email will go on public record. We can have equitable growth within the current zoning laws and therefore would preserve the safety of not only the school kid and the current infrastructure should be able to handle. We have plenty of houses, condo, rental properties and hotels available in the area – building something within the current zoning laws for change but not destruction.

From: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Sent: Monday, April 7, 2025 3:35 PM
Cc: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Subject: Hyde Park Square PD Notice of Equitable Growth and Housing Committee Meeting

This message was sent from an external source outside of Western & Southern's network. Do not click links or open attachments unless you recognize the sender and know the contents are safe.

Hello,

Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. This item has been scheduled to be considered by Cincinnati City Council's Equitable Growth and Housing Committee on **April 22, 2025, at 1:00 PM**, and the notice is attached. You can find more information about the project [on the website here](#).

Attendance:

- Members of the public may attend in-person at City Hall
 - Address: Council Chambers, Room 300, 801 Plum Street, Cincinnati, OH, 45202
 - If you wish to provide public comment in person, you must fill out a speak card on site.
- This meeting can also be watched in real time or by livestreaming the meeting at [CitiCable](#).
- Members of the public may also register to appear at the meeting via Zoom at the [Public Speakers Registration Page](#)

- Registration must be completed by **9:00 AM on April 22nd** to receive a Zoom link
- If you do not intend to speak, but want to watch virtually, do not request a Zoom link. Please follow live on **CitiCable**.

Correspondence: Members of the public may submit comments and questions to City Council by email at clerkofcouncil@cincinnati-oh.gov, and direct any additional comments and questions to andrew.halt@cincinnati-oh.gov.

- All public comments must be sent to the Clerk of Council (clerkofcouncil@cincinnati-oh.gov) by **Friday April 18th at 9:00 AM.**

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

andrew.halt@cincinnati-oh.gov | 513-352-4854 (p) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)

Pronouns: He/Him/His



Carrion, Lisa

From: Beth Johnson <beth.johnson@cincinnatiapreservation.org>
Sent: Tuesday, April 1, 2025 11:43 AM
To: Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Jeffreys, Mark; Johnson, Scotty; Nolan, Evan; Owens, Meeka; Walsh, Seth; Aftab, Mayor
Cc: ClerkOfCouncilEmail
Subject: [External Email] Opposition to Hyde Park PD

External Email Communication

Dear Mayor and Council,

Cincinnati Preservation is a non-profit organization that serves Greater Cincinnati as the recognized resource and champion for the preservation, reuse and celebration of historic and cultural resources; we accomplish this through advocacy, education and community building. We are writing to oppose the development at 2719 Erie Avenue as designed and presented by the developer PLK Communities in their petition to rezone a 1.78 acre project site in Hyde Park Square from the existing CN-P-B (Community Neighborhood-Pedestrian-Business) to Planned Development (PD) in order (i) to build taller buildings (86' instead of the existing height limit of 50') and (ii) to include a hotel in the development. The proposed development includes two 86' tall buildings – a 7-story hotel that would front onto the square and a 7-story apartment building that is a full block long (400' +/-) that spans from Edwards Road to Michigan Avenue.

Hyde Park Square is protected by an Urban Design Overlay District (UDOD), specifically UDOD #4 – Hyde Park Square Business District. This Overlay District was approved in 2004 by the City, after working with the Hyde Park community. Two purposes of a UDOD are to protect and enhance the physical character of the business district and to ensure infill development does not adversely affect the physical character of the area. UDOD #4 specifically requires that the “Architectural style, bulk, shape, massing, scale and form of new buildings and the space between and around buildings shall be consistent with the area and should be in harmony with neighboring buildings.” If the site is rezoned Planned Development (PD), which establishes its own design criteria, those existing UDOD #4 protections would no longer be applicable. The scale and massing of the proposed PD development is not in harmony with the neighboring buildings and is out of proportion with Hyde Park Square, where the average building height is 3 stories and the tallest building on the Square is 5 stories tall (the tallest nearby is 6 stories). The widest building on the square is less than 200' wide; most are only about 50' wide. As an expert on Infill Design who trains Design Review Boards across the country on compatible and contextual design, the most important element of contextual design is massing and height. This proposal is not compatible and the approval of it would undermine the Urban Design Overlay District and would erode the ability of the City to enforce other overlay zones throughout the city including Hillside Districts and Historic Districts.

Hyde Park Square is one of the business districts affected by the recent Connected Communities legislation. Per the City's website, Connected Communities includes policies “to increase walkability...to create more human-scale development in our city.” The Hyde Park Square building height limit of 50', which was originally established in 2004, was NOT increased during the 2024 Connected Communities review nor upon adoption of the new zoning. A zone change to PD that allows 85' to 90' buildings would undermine the intent of the Connected Communities legislation a mere eight months after it was

passed, by creating a development that would not support walkability due to increased traffic and would create a massive building that is not human-scale. Cincinnati Preservation requests that the City abide by the existing UDOT overlay that was adopted over two decades ago by the Hyde Park community. The buildings proposed for this Planned Development do not comply with the UDOT overlay. Cincinnati Preservation believes that a crucial step in equitably growing the City is to ensure that the City follows approved City overlays, design guidelines and neighborhood plans - also approved by communities. This policy promotes community building, ensures that the voices of communities are heard and valued, and ensures that important and unique historic community structures and places are preserved.

We encourage City Council to deny this planned development as Hyde Park and the City of Cincinnati deserve development that supports our unique neighborhoods and their character.

Please reach out with any questions,

Beth Johnson

Executive Director
O. 513-246-2046
C. 513-394-6490

Cincinnati Preservation

John Hauck House

812 Dayton Street
Cincinnati, OH 45214

www.cincinnati-preservation.org

[Cincinnati Sites & Stories Mapping Site](#)

Join Cincinnati Preservation to Help Save Places That Matter

Carrion, Lisa

From: Dana H <inohdana@gmail.com>
Sent: Monday, April 7, 2025 5:20 PM
To: ClerkOfCouncilEmail
Subject: [External Email] Please Vote NO on Hyde Park Zoning change

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

External Email Communication

> Hello,
> I am writing to you as a representative of the residents of the community of Hyde Park.
> I learned of the planned development a mere months ago and since that time took to social media and a word of mouth campaign to get opinions from my neighbors, friends and family. ALL were AGAINST the change in zoning, the size and scope, the long term impact, the lack of engagement with the community. Many hadn't even heard about the development. I was surprised at the number of especially younger people who felt defeated by their government and said "You can't fight City Hall!"
> But I can assure you each resident was angry and felt railroaded and tricked. They talked about not wanting to be cookie cutter and that is why they chose HP, they talked about all the ever changing ifs and maybes the developers have dangled, they talked about the added residents who really have no loyalty to the community and what would that look like, they talked about the time our square would be a construction zone, and they talked about the businesses we have lost and will lose. So many things.
> Every neighbor agreed that a village of town homes or condos or apartment homes all within existing zoning would fit perfectly! No one understands why this huge apartment/shopping complex is being plopped down in the heart of our community. No one. Other developers have worked within the existing zoning and have made positive contributions towards adding housing. We are not blighted or stagnant as this developer states, we are a vibrant community. Day and night our residents are out and about enjoying their peaceful community.
> So I am asking you to please please listen to your constituents, we hired you to look out for our best interests, we count on you to do the right thing for us.
> Thank you for listening, I appreciate your time.
> Best,
> Dana Hogan
> 1288 Michigan Ave
> Resident since 2000 Five Generations of our family have lived in and raised our families in Hyde Park
Sent from my iPad
Best, Dana

Carrion, Lisa

From: Murray Monroe <m.architect11@gmail.com>
Sent: Tuesday, April 8, 2025 8:25 AM
To: ClerkOfCouncilEmail
Subject: [External Email] Proposed 2719 Erie Ave Development - Public Comments
Attachments: Massing Study - HP Sq Dev - 85'.pdf; HP Square Dev- Rec Roadway Improvements (p 33) - HighLight.pdf; Parking Analysis-HPS-031725-MSM.pdf

You don't often get email from m.architect11@gmail.com. [Learn why this is important](#)

External Email Communication

Please include the email and attachments below in the public comments for the 4/22 City Council Equitable Growth and Housing Committee meeting re: the proposed 2719 Erie Ave. Development.

----- Forwarded message -----

From: Murray Monroe <m.architect11@gmail.com>
Date: Mon, Mar 31, 2025 at 6:48 PM
Subject: Materials from March 20th Hyde Park Square Meeting
To: <jeff.cramerding@cincinnati-oh.gov>
Cc: <CityCouncil@cincinnati-oh.gov>, <mayor.aftab@cincinnati-oh.gov>, Blair Whitney <doblairb@gmail.com>, HPNC President Tommy McEvoy <hpncpres@gmail.com>

Dear Councilman Cramerding,

It was nice to meet you and have the chance to discuss the proposed Hyde Park Square development project with you on March 20th. As requested, I have attached digital copies of the documents I provided. I hope they will be informative.

I believe they address three of the biggest issues with the project, as currently designed:

- 1) **Building Size:** The scale and massing of the currently proposed 7-story buildings are just Too Big and overwhelm the adjacent 3 to 5-story buildings on the Square. They change the feel of the Square from a walkable, pedestrian-friendly scale to an auto-oriented scale (especially with its huge 350-car garage).
- 2) **Traffic Safety:** The "Recommended Roadway Improvements" in the Traffic Impact Study (TIS) will remove 23 on-street spots from Edwards permanently and another 19 during peak business hours, which will make the street less safe (by eliminating the safety buffer and street-calming effect that on-street parking provides), as well as leaving the businesses on Edwards with no on-street patron parking most of the week.
- 3) **Parking:** The proposed development makes the parking situation in the Square much worse (not better).

A right-sized development, within the existing zoning height limits, has the potential to reduce each of these issues to a manageable situation.

I would be happy to discuss any of these items in more detail if you like sometime.

Sincerely,

Murray Monroe, AIA
3551 Paxton Ave.
Cinti, Oh. 45208

Carrion, Lisa

From: Halt, Andrew
Sent: Tuesday, April 8, 2025 9:19 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Equitable Housing committee Hyde Park project

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: Jamie <jams19652@gmail.com>
Sent: Monday, April 7, 2025 9:55 PM
To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Subject: [External Email] Equitable Housing committee Hyde Park project

[You don't often get email from jams19652@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Dear Andrew,

My main concern is the school and traffic. I am older and do not have children or grandchildren there, but yet I have been subjected numerous times to the traffic backup. I am not over there at drop off time in the morning, but I am sure it is the same. At 1:50:pm to 2:30 pm the traffic backs up thru the intersection at Edwards and Erie. It comes to a stop and people block the intersection as parents wait to turn into the school lot. It doesn't move for quite awhile. This affects the businesses in the square as well as people exiting I-71 and the Rookwood shopping area. It will discourage traffic and business. I can make a note to avoid those times, but many people cannot. Please make everyone on council aware of this traffic issue. Edwards cannot handle a large influx of traffic. Please reject this development in its current form. If the goal is people staying in an expensive boutique hotel and children of wealthy parents in Hyde park renting even the small apartments excluding any equitable housing as they will be willing to pay top dollar while causing huge congestion and traffic problems then I guess so be it. Hopefully council will choose to operate in the reality of the situation. Thank you. Jamie D

Sent from my iPad

Carrion, Lisa

From: Halt, Andrew
Sent: Tuesday, April 8, 2025 9:21 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Hyde Park revisions

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: Barbara Lichtenstein <bylichtenstein@icloud.com>
Sent: Monday, April 7, 2025 4:08 PM
To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Subject: [External Email] Hyde Park revisions

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

External Email Communication

Hello Andrew. I strongly think the community needs to see a site plan that includes the relocated private drive. This will cause changes in circulation and access to the apartment building and hotel. It will also change the open space between the buildings.

Thank you.
Barb Lichtenstein
Sent from my iPhone

Carrion, Lisa

From: Halt, Andrew
Sent: Tuesday, April 8, 2025 11:15 AM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Fwd: Proposed 2719 Erie Ave Development - Public Comments
Attachments: Massing Study - HP Sq Dev - 85'.pdf; HP Square Dev- Rec Roadway Improvements (p 33) - HighLight.pdf; Parking Analysis-HPS-031725-MSM.pdf

FYI

Andrew Halt, AICP, PE | Senior City Planner

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

Pronouns: He/Him/His

From: Murray Monroe
Sent: Tuesday, April 8, 2025 10:53 AM
To: Halt, Andrew
Subject: [External Email] Fwd: Proposed 2719 Erie Ave Development - Public Comments

External Email Communication

----- Forwarded message -----

From: Murray Monroe <m.architect11@gmail.com>
Date: Tue, Apr 8, 2025 at 8:24 AM
Subject: Proposed 2719 Erie Ave Development - Public Comments
To: <clerkofcouncil@cincinnati-oh.gov>

Please include the email and attachments below in the public comments for the 4/22 City Council Equitable Growth and Housing Committee meeting re: the proposed 2719 Erie Ave. Development.

----- Forwarded message -----

From: Murray Monroe <m.architect11@gmail.com>
Date: Mon, Mar 31, 2025 at 6:48 PM
Subject: Materials from March 20th Hyde Park Square Meeting
To: <jeff.cramerding@cincinnati-oh.gov>
Cc: <CityCouncil@cincinnati-oh.gov>, <mayor.atab@cincinnati-oh.gov>, Blair Whitney <doblaib@gmail.com>, HPNC President Tommy McEvoy <hpncpres@gmail.com>

Dear Councilman Cramerding,

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- 2) **Traffic Safety**: The "Recommended Roadway Improvements" in the Traffic Impact Study (TIS) will remove 23 on-street spots from Edwards permanently and another 19 during peak business hours, which will make the street less safe (by eliminating the safety buffer and street-calming effect that on-street parking provides), as well as leaving the businesses on Edwards with no on-street patron parking most of the week.
- 3) **Parking**: The proposed development makes the parking situation in the Square much worse (not better).

A right-sized development, within the existing zoning height limits, has the potential to reduce each of these issues to a manageable situation.

I would be happy to discuss any of these items in more detail if you like sometime.

Sincerely,

Murray Monroe, AIA
3551 Paxton Ave.
Cinti, Oh. 45208

Carrion, Lisa

From: Halt, Andrew
Sent: Tuesday, April 8, 2025 4:16 PM
To: ClerkOfCouncilEmail
Subject: Fw: [External Email] Hyde Park Square

FYI

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854 (p)
Pronouns: He/Him/His

From: Sarah Hill <sarahhill22@icloud.com>
Sent: Tuesday, April 8, 2025 4:12 PM
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square

[You don't often get email from sarahhill22@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Hello Council members,

I have contacted you today to voice my concerns regarding the development of Hyde Park Square. There are preexisting protections in place through the 2004 segment of the Urban Design Overlay District, #4 — Hyde Park Square Business District. The developments in question undoubtedly violate this zoning ordinance and the people of Cincinnati. Myself and many others oppose this crude project that prioritizes profit over the history and community of Cincinnati. I request that the City abide by the existing UDOD overlay that was adopted over twenty years ago by the Hyde Park community. I hope that you are able to see reason and put an end to this intrusive development.

Thank you,
A concerned Native Cincinnatian

Carrion, Lisa

From: Murray Monroe <m.architect11@gmail.com>
Sent: Wednesday, April 9, 2025 9:15 AM
To: ClerkOfCouncilEmail; Halt, Andrew
Subject: [External Email] Fwd: Proposed Hyde Park Square Development
Attachments: ZC Letter - Cinti Plan Dept - 020625 - FINAL.pdf

External Email Communication

Please include the email and attachments below in the public comments for the 4/22 City Council Equitable Growth and Housing Committee meeting re: the proposed 2719 Erie Ave. Development.

----- Forwarded message -----

From: **Murray Monroe** <m.architect11@gmail.com>
Date: Thu, Apr 3, 2025 at 11:39 AM
Subject: Proposed Hyde Park Square Development
To: <jan-michele.kearney@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <anna.albi@cincinnati-oh.gov>, <evan.nolan@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>
Cc: <mayor.aftab@cincinnati-oh.gov>, HPNC President Tommy McEvoy <hpncpres@gmail.com>, Sarah Ott <sarahkelley.ott@gmail.com>

Dear Members of City Council,

My name is Murray Monroe, and I'm a long-time resident and homeowner in Hyde Park. I'm also an Architect, structural engineer, and urban planner with over 30 years experience. Over the years, I have worked on a number of Cincinnati's landmarks like Findlay Market, the Contemporary Arts Center building, Music Hall's renovation, The Banks, and Smale Park.

I love cities, and I support thoughtful right-sized development. However, I am opposed to the current Planned Development (PD) application by PLK Communities. I do not believe this development, as currently proposed, meets the City requirements for PD approval, as outlined in Section 1429-11 of the zoning code.

PLEASE READ the attached letter dated Feb. 6, 2025 that was submitted to the Planning Department on behalf of the Hyde Park Neighborhood Council (HPNC) Zoning Committee. It details the application's failure to meet the requirements of Section 1429-11(a) and why this PD application should be DENIED.

A few additional points:

- The intent of the **PD process** is to allow for creative flexibility within the zoning code, for developments that provide the community **extraordinary net benefits** beyond what the base zoning can provide. As our letter details, this proposed development does not do that. Compared to base zoning, **this proposal is not better, it is just bigger.**

- The final draft of **PLAN Hyde Park** (complete except for final voting) should be used for evaluating this proposed PD, instead of the 40-year old plans from 1983 and 1984 that City Planning used to make their recommendation. PLAN Hyde Park (2024/2025) clearly emphasizes the following goals:
 - Enforce existing zoning, land use, and building codes.
 - Maintain the Square's aesthetic qualities & historic character by using its Urban Design Overlay District (UDOD) protections.
 - Ensure that the scale and scope of new development is consistent with the goals of this plan.
 - Support & improve walkability (and provide non-automotive mobility).
 - Promote pedestrian and traffic safety.
- A PD should be a **partnership** between the community, the developer, and the City. To date, this developer has not truly and sincerely engaged and listened to the Hyde Park community (despite their claims). As a result, this PD application is lopsided towards the developer's 'wants' and disregards the concerns of the residents and voters of Hyde Park.

There are three Architects on the HPNC Zoning Committee, with over 100 years of combined experience working in Cincinnati. We will all tell you the proposed development as currently designed is TOO BIG and does NOT fit with the scale and neighborhood character of Hyde Park Square (i.e. it is NOT consistent with the UDOD #4 protections for the Square). The sheer scale of the proposed development also creates numerous unsustainable, cascading negative effects on walkability (pedestrian-scale), parking, traffic congestion, safety, pollution, etc. It will overtax the existing infrastructure and degrade, not enhance, the Hyde Park neighborhood business district. A right-sized development, within the existing zoning regulations, would be manageable and welcome (and can provide 110 - 140 units of housing).

As the intro to PLAN Hyde Park notes, "**Ongoing development is necessary to keep the neighborhood dynamic, but new development must also be sensitive to existing properties and users, prioritizing community needs over developer's profits.**"

Sincerely,

Murray Monroe, AIA
 3551 Paxton Ave.
 Cincinnati, Ohio 45208

Carrion, Lisa

From: Carol <cshesser72@gmail.com>
Sent: Monday, April 21, 2025 10:43 AM
To: ClerkOfCouncilEmail
Subject: [External Email] Hyde Park Square

[You don't often get email from cshesser72@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

To all City Council Members:

As a life long resident of Hyde Park, I strongly encourage you to demand that the current developers PLK, The Loring Group, and Northpointe follow the Zoning Laws that PRESERVE HYDE PARK'S IDENTITY!!

Please VOTE NO! And do not allow the developers to continue with their proposals to destroy Hyde Park Square's "unique and vibrant community of local small businesses!!"

Sincerely,
Carol S. Hesser

Sent from my iPhone

Carrion, Lisa

From: Tricia Jelinek <tricia.jelinek@gmail.com>
Sent: Friday, April 18, 2025 9:53 AM
Subject: [External Email] Help Hyde Park

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

External Email Communication



Dear Amazing Sayler Park Residents,

You may be asking yourself, what does helping Hyde Park have to do with Sayler Park? How would you feel if a developer planned an 85 ft mixed use building in our business district? This issue is important to everyone in the city because if this can happen in Hyde Park it could happen to us too.

As you may know Hyde Park is facing a potential development that exceeds the current height limitations of 50 ft. The Hyde Park Neighborhood is not opposed to development. However, they would like to work with the developer to create a plan that works for both the developer and the community.

We are standing with Hyde Park because we would want them to stand with us if we were facing the same issue. We believe that City Council should listen to residents and that the developer should be required to work with Hyde Park to create a plan that works for everyone involved. Please see the attached video to see what other supporters are saying, complete the survey and check out Save Hyde Park Square Website to see how you can help.

<https://creativesoulstudios.pixieset.com/savehydepark/>

https://docs.google.com/forms/d/e/1FAIpQLSep6AXDDjKeHA1shy48AFHsM20eI1J_-0QhpAdfJsH5j9YxXw/viewform?usp=header

<https://www.savehydeparksquare.org/>

Thank you in advance for supporting Hyde Park,

Tricia Jelinek
Sayler Park Village Council President

Carrion, Lisa

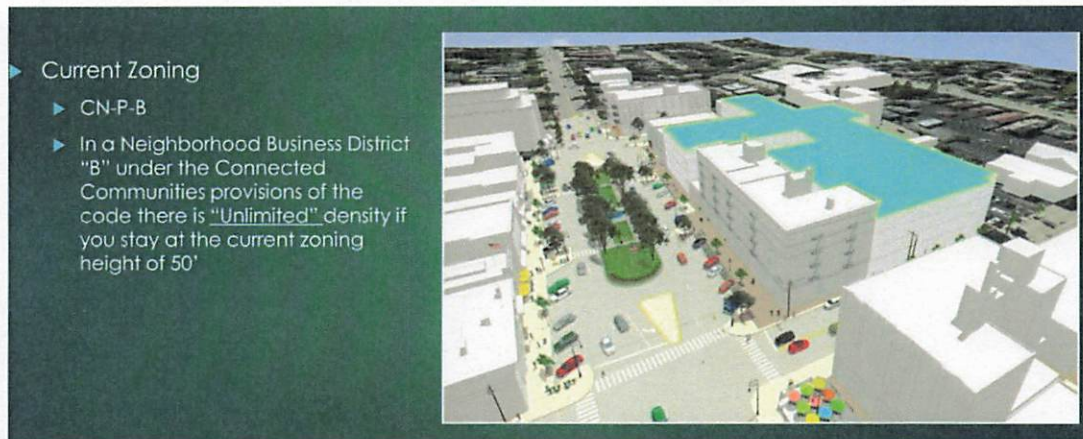
From: Murray Monroe <m.architect11@gmail.com>
Sent: Wednesday, April 9, 2025 2:59 PM
To: Jeffreys, Mark; Parks, Victoria; Kearney, Jan-Michele; Johnson, Scotty; Cramerding, Jeff; Albi, Anna; Owens, Meeka; Nolan, Evan; Walsh, Seth
Cc: Aftab, Mayor; ClerkOfCouncilEmail; Halt, Andrew; hpncpres@gmail.com; Sarah Ott
Subject: [External Email] Proposed Hyde Park Development (2719 Erie Ave) - Public Comments
Attachments: Hyde Park PD- Applicant Rendering.pdf

Some people who received this message don't often get email from m.architect11@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Members of City Council,

You have probably seen the attached rendering from the developer's team 'threatening' to create a 'big, ugly box' by building to the 50' building height on 100% of the site (and building 300 apartments).



Do NOT fall for this 'scare tactic'. It is a half-baked threat, with little to no thought behind it.

This rendering is a **disingenuous** and **misleading ploy**:

- 1) No serious developer of exclusive, high-end housing would sabotage themselves by building an ugly, undesirable project.
- 2) **The building code won't allow what is shown.** The rendering shows them building right up against the A L'aise Building apartments (which they own) and blocking the windows on the south apartments, making them unusable. Also, the configuration shown would include 'landlocked' units without windows and access to views or air, which the building code won't allow and which no developer would propose.
- 3) **Urban Design Overlay District (UDOD) #4 protects the Square** and ensures any new development is consistent in architectural scale, massing, and detail with the surrounding buildings, so they can't build an 'ugly' box.

4) A 300-unit project would require a **4 level underground garage**, which would get into the water table below the site, making the garage construction **exorbitantly expensive** at best and impossible at worst (as well as overwhelm the surrounding streets with traffic congestion).

However, there are **several important aspects of this rendering:**

- It shows that the **base zoning building height of 50'** is **appropriate and in character and proportion** with the adjacent neighborhood buildings.
- It shows **housing on the hotel site**, a good option if housing is indeed the City's number one priority.
- If 300 units can fit on the site by using 100% of the site, then the developer can fit their proposed 160 units (per their PD application) on 60% of the site, leaving the remaining 40% of the site for open space, walkways, access drives, etc. **And all of this within the 50' height limit of the existing base zoning (CN-P-B).**

Do NOT be played by the developer, their lawyer, and their lobbyist!

Sincerely,

Murray Monroe, AIA
3551 Paxton Ave.
Cincinnati, Ohio 45208

Carrion, Lisa

From: ClerkOfCouncilEmail <ClerkOfCouncil@cincinnati-oh.gov>
Sent: Monday, March 10, 2025 8:20 AM
To: tony
Subject: RE: [External Email] Hyde Park square

Good afternoon,

We have received your comments below and have forwarded them to the offices of the mayor and members of Council for consideration.

Have a great day,
Office of the Clerk of Council
801 Plum Street, Suite 308
Cincinnati, OH 45202
Office: 513-352-3246
Fax: 513-352-2578
<http://www.cincinnati-oh.gov/>

From: tony <upconstruct@yahoo.com>
Sent: Friday, March 7, 2025 3:45 PM
To: ClerkOfCouncilEmail <clerkofcouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park square

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

External Email Communication

I'm writing to express concerns about the Hyde Park Square project.
From everything I have learned, it will have a negative impact.

It is quite unwise to over develop such an important neighborhood area in one of the best parts of Cincinnati.

I will be voting according to how members handle this situation. It needs to be stopped, or at the very least scaled way way back.

The fact that it doesn't comply with normal standards from what I have been told, gives me great suspension that council members may still be in the developers' pockets...?

I hope this email turns out to have been unnecessary.

Sincerely,

Anthony Uphaus, O'Bryonville

[Yahoo Mail - Email Simplified](#)

Carrion, Lisa

From: HPNC President Tommy McEvoy <hpncpres@gmail.com>
Sent: Friday, March 14, 2025 5:08 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Jeffreys, Mark; Johnson, Scotty; Nolan, Evan; Owens, Meeka; Walsh, Seth
Cc: ClerkOfCouncilEmail
Subject: [External Email] HPNC - Neighborhood Engagement Request
Attachments: HPNC - Neighborhood Engagement Letter - Signed - 20250314.pdf

External Email Communication

[attached as signed PDF]

Hyde Park Neighborhood Council
PO Box 8064
Cincinnati, OH 45208

14 March 2025

Cincinnati City Hall
801 Plum Street
Cincinnati, Ohio 45202

Re: Planned Development proposed for Hyde Park Square

Dear Mayor Pureval and members of City Council:

As you are likely all aware, this past Friday the Planned Development proposed for the south side of Hyde Park square was approved by Planning Commission. This was despite an overwhelming amount of opposition from our Neighborhood Council, from the Hyde Park Square business community, from neighborhood residents, as well as from other civic and philanthropic leaders in our wonderful city.

While we as a neighborhood are very disappointed with this outcome, we understand there will be many more opportunities for us as a neighborhood to provide our feedback. In support of that effort, I would like to personally invite each of you to join me, my fellow trustees, members from our zoning committee, and members of the Hyde Park Square Business Association for a focused and constructive discussion, followed by a possible walk around the square. We think this would be the best way for each of you to ask questions directly of our neighborhood's representatives, as well as for all of us to ask questions of each of you.

I'm happy to work with your respective designees to set up these events prior to a potential vote on this matter. We know there are constraints around how many of you can join for specific events, so we'd be happy to host them over several days or stagger them over the course of a single day so you can each come and go throughout to avoid any issues.

I think hearing directly from us would be incredibly helpful for each of you as you work toward your respective positions on this very important matter.

Lastly, I'm addressing you collectively to ensure we don't create any complexities for each of you regarding your respective committee roles. If you or your designee would prefer to reply to me directly to set something up, rather than with the others on CC, that would be perfectly fine.

Best,
Tommy McEvoy
President, Hyde Park Neighborhood Council

Carrion, Lisa

From: ClerkOfCouncilEmail <ClerkOfCouncil@cincinnati-oh.gov>
Sent: Monday, March 10, 2025 8:18 AM
To: Stu Mahlin
Subject: RE: [External Email] Cincinnati council members ... should support the \$2.84 million Connected Communities zoning code passed in July 2024 and listen to its citizens and neighborhood councils.

Good morning,

We have received your comments below and have forwarded them to the offices of the mayor and members of Council for consideration.

Have a great day,
Office of the Clerk of Council
801 Plum Street, Suite 308
Cincinnati, OH 45202
Office: 513-352-3246
Fax: 513-352-2578
<http://www.cincinnati-oh.gov/>

From: Stu Mahlin <stumahlin@yahoo.com>
Sent: Friday, March 7, 2025 8:41 AM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; ClerkOfCouncilEmail <clerkofcouncil@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Cincinnati council members ... should support the \$2.84 million Connected Communities zoning code passed in July 2024 and listen to its citizens and neighborhood councils.

External Email Communication

Pick Connected Communities over connected developer

Your Turn Ann Gimbert Guest columnist Enquirer 3/7/25

The city of Cincinnati is at a historic crossroad that will affect all future development in the city. Either the city will support the Connected Communities zoning codes that went into effect July 1, 2024, or the city will support one of the largest developers with the deepest pockets in the city – Peter Klekamp of PLK Communities, the lead developer for the HPSRD partnership with Northpointe and Loring.

Right now, before the Planning Commission, there is a case that will test our newly passed zoning code. It is a litmus test for what will happen in the rest of the city. If the city does not uphold its zoning codes and follow the recommendations of one of its neighborhood councils, why bother with zoning codes or neighborhood councils?

HPSRD, the developer, has submitted an application to change the current Connected Communities zoning code height of 50 feet in the Hyde Park business district to a Planned Development. The developer has proposed an 80-foot-high development.

In a Planned Development, the developer can increase the size of the project by 10%. In this case, PLK Communities can build to a height of 88 feet, overwhelming everything in the Hyde Park business district

and

the surrounding neighborhood. These heights are 60-76% higher than the Connected Communities zoning code passed in July 2024.

Klekamp does not live in Cincinnati. He lives in Indian Hill. In my opinion, he is not concerned about what's in the best interest of the Cincinnati Public elementary school across the street from his planned development. He doesn't appear concerned with the neighborhood church preschool on the other side of the block or about some of the independent businesses that have already closed on Hyde Park Square.

Advertisement

Hyde Park Neighborhood Council asked eight attorneys to represent them in asking the city to uphold the July 2024 zoning code. Remarkably,

all

eight attorneys declined. Why?

- Is it because the Peter Klekamp family foundation gave \$60 million to Xavier University and previously gave \$10 million for athletic facilities? Seventy million dollars is not chump change.
- Is it because Peter Klekamp's father founded Keating Muething & Klekamp, one of the largest law firms in the city with 135 attorneys?
- Is it because the city manager worked for PLK Communities for seven years?
- Is it because PLK's attorney represented the city of Cincinnati for four years in all land use, zoning, and historic preservation matters?
- Is it because PLK's paid lobbyist is also the president of Oakley Community Council?

If the city throws out its July 2024 Connected Communities zoning code in favor of a Planned Development, then the \$2 million federal grant and the \$840,000 that the city contributed to reform zoning and land-use policy through the Connected Communities program was truly a boondoggle project.

Over-the-Rhine, the darling of development in Cincinnati, has incredible documents to guide development in their community.

Ironically, many aspects of OTR's Equitable Development Rubric were presented at the 'Making Connected Communities Better' town hall presentation on Feb. 15. Thank you, council members Jan-Michele Lemon Kearney, Victoria Parks, and Scotty Johnson for *listening*

to the community.

Hyde Park is not a bunch of NIMBYs. Rather, they believe that *all*

citizens of Cincinnati and the neighborhood councils that represent them should have a voice in their communities, not a small group of wealthy developers. Like OTR, Hyde Park supports thoughtful development that reflects the character and charm of each of Cincinnati's 51 neighborhoods.

Advertisement

If Cincinnati council members care about democracy, they should support the \$2.84 million Connected Communities zoning code passed in July 2024 and listen to its citizens and neighborhood councils.

Ann Gimbert lives in Hyde Park.

Carrion, Lisa

From: Jenny Walker McManus <jennywalker77@yahoo.com>
Sent: Sunday, March 16, 2025 3:03 AM
To: ClerkOfCouncilEmail
Cc: #COUNCIL
Subject: [External Email] !NO ZONE CHANGE IN HYDE PARK SQUARE!

You don't often get email from jennywalker77@yahoo.com. [Learn why this is important](#)

External Email Communication

Hello.

PLEASE READ.

I WHOLEHEARTEDLY OPPOSE THE ZONE CHANGE TO HYDE PARK SQUARE.

This is SO important to the residents of HP, and surrounding areas, we are getting steamrolled for no reason than a money grab by PLK. None of them live in HP so they don't know the uniqueness and charm and ease and feeling and vibe of HP Square. They have been so shady, condescending and deceitful thus far. I OPPOSE THIS CHANGE AS DO MANY MANY MANY OTHERS. Which is why we've signed thousands upon thousands of signatures and emails and calls! There is still time to do the right thing and NOT change the zoning code! To work WITH Hyde Park residents & collaboratively come up with a development that works for all parties without sullyng our beloved, one-of-a-kind peaceful lovely neighborhood Hyde Park Square.

I STRONGLY OPPOSE the City Planning Commission's 3-1 vote to approve a zone change for a large portion of Hyde Park Square to a Planned Development (PD). I will be in attendance at the Equitable Growth and Housing Committee meeting where this will be reviewed, or will be watching to see the result of this vote. The Hyde Park community has consistently told the City that this development is JUST TOO BIG. We ask the City to require this development be limited to 50 feet (as required by existing zoning) and provide enough parking so this does not harm our Neighborhood Business District (NBD).

WHY does the City even have a zoning code if it does not enforce it? WHY does the City ask for citizen input and then just DISMISS OUR CONCERNS?

As Councilwoman Jan-Michele Lemon Kearney stated on 3/7/25, a Planned Development requires a true "partnership" between the community and a developer. We have little faith in the ability to partner with this developer, who has repeatedly shown that they will not work with the Hyde Park community. Hyde Park Square is too important and the Business

Association has expressed they do not want what is being proposed. There is too much at stake: pedestrian safety (especially for the school children in the area), the health of the local small business community, and the irreparable harm it could cause to our successful Neighborhood Business District and the surrounding community.

While I STRONGLY SUPPORT new development that includes more housing and retail in the square that follows current zoning, the current plan DISPLACES over 10 existing SMALL BUSINESSES! If the City is truly serious about alleviating its HOUSING DEFICIT, then it should not allow a hotel to go where HOUSING UNITS could be provided.

Council reviewed and affirmed Hyde Park Square's zoning last summer with the Connected Communities Initiative. The City after extensive analysis, determined that THE 50 ft HEIGHT LIMIT WAS CORRECT for this NBD. Was Connected Communities WRONG? Why is the City changing those regulations only 9 months later?

WHY are developers given the green light by the City's administration while the CITIZENS ARE CONSISTENTLY IGNORED? What PLK Communities, Loring Group, and Northpointe (HPSRD) are proposing for Hyde Park Square is completely ANTI-NEIGHBORHOOD and not "COMMUNITY DRIVEN".

At 80-88 feet high and an entire city block long, the construction of a development this size will:

1. TAKE AWAY and RESTRICT PARKING from our existing businesses – at least 23 existing on-street metered spaces will be lost, and another 19 will be made unavailable from Noon-6pm
2. Dramatically WORSEN the area's PARKING PROBLEM by adding significant density without requiring REALISTIC and RESPONSIBLE PARKING numbers
3. Severely STRESS the NBD by turning HP Square into a construction zone for 2-3 years
4. Visually OVERWHEM Hyde Park Square and change its iconic neighborhood character
5. Add to well-established PEDESTRIAN SAFETY ISSUES, especially near Hyde Park School
6. Set a DANGEROUS PRECEDENT that WILL encourage more over-scaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P-B and UDOD#4) specifically designed by the city to protect Hyde Park Square's unique character and scale. This 80-88 foot tall project completely disregards ALL of those regulations. Any new development should enhance and be compatible with (not ruin) the charm of Hyde Park Square.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development and requested that the existing CN-P-B zoning remain in effect. More than 3,000 city residents and people who care about Hyde Park Square have signed a change.org petition asking that the City "Require Developers to Adhere to Current Hyde Park Square Zoning Laws". City Council, PLEASE make them LIMIT the project to 50 feet and REQUIRE that they provide enough parking.

Thank you for your consideration,

Jenny McManus

Hyde Park

Sent from my iPhone

Carrion, Lisa

From: Ann Gimbert <anngimbert1@gmail.com>
Sent: Monday, April 21, 2025 11:40 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Jeffreys, Mark; Johnson, Scotty; Nolan, Evan; Owens, Meeka; Walsh, Seth; ClerkOfCouncilEmail
Cc: cft@cft-aft.org; 'Eve Bolton'
Subject: [External Email] A Council "Yes" Will Undermine Local Democracy and Sink Cincinnati Public Schools

Some people who received this message don't often get email from anngimbert1@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Mayor Pureval, City Council, and Clerk of Council,

Last week, I wrote to the Cincinnati School Board about the financial impact to bottom line of Cincinnati Public Schools (CPS) of the upcoming City Council vote. Eve Bolton, CPS board member, responded to my email saying, "Your expose will help offer some greater clarity to school board members evaluating their position."

She also noted that she brought this matter, the reduction of CPS tax revenue, to the Board four public meetings ago, has raised this issue in subsequent meetings, and it was agenda item in the combined Board and Council Healthy Neighborhoods Committee meeting last week.

A "Yes" vote by the Equitable Growth & Housing Committee on 4/22 and/or full City Council on 4/23 at 1:30 PM will affect the bottom line of CPS.

A "Yes" by City Council will not only undermine local democracy, but it will surely sink Cincinnati Public Schools.

Undermine Local Democracy

Council members who vote "yes" to support Peter Klekamp of PLK Communities, the lead developer of HPSRD, will undermine local democracy.

- 1) A "yes" undermines the Connected Communities zoning code. For two years, the city led a \$2.84 million community engagement process to listen to community input. In July 2024, Council enacted the Connected Communities zoning code, a product of "listening" to the community. A "yes" will negate the community engagement process and as well as the zoning code.
- 2) A "yes" undermines all Neighborhood Councils in the city. Volunteer neighborhood councils tirelessly work for the common good of all residents in their community. A "yes" throws both their time and work into the wood chipper.
- 3) A "yes" will inform the Cincinnati electorate that the mayor and city council view community engagement, Connected Communities zoning, and neighborhood councils as strictly pro-forma. *Civic organizations and 29% of the Neighborhood Councils* in the City have joined together to support the Hyde Park Neighborhood Council to **oppose** the zoning change proposed by Peter Klekamp and PLK Communities.

The proposed 85 to 95-foot-high hotel and apartment building spanning an entire city block is 71-89% *higher* than *everything* in the Hyde Park business district and surrounding neighborhood, which is supposed to be protected by the Urban Design Overlay District and Connected Communities height of 50 feet. People do not come to the city park that *is* Hyde Park square to relax in the shadow of a container ship that would be plopped down on the south side of the square.

Sink Cincinnati Public Schools

Council members who vote “yes” to support Peter Klekamp of PLK Communities will undermine the Cincinnati Public Schools (CPS). CPS has consistently lost funding due to 15-year tax abatements that City Council grants to developers for luxury homes and apartments.

- 1) A “yes” gives Klekamp a greenlight to pursue a Community Reinvestment Area (CRA). Through his Factory 52 project, Klekamp is currently pursuing 15-year tax reductions that will cost the Norwood City Schools significant funding; ***the Norwood City Schools have filed a lawsuit.*** [Norwood School Board Vice President Brandon Atwood](#) says what Klekamp and PLK Communities are doing in Norwood “is precedent-setting in that it could impact every public school district in the state... Talk about significant loss of funding for education.”
- 2) Klekamp has already begun writing the developer’s playbook in Cincinnati. Upon purchasing buildings on the south side of Hyde Park square, Klekamp discontinued building maintenance and terminated business leases in order to call the area “blighted” so that he can demolish buildings and qualify for a CRA. *This* is the new playbook for developers to build luxury hotels, apartments, and homes and not pay taxes to support public schools.
- 3) A “yes” greenlights Klekamp, a developer, to write the playbook for Ohio public school funding at the expense of struggling school systems. Klekamp and PLK Communities are not interested in the plight of public schools and the gutting of public-school funding by state and federal budget cuts. Klekamp is an Indian Hill resident, the 3rd richest zip code in Ohio and the 11th in the country.

It is easy to cut the fabric of a community. However, it takes courage and work to *listen* and actually *hear* what your neighbor is saying. It is difficult to comprehend how willingly this Council seems to embrace the chainsaw and woodchipper memes of billionaire Elon Musk to destroy all that is good about Cincinnati.

Mayor Pureval and City Council members, who are your neighbors? Are they the people who elected you to represent them? Or, are your neighbors the wealthy developers who don’t live in the city? Who you decide is your neighbor, will inform the Cincinnati electorate how to focus our energy and efforts in the months leading up to the November election.

Vote NO to support local democracy and Cincinnati Public Schools.

I am copying Julie Sellers, President of the Cincinnati Federation of Teachers/CFOP, and Eve Bolton, Vice-President of the Cincinnati Board of Education, on this email.

Sincerely,

Ann Gimbert, resident of Cincinnati