

Cincinnati City Council
City Hall
801 Plum Street
Cincinnati, OH 45202

Dear Cincinnati City Council Members,

We the residents of Merrimac Street **do not support** the proposed PD zone change for 3060 Durrell. This proposed development will negatively impact surrounding residents and properties. The overwhelming size and density of the proposed development will increase traffic and congestion, while straining existing parking and infrastructure.

Proposed Merrimac Entrance and Traffic

- We are concerned about the entrance to the development on Merrimac Street. With this entrance we could see a tenfold increase in vehicular traffic down our one-way street based on the number of proposed parking spots.
- The proposed Merrimac entrance is introducing a blind intersection from below grade up to a one-way street with parking on both sides. This does not seem safe for current or future residents.
- The current configuration of Victory Parkway and Durrell is already an awkward three-way intersection on a curve. We are concerned about safety here when several hundred more cars are introduced.

Parking and Transit

- The proposed plan for 3060 Durrell is transit-oriented development without the transit. In the surrounding community, 90% of households own at least one vehicle. Parking at the proposed development will still be inadequate if 90% of tenants own a vehicle, and will overflow onto surrounding residential streets. Most current residents in the neighborhood do not have off-street parking options.
- If the proposed zone change is counting on the proposed Bus Rapid Transit (BRT) and enhanced service, for which the study was just completed, we would like to know what the timeline for implementing that transit plan is. Is it funded? If the BRT plan is long term, then what are your solutions for the near term? Montgomery Road is only slated for enhanced service. We do not believe that we can rely on current or proposed transit to relieve the increased density.

Scale and Density of Development

- The scale of the proposed buildings, at approximately two times the height and twenty times the area of most buildings around the site, does not fit into the existing neighborhood context. If context matters for planned developments, the city has not demonstrated how this proposal complements the existing neighborhood.
- The city is proposing new zoning legislation which focuses on “[g]ently increasing neighborhood density.” This proposed development would provide a fourfold increase in density compared to surrounding single- and multi-family residences. There is nothing gentle about cramming two four-story apartment buildings onto a site that currently features a park and historic building.

- The Evanston's Work Plan states, "The community values longtime residents and opportunities for quality housing in the neighborhood...Evanston residents want to support existing residents in remaining in Evanston." One of the strategies for accomplishing 'Goal 1 - Create a sustainable, mixed income neighborhood without displacement' is 'Improving small(ish) multi-family buildings as mixed income housing.' The Evanston Work Plan prioritizes home ownership and smaller mixed income housing, not large market-rate apartments.
- While 3060 Durrell is not located in a business district, the building area and height suggest a commercial building yet provide none of the commercial or walkability benefits that a true mixed-use development would bring to the community.

Evanston Community Engagement and Feedback

- The community expressed their wishes to preserve the former Hoffman School during the historic designation process. All the undersigned residents of Merrimac Street supported the historic designation of the Hoffman School building.
- Additionally, over 100 residents within a one-block radius of 3060 Durrell supported the historic designation of Hoffman School by signing a petition with their names and addresses, appended here.
- While the applicant claims to have conducted community engagement and received approval, our experience cannot be farther from the truth. The Evanston Community Council issued no letter of support for the zone change or demolition of Hoffman. At the Planning Department's first staff conference, the proposed PD plan was widely panned by neighborhood participants from across Evanston. At the Planning Commission hearing, community members also focused on the oversize and overly dense aspects of the proposed development.

For all these reasons, we urge you to vote against this planned development to encourage a new plan that incorporates community feedback and earns community support. Thank you for your attention to our concerns.

Sincerely,

Brenda Jones
Robert Jones

[Redacted]

Robert Stern

[Redacted]

Garland Waleko
Jake Knight

[Redacted]

Keith Parker
Vivian Parker
Sylvia Parker

[Redacted]

Luke Findley
Ben Findley

[Redacted]



P.O. Box 12128 • Cincinnati, Ohio 45212 • (513) 281-2775 voice •

General body Meeting Minutes on: February 16th 2023

Start time : 6:34 p.m

End time: 8:22 p.m

Total minutes: 108 mins

Guest: Kingsley Property - Chan

Meeting minutes was approved

Delayed: voting on 3060 Darrell avenue will be delayed until further notice.

Issues Discuss:

- Misunderstanding of what a PUD includes.
- Kingsley company did not explain that the "PUD" included tearing down the building and zoning change
- Sharon Moon amended her motion for the letter of attempt without demo

Decisions : There was a vote-

- 21 agreed to rezoning only
- 8 agreed to zoning and demo

Actions- Brian (community neighbor) amended the motion for the letter of support with demo PUD, there was a new vote held 12 said yes, 17 said no.

Final decision to the vote was NO letter of support regarding rezoning and teardown.

Takeaways: Evanston In Person Developer Forums for Neyer is on Monday March 6 at 10am at the Evanston Employment Resource Center 3301 Montgomery Road, Cincinnati, Ohio 45207 in person. Monday March 6 at 6pm via zoom only. Tuesday March 7 at the Evanston Recreation Center 3204 Woodburn Ave Cincinnati, Ohio 45207 in person.

Housing committee is working on a benefit agreement and letter for rezoning only.

Thanks

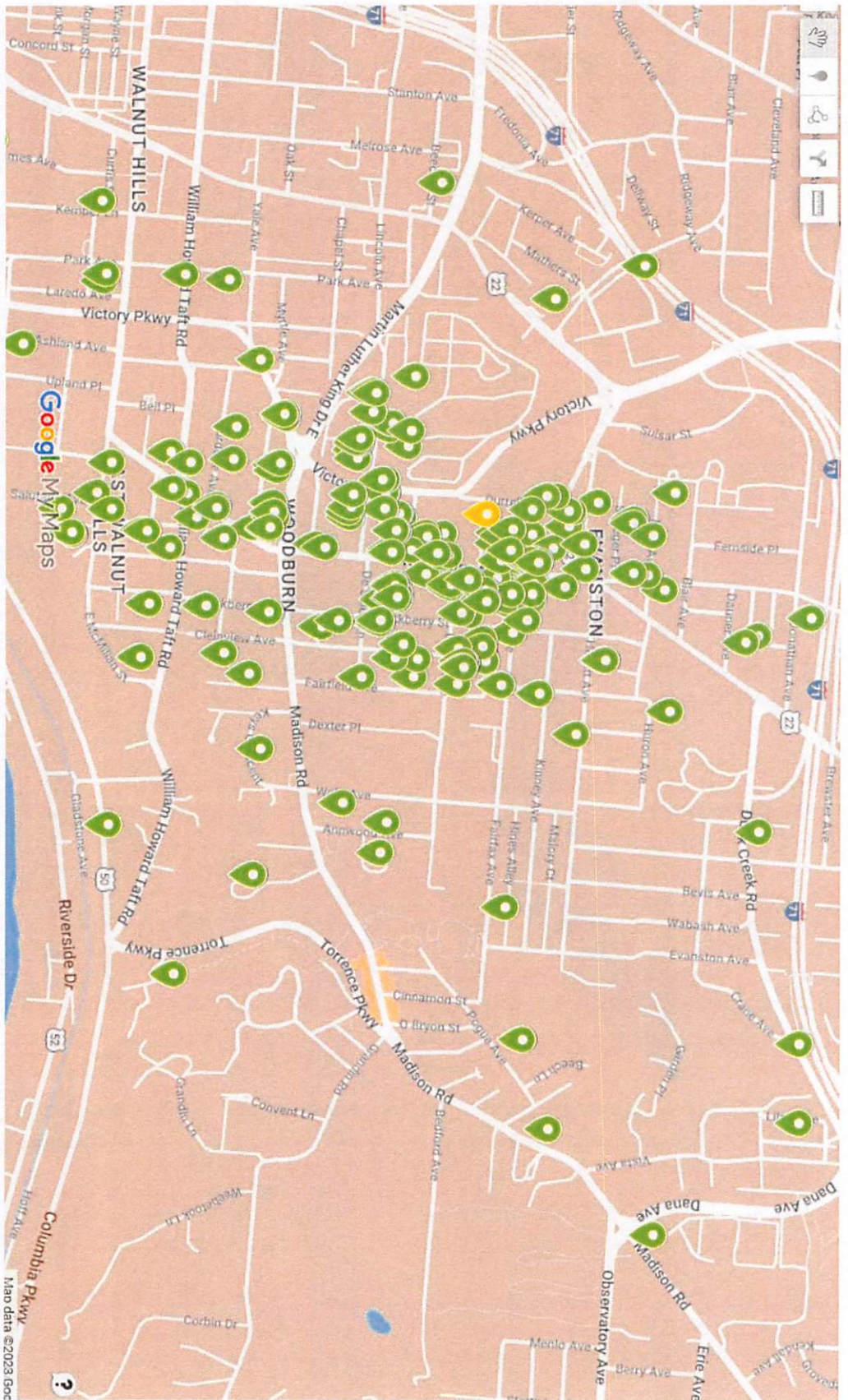
Shakeita Moore (secretary)

“Evanston Community Council is dedicated to the well-being of all residents and to the development of the community through education, business and spirituality.”

Hoffman School Petition Supporting Historic Local Historic Landmark Status (update)



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