

Urbanicsik, Jesse

From: Amie Delworth <amiedelworth@aol.com>
Sent: Friday, May 10, 2024 1:07 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities

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

External Email Communication

- I am writing to you concerning the proposed legislation for Connected Communities. We currently own a home on Garden Place in Hyde Park. As a physician and nurse, my husband and I have worked, and continue to work countless hours for the ability to own a home, contribute to society, educate our three boys, and pay the excessive property taxes for Hamilton County. We have sacrificed and gone to great lengths to restore an old home (1917) to preserve history and respect the environment. The most environmentally friendly house, is the one that is already built. We have watched multiple homes torn down, only to see sad McMansions built in their place- while receiving a multi thousand dollar abatement. This increases neighborhood comps raising taxes for the neighborhood, yet the builder enjoys a very generous tax abatement.
-
- Hyde Park, Mount Lookout, and Oakley have become extremely over crowded. It is now difficult to walk, drive, or park. The neighborhood has already allowed far too much construction and too many tear downs. The proposed legislation for Connected Communities will only add to this problem, causing many (possibly) unintended consequences. Our neighborhood enjoys racial, economic, and property diversity. Within a half mile radius, we have a home valued at 5 million, and one valued at 125 thousand. Today, I saw one of my older neighbors walking home with large grocery bags, so I offered her a ride. Her name is Amy, she lives with her sister- they are African American. They have owned a modest home for years and they love the neighborhood. Amy has worked hard to watch their property value increase over the years. These women do not deserve to have the house next door demolished, only to build an apartment. They do not deserve to be forced to tolerate the amount of increased street parking this proposal will cause.

I would like to read the studies you have done concerning the effect this proposal will have on Hyde Park schools, sewers, and police. My understanding is that the sewer settlements from 2002 are still ongoing.

Increasing on-street parking poses a serious danger, especially for children. A quick search for peer reviewed studies concerning safety and on-street parking will reveal multiple studies that show high density parking is very dangerous and the reason for multiple accidents and fatalities. On-street parking is also environmentally irresponsible. Studies show that continuous "circling" while searching for a parking spot significantly increases carbon emissions.

If Hyde Park becomes more dense, residents that can afford to do so will leave for less crowded neighborhoods. This will result in the loss of tax dollars for the city. We currently pay over \$25,000 annually for property taxes. This may not seem significant to you, but when multiplied it becomes an issue.

I hope that you will listen to Hyde Park residents who overwhelmingly disagree with this proposal.

Thank you for your time-

Amie Delworth

-
-
-
-

-
- Reply
 - ,
 - Reply All
 - or
 - Forward

Send
Attach
Add GIF
Add stationery
More

Urbancsik, Jesse

From: Beth Wayne <bethwayne5@gmail.com>
Sent: Saturday, May 11, 2024 6:01 PM
To: Aftab, Mayor; Jan Michele Lemon Kearney; Harris, Reggie; Cramerding, Jeff; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth; Parks, Victoria
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

Some people who received this message don't often get email from bethwayne5@gmail.com. [Learn why this is important](#)

External Email Communication

Subject: Objection to Connected Communities Zoning Ordinance
Councilmember Jesse Urbancsik, who is voting to approve the Connected

Thank you for consideration,

Beth Wayne

Sent from Beth Wayne
bethwayne5@gmail.com
(513)478-6725



May 10, 2024

Dear Planning Commission and Council Members,

BLOC Ministries is writing this letter to ask for a pause to Connected Communities. These radical zoning changes introduce too much risk to our most sensitive communities, particularly in Lower Price Hill and East Price Hill.

This is an opportunity for us to strengthen both of our organizations' approaches to serving existing neighbors and new neighbors, together. BLOC will remain committed to serving the Price Hill community. This is where we live and this is where we have served for over 20 years.

We ask for the City to work more carefully with its partners and stakeholders to achieve development and density goals. Let's take a rare approach to developing respectable housing and community driven retail.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dwight Young', is written over a light blue circular stamp.

Dwight Young

BLOC Ministries Executive Director



Urbancsik, Jesse

From: Deborah Littrell <civicinput@newmode.org>
Sent: Saturday, May 11, 2024 11:08 AM
To: Cincinnati City Planning
Subject: [External Email] Support Connected Communities for a More Inclusive Cincinnati

External Email Communication

Dear Cincinnati Planning,

I strongly support Connected Communities. We need more housing and also to grow our tax base. In addition it will help develop a vibrant city - one aligned with the future, not the past. Thank you

Sincerely,
Deborah Littrell

2121 Alpine Pl Apt 801
Cincinnati, OH 45206
United States

Urbancsik, Jesse

From: Evan Walker <civicinput@newmode.org>
Sent: Friday, May 10, 2024 2:36 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities: Sustainability for All Neighborhoods

External Email Communication

Dear Cincinnati Planning,

Connected Communities is the right step forward for our city, helping us better address housing affordability while also supporting fiscal and environmental sustainability. Increasing density along major transportation routes supports healthy, walkable communities. As a home owner, I can't wait to welcome more neighbors to my community.

Sincerely,
Evan Walker

370 Terrace Avenue
Cincinnati, OH 45220
United States



May 10, 2024

Cincinnati City Planning Commission
Cincinnati City Hall
801 Plum St.
Third Floor
Cincinnati, OH 45202

Dear Commission members,

The Greater Cincinnati Northern Kentucky Apartment Association (GCNKAA) applauds Councilmember Reggie Harris for introducing the thoughtful and important Connected Communities initiative to Cincinnati City Council. The Association's 200 plus members, who own and manage more than 110,000 apartment homes in the region - including thousands of units in Cincinnati - are encouraged that Councilmember Harris is bringing much-needed attention to the vital issue of developing and creating more housing in the city.

The GCNKAA would like to go on record in support of the Connected Communities initiative.

Our Association has long advocated for the types of zoning reforms that are central to the Connected Communities initiative. New and revamped housing policies could spur housing development within the city by easing the process and costs of development while generating new investment in the city. We are pleased with the focus on moving this effort forward on modifying and even removing restrictions that now stand in the way of well-planned residential development.

We are also grateful that Councilmember Harris and his staff took the time to personally meet with a group of our members to explain Connected Communities while soliciting input and

taking questions. His outreach to us and the entire community has been inspiring and is the very essence of community engagement and public service.

In closing, the GCNCAA welcomes the opportunity to continue reviewing the Connected Communities initiative and will offer additional comment in testimony before the Commission and ultimately City Council.

Please do not hesitate to reach out to me if you have any questions. Thank you for the opportunity to engage the Commission on this vitally important matter.

Sincerely,

Patrick Crowley
Vice President Government Affairs
Greater Cincinnati Northern Kentucky Apartment Association
859-462-4245
pat@gcnkaa.org



Housing Opportunities Made Equal
2400 Reading Road, Suite 118
Cincinnati, Ohio 45202

Phone: 513-721-4663
Fax: 513-721-1642
www.homecincy.org

Connected Communities – Policy Analysis

May 2024

The City of Cincinnati recently proposed a series of zoning and land use reforms, collectively known as Connected Communities. These policies are intended to help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all. Housing Opportunities Made Equal of Greater Cincinnati (HOME) presents the following policy analysis and recommendations for improvement. HOME is a nonprofit fair housing organization working to eliminate unlawful discrimination in housing in the Greater Cincinnati area. HOME advocates for and enforces housing regulations for all protected classes and promotes stable integrated communities. In October 2022, HOME and a group of more than 30 partners published the *Roadmap for Increasing Black Homeownership* proposing six key policy recommendations that would increase Black homeownership and preserve existing Black homeowners.¹ One of those recommendations was to modify zoning to be more inclusive. Specifically, the *Roadmap* recommends allowing “middle-housing” (generally one to four dwelling units) in neighborhoods zoned mostly Single-Family and providing incentives to developers to include housing affordable to lower-income households in market-rate developments.

The reforms included in Connected Communities, particularly those concerning middle-housing, are steps toward the creation of stable integrated communities, but the lack of affordable housing provisions and restricted geographic areas limit the effectiveness of the proposal and leaves the housing needs of far too many Cincinnatians unmet. The Connected Communities website claims that “[t]he goal isn’t to build more housing, but to house more people.”²

To better achieve that goal, HOME recommends:

- 1) Adopting an inclusionary zoning policy.
- 2) Expanding the policy target areas to cover the entire City.
- 3) The continued use of existing programs and the development of new targeted tools to specifically increase affordability and prevent displacement.

These recommendations are aligned with other housing advocates in the City and represent the best-practices for producing vibrant and inclusive neighborhoods. To achieve that goal, we must take bold action to close the housing affordability gap citywide.

1) Inclusionary Zoning

Throughout the public and professional engagement sessions, HOME and other advocates have consistently recommended that inclusionary zoning is made a component of Connected Communities. Inclusionary zoning is a policy used to create affordable housing by requiring or incentivizing the development of

¹ *The Roadmap to Increasing Black Homeownership*, HOME Cincy, 2022, <https://www.homecincy.org/homeownership>

² Connected Communities Website, City of Cincinnati, <https://experience.arcgis.com/experience/341c80f53c764e0abd4199aeeb18b2de/page/Home/>

affordable housing alongside market rate units. Cities across the country have adopted inclusionary zoning policies and have seen meaningful increase in affordable housing as a result. A national study found that in over half of jurisdictions with inclusionary zoning policies, those policies produced as many or more affordable units than were produced through LIHTC projects in those jurisdictions.³ Inclusionary zoning comes in many forms, and it is not a one-size-fits-all solution. Like other housing ordinances passed by the City of Cincinnati, an inclusionary zoning policy must be tailored to the specific needs of the City.

Our City needs more housing, but we specifically need more affordable housing located throughout the City. Recent reports and their findings indicate the severity of this crisis. First, *The Gap Report*, released jointly by the National Low Income Housing Coalition (NLIHC) and the Coalition on Homelessness and Housing in Ohio (COHHIO), found that Cincinnati had an affordable housing deficit of 49,510 units.⁴ Second, a complaint filed with HUD alleges that over 80% of LIHTC and HUD assisted rental units are concentrated in majority Black neighborhoods whereas white neighborhoods only contain 18% of those units.⁵ Taken together, these findings demonstrate the need for intentional solutions to produce affordable housing and desegregating our neighborhoods.

A well-designed inclusionary zoning policy, in addition to the reforms already proposed by the City, would create more of this much needed housing throughout the City.⁶ ⁷ By conditioning certain benefits of the zoning and/or tax codes (i.e. density/height bonuses, commercial tax abatements, etc.) on the development of affordable units or contributions to the Affordable Housing Trust Fund we can ensure that the benefits of a policy like Connected Communities are distributed throughout the City and not concentrated in the same few neighborhoods.

2) Expanding Target Areas

HOME also recommends expanding the target areas, particularly those that add middle-housing, beyond Neighborhood Business Districts (NBDs) and major transit corridors to cover the entire City. Expanding the middle-housing policies citywide would give people more of an opportunity to find the right housing in the right neighborhood, regardless of their income.

“Middle-housing” generally refers to types of housing somewhere in-between detached single-family homes and large high-density apartment buildings. Duplexes, triplexes, fourplexes, rowhomes, cottage court style apartments, and other similar styles are all examples of middle housing. Many types of middle housing fit within the forms/lots of single-family homes which can provide opportunities to rehabilitate existing structures to better meet the needs of the community. Before the City implemented strict zoning policies, these types of housing were extremely prevalent. In many of our City’s neighborhoods like Hyde

³ *Inclusionary Housing in the United States: Dynamics of Local Policy and Outcomes in Diverse Markets*, Ruoniu Wang and Sowmya Balachandran, HOUSING STUDIES 2023, VOL. 38, NO. 6, 1068-1087, <https://doi.org/10.1080/02673037.2021.1929863>

⁴ *Report: Ohio’s Affordable Housing Gap Shrinks Slightly*, COHHIO, <https://cohhio.org/report-ohios-affordable-housing-gap-shrinks-slightly/#:~:text=The%20overall%20ratio%20of%2040.units%2C%20and%20Columbus%2052%2C694%20units>

⁵ <https://embed.documentcloud.org/documents/24487946-hud-complaint-v-cincinnati-2024/?responsive=1&title=1&embed=1>

⁶ *Exploring Inclusionary Zoning’s Effect on Affordable Housing*, HUD PD&R Edge, https://www.huduser.gov/portal/pdredge/pdr_edge_research_012513.html

⁷ *Inclusionary Zoning: What Does the Research Tell Us about the Effectiveness of Local Action?*, Urban Institute, <https://www.urban.org/research/publication/inclusionary-zoning-what-does-research-tell-us-about-effectiveness-local-action>

Park, Walnut Hills, Oakley or Avondale you can still find many of these buildings. Unfortunately, under current law it would be illegal to build the vast majority of these buildings.

Let's consider a few examples around the City in neighborhoods that currently have and have previously had many older and denser buildings - generally falling under the "middle-housing" umbrella - that would not be legal to build today. For decades these ordinary buildings created "naturally occurring" affordable housing because people were allowed to build the quantity and types of housings to meet the needs of their neighborhood.⁸ Under current regulations, these types of housing are either illegal to build and/or exponentially more costly to develop. These increased costs come in many forms - like parking or the extra costs associated with seeking a variance under the strict zoning code. These costs disproportionately impact small and community-based developers because of their limited financial resources relative to large institutional investors and developers.



Consider the corner of Observatory and Linwood in Hyde Park. On the far left is a luxury condo building successfully built under the modern zoning code whereas the three buildings on the right are examples of "middle-housing" built before the implementation of strict zoning codes. Luxury developments meet the demands of some residents, but that doesn't mean this particular type of building should be the only feasible option. To see this, you only need to look across the street.



These buildings fit neatly into our communities and are an important component of creating mixed-income communities. Many of these two- to four-family buildings lack parking or would otherwise fail to meet the requirements of Cincinnati's strict zoning code. These buildings are simply not feasible to build under current laws. Despite this, people still live in and rely on the existence of this type of housing.

Unfortunately, current laws have led to a significant decline in the availability of these homes. According to the Cincinnati Regional Chamber's *Embracing Growth: Cincinnati Neighborhood Profiles* report, from 2010-2020, Cincinnati lost 2,335 units of housing (-1.4% of all housing in the City) and home values increased by 80.5%.⁹ Moreover, the report found a correlation between the loss of housing units and rapidly increasing home values.

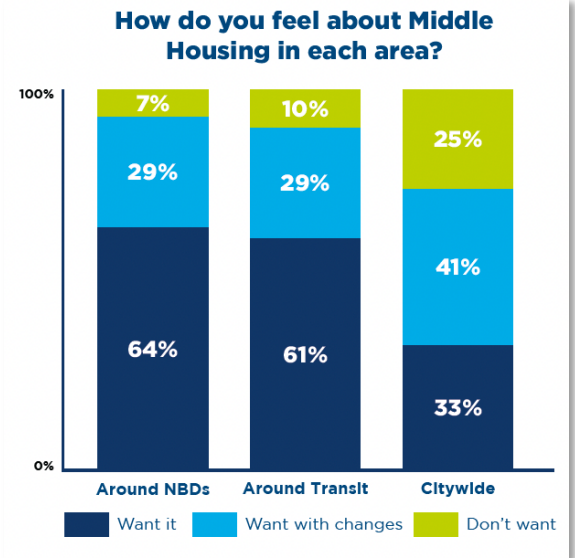
⁸ *Minneapolis Land Use Reforms Offer a Blueprint for Housing Affordability*, Pew Charitable Trusts, <https://www.pewtrusts.org/en/research-and-analysis/articles/2024/01/04/minneapolis-land-use-reforms-offer-a-blueprint-for-housing-affordability>

⁹ *Embracing Growth: Cincinnati Neighborhood Profiles*, Cincinnati USA Regional Chamber, <https://cincinnati-chamber.com/cincinnati-chambers-center-for-research-and-data-releases-new-housing-report/>

Equitable and sustainable growth can only happen if a person’s housing options aren’t restricted to certain neighborhoods. Cincinnatians know this and that belief is demonstrated in the City’s published Community Engagement Report showing strong support for expanding these policies citywide.¹⁰

3) Other Tools for Affordability & Preventing Displacement

Other cities referenced in the Connected Communities literature have adopted similar policies to our recommendations and they have seen meaningful progress as a result. But these policies alone are not enough to meet our City’s needs. We must continue using existing tools and developing new ones to both specifically increase affordability and prevent displacement. Creating more housing should not come at the cost of our most vulnerable neighbors.



Source: Connected Communities Engagement Report, City of Cincinnati

The Affordable Housing Trust Fund is a critical tool in this fight. This City must continue funding the trust fund and focus on creating housing opportunities for very low-income households. This is especially true considering that the Connected Communities polices (as presently drafted) do not contain sufficient incentives or requirements to facilitate this type of development. Moreover, as the City considers broader reforms related to commercial tax abatements, we recommend linking the awarding of an abatement with guaranteed contributions from the awardee to the Affordable Housing Trust Fund. This linkage guarantees that tax abatement policy is directly contributing to the needs of our City.

Finally, HOME recommends the adoption of legal protections to prevent displacement as a result of Connected Communities. If passed, these policies likely to spur redevelopment in areas of the City previously considered un- or under-developed. This places the existing long-term residents of these neighborhoods at an even greater risk of displacement. To ensure these residents benefit from Connected Communities, the City must also establish robust eviction protections for tenants, financial assistance for legacy homeowners, and financial relocation assistance for displaced residents. All Cincinnatians deserve to benefit from these policies, regardless of their race, income, or the neighborhood they live in.

HOME encourages the adoption these recommendations as a part of Connected Communities. While we recommend reforming our City’s outdated zoning code, we cannot separate those efforts from the need for affordable housing in every neighborhood. Our zoning code is only one tool, but it must be an active part of the housing solution.

¹⁰ Connected Communities Engagement Report, City of Cincinnati, https://drive.google.com/drive/folders/1QEeiOkI_WzqgPCb3O7wSVdX00knG6Ybc?usp=sharing

Urbancsik, Jesse

From: fisk4@fuse.net
Sent: Friday, May 10, 2024 1:33 PM
To: Cincinnati City Planning
Subject: [External Email] Multi-family zoning change proposal
Attachments: Final MLCC Position Letter 5.9.24 - Planning.pdf

[You don't often get email from fisk4@fuse.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

I strongly oppose this possible zoning change, and endorse every comment brought forth by our neighborhood council.

We already have too many vehicles fighting for a place to park near our homes and business, without building more structures with insufficient parking for those prospective new residents.

Most families have a minimum of two vehicles. Where are these vehicles expected to park, if no new garages or off street parking is offered. A new multi-family structure in an already congested neighborhood, could add 4-5 more vehicles to our already crowded streets, per new structure. We shouldn't have to fight to find an extra parking space near or in front of our home.

This entire idea is just plain greed on the part of the city to generate a larger tax base.

Hyde Park and Mt. Lookout residents pay a much larger amount of property taxes vs other areas of the city. For that, we shouldn't find all these townhouses and multi-family structures being squeezed in between our single family homes, in neighborhoods always previously zoned for single family homes only!

Put this out for a residential vote in November and see the real feelings of all residents, instead of sneaking this in behind our backs, with little notice until it's too late. You won't do this as you already know it would never be agreed upon by most neighborhoods.

Ridiculous idea!! Keep single family neighborhoods, zoned single family!!!

Jim Fisk
Hyde Park / Mt. Lookout

Sent from my iPhone

Urbancsik, Jesse

From: Jim Miller <milller.jasb@gmail.com>
Sent: Saturday, May 11, 2024 10:53 PM
To: Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth; Parks, Victoria; Albi, Anna; an-michele.kearney@cincinnati-oh.gov; Aftab, Mayor
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance Changes
Categories: JU

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

External Email Communication

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

As a long-term (42 year) resident of the city of Cincinnati, I object to the proposed Connected Communities legislation regarding zoning ordinances and have serious concerns about the impact of these zoning changes on a neighborhood like North Avondale, where I have been a homeowner for nearly 39 years.

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

I believe the short timeline for approval of this legislation prevents residents and communities from engaging with the city and addressing and resolving their concerns about the ordinance. Finally, I am concerned about how the proposed ordinance changes will affect residents, communities, and the city overall, and am particularly concerned about the impact of allowing multi-unit residential buildings with no setback limits and no parking to be built along the streets of the historic and beautiful North Avondale neighborhood.

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

Regards,
Jim Miller
4018 Beechwood Avenue
North Avondale

Urbancsik, Jesse

From: Patty Hassel <pbhassel@gmail.com>
Sent: Saturday, May 11, 2024 6:31 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka
Cc: ClerkOfCouncilEmail; Cincinnati City Planning
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

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

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

Sincerely
Patricia B Hassel, CPA
North Avondale

Urbancsik, Jesse

From: Renata Scanio <rgscanio@hotmail.com>
Sent: Friday, May 10, 2024 4:52 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

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

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

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

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

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

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

Sincerely,

Renata Scanio

Urbancsik, Jesse

From: Sarah Kendall <sarahkendall@kw.com>
Sent: Friday, May 10, 2024 2:09 PM
To: Aftab, Mayor; #COUNCIL; Cincinnati City Planning
Subject: [External Email] Connected Communities- pump the brakes!

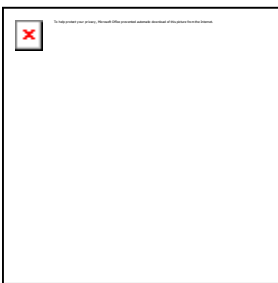
You don't often get email from sarahkendall@kw.com. [Learn why this is important](#)

External Email Communication

To whom it may concern:

As a citizen of Cincinnati and registered voter, I would like to respectfully object to the process that was used to formulate the "Connected Communities" proposal. The lack of community association engagement and the speed at which these significant changes are being adopted is alarming. For example, I understand that the new construction of "middle housing," will not include a parking requirement. As a resident of Mt. Adams, where parking is already a significant issue, I find that very concerning.

I applaud the city's efforts to move toward a more accessible, people-focused, diverse, healthy and connected community. However, we need to do this in a more thoughtful manner. This proposal had not been properly vetted by the appropriate stakeholders, in my opinion. I also recognize what an issue affordable housing is, and completely support doing something about it. I do volunteer for the organization "Working in Neighborhoods," so am cognizant of the obstacles many face when trying to own a home. However, the "one size fits all" approach of Connected Communities is not the answer in its current form.



Most Sincerely,

Sarah Kendall

Realtor

Keller Williams Advisors Realty

'Your Favorite Realtor'



937-478-2543



SarahKendall@kw.com



www.TheDebbieMontgomeryTeam.com/





May 10, 2024

Dear Mayor Aftab, Members of the Cincinnati City Council & Cincinnati Planning Commission,

I am writing to express Uptown Rental Properties enthusiastic support of the proposed Connected Communities policy. We applaud City leaders for presenting a proactive approach to support development in the City.

We believe that Cincinnati must prioritize the construction of additional housing, allocate resources to bolster its distinct neighborhood commercial areas, and streamline processes for integrating new residents into our communities. For too long, Cincinnati's zoning regulations have hindered neighborhood expansion and fair access to housing opportunities throughout the City.

The time has come to modernize our zoning regulations, ensuring they lay the groundwork for equitable growth. We cherish the uniqueness of our neighborhoods and understand that the implementation of Connected Communities will amplify the aspects we cherish about Cincinnati – vibrant commercial districts, pedestrian-friendly communities, and neighbors who enrich the fabric of our society.

Cincinnati City Council, we strongly encourage you to vote in favor of Connected Communities, taking a courageous stride toward shaping a future for Cincinnati that encourages development and supports new residents. Delaying action is not an option.

Sincerely,

A handwritten signature in blue ink, reading "Patrice Eby Burke". The signature is fluid and cursive, with a large initial "P" and "B".

Patrice Eby Burke
Vice President

Urbancsik, Jesse

From: vv johns <vvjohns@gmail.com>
Sent: Friday, May 10, 2024 10:56 AM
To: Cincinnati City Planning
Subject: [External Email] Cincinnati Connected Communities

Categories: JU

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

External Email Communication

Cincinnati Planning Dept,

As a homeowner in Mt Adams, I am opposed to this project. There is already not enough parking in Mt Adams. To add multi unit housing without the adequate parking spaces would be irresponsible.

I hope you are listening to the residents of Mt Adams and other communities that are objecting.

Regards,

Valerie Johnson

Urbancsik, Jesse

From: Zak Renzetti-Voit <zirv07@gmail.com>
Sent: Friday, May 10, 2024 2:23 PM
To: Cincinnati City Planning
Subject: [External Email] Concerns about Connected Communities - via a Mt. Adams homeowner

You don't often get email from zirv07@gmail.com. [Learn why this is important](#)

External Email Communication

Hello City Planning Commission -

I understand and appreciate the positive intent of the Connected Communities initiative via the need for Cincinnati to provide more affordable housing options for our citizens. However, as a citizen of Cincinnati and a homeowner in Mt. Adams, I am concerned about how the proper legal requirements for this initiative have been violated.

Specifically, the current process violates Article VII, Sections 6-9, of the Charter of the City of Cincinnati and the City Planning Commission Rules and Regulations. To paraphrase one of the violations occurring, the proposed changes in the Connected Communities initiative *should* be discussed with each Community Council that is being impacted. And according to our Mt. Adams Civic Association that has not been done or asked of them.

Please, I implore you to reconsider the process that is in current violation and instead, allow our Mt. Adams Civic Association (plus the other impacted neighborhoods) to be consulted before a decision is made.

I hope and expect that you will not violate Article VII and instead consult the collective of Cincinnati neighborhoods (including Mt. Adams) before a decision is made on our behalf.

Thank you for your time and consideration,

Zachary (Zak) Renzetti-Voit

Mobile: (614) 582-1806

Urbancsik, Jesse

From: Brian J. Fox <fox.brianj@gmail.com>
Sent: Monday, May 13, 2024 9:09 AM
To: Cincinnati City Planning
Subject: [External Email] Opposition to Connected Communities

Categories: JU

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

External Email Communication

Dear Department of Planning,

I'm writing to voice my opposition to the proposed "Connected Communities" plan currently being discussed amongst council members. I oppose the plan based on the following considerations:

- A. Lack of genuine engagement. The process has largely taken place without media attention and during a time frame still impacted by COVID-19 restrictions. A generational discussion to changes in zoning codes should be conducted in full sunlight. This process seems accelerated and done in secret, almost as if to shield it from scrutiny.
- B. Holy Grail of 'density'. The character and charm of Cincinnati is that it retains those characteristics that ACTUALLY make it unique from other places. I've chosen to live in Cincinnati because it is not a dense urban environment – we have a city center and near neighborhoods. Changing the character of those neighborhoods will, by design, displease and make Cincinnati a less desirable place. There seems to be a 'density for densities sake' mindset driving these changes, and those who do wish for that density should seek it out where it already exists. I don't want the existing house stock raided, torn down, and replaced by the cheapest 'all the way to the lot line' vision of what passes for new construction today. I want no part of the 'density' crime that became of the single-family home which previously stood at 3703 Drakewood Dr.
- C. Repeating past mistakes. Many of the proposed changes roll back hard learned lessons in urban planning that we're now about to repeat. Recently, on Woodburn Avenue, five historic homes were torn down after a lengthy effort of preserving them. These original single-family homes had been subdivided in the past, fallen into disrepair, and the final dispensation of that history, that character, was to tear them down. How many properties in Mt. Auburn, Hyde Park, and Oakley are you condemning to a similar fate? The lack of oversight by the various community councils over the fate of the character of their communities is troubling.
- D. Destruction of established neighborhoods. This proposal seems to live in the delusion that those able to profit from these changes won't do so. When prior administrations passed property tax abatements for new housing, you didn't see new housing arise in underserved areas, you saw good homes in Hyde Park, Oakley, and other neighborhoods torn down to build even more expensive housing – housing that paid a significantly LOWER property tax rate than the housing it replaced. What's preventing a similar cycle of loophole exploitation from repeating? Replacing one expensive single-family home in say, Hyde Park, with two expensive row houses does nothing to lower the cost of living. This will only incentivize more expensive density without addressing 'affordable' housing. What it does is change the established character of the neighborhood for those who purchased KNOWING what the character of the neighborhood was. Changing that after the fact is reckless.

E. Unresolved questions. What happens if new BRT routes are added – does that automatically trigger changes in zoning in those areas as well? How will you prevent large corporations that have already purchased large swaths of housing stock in Cincinnati from destroying or exploiting those homes?

In summary, I'm opposed to any proposal that changes SF-2 zoning codes, changes to zoning codes based on bus rapid transit (BRT) corridors, or changes to existing height restrictions. As such I must oppose the draft "Connected Communities" plan. City Council should concentrate on removing barriers preventing development that adheres to existing building codes and encourage new development before attempting this radical transformation at the altar of 'density'.

Sincerely,

Brian J. Fox

1601 E. McMillan

Urbancsik, Jesse

From: Jim Stengel <jimstengel55@gmail.com>
Sent: Monday, May 13, 2024 7:51 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance
Categories: JU

Some people who received this message don't often get email from jimstengel55@gmail.com. [Learn why this is important](#)

External Email Communication

Urbancsik, Jesse

From: Michael Romanos <michalisromanos@gmail.com>
Sent: Sunday, May 12, 2024 1:24 AM
To: Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

Sincerely,

Michael Romanos

--

Michael Romanos, Ph.D., AICP
Professor Emeritus of Planning and Economic Development
University of Cincinnati
(513) 293-8156

Web: michalisromanos.com

Instagram: @michalisromanos

Art Blog: <https://michalisromanosart.blogspot.com>

Greek Views Blog: <https://viewsongreece.wordpress.com>

Urbancsik, Jesse

From: Pier Paolo Scaglioni <scagliop@gmail.com>
Sent: Monday, May 13, 2024 9:20 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Subject Objection to Connected Communities Zoning Ordinance

Categories: JU

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

External Email Communication

Urbancsik, Jesse

From: Rich Bova <rich.bova@schooloutfitters.com>
Sent: Sunday, May 12, 2024 9:14 AM
To: Cincinnati City Planning
Subject: [External Email] Cincinnati Connect Communities

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

External Email Communication

I am not in favor of the Cincinnati Connected Communities zoning change. I think the one size fits all communities will not allow for the unique issues and opportunities that could be best for each neighborhood. Please consider crafting a solution tailored to the needs of each area.

Respectfully,

Rich Bova

Cincinnati resident



[Quick Ship](#) | [Room Designs](#) | [Services](#) | [Co-ops & Contracts](#) | [My Account](#) | [Track Order](#)

Looking for ways to maximize your school's federal relief funds?
Our guides on [ESSER](#) & [EANS](#) funds can help.

Join the conversation:



Urbanicsik, Jesse

From: Joseph, Samuel <SJoseph@huc.edu>
Sent: Sunday, May 12, 2024 4:27 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

As a resident of the City of Cincinnati, I object to the proposed Connected Communities Zoning Ordinance,

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

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

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

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

Sincerely,

Samuel Joseph

Samuel Joseph
4047 Beechwood Ave
Cincinnati, OH 45229
513-608-9337 Cell
513-861-6894 Landline

Urbanicsik, Jesse

From: Vanessa Wong <vanessawong403@gmail.com>
Sent: Sunday, May 12, 2024 7:50 AM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities

[You don't often get email from vanessawong403@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

I am writing in opposition to the Connected Communities proposal. I am a lifelong resident of North Avondale. My grandparents bought their home here during the riots of the 60's, when most were fleeing to the suburbs. They raised 8 children here, and all 8 still live in the neighborhood. When I purchased my first single family home on Mitchell Avenue, it was a dream come true. We bought it out of foreclosure and spent 10 years fixing it up. During the Great Recession, a huge, beautiful home on Winding Way came on the market. Like the one before, this one was also owned by a bank and in horrible disrepair. My husband and I had limited resources financially, but a lot of passion and sweat equity. Borrowing money for a downpayment from my mom and a loan from a bank we bought our dream home. We have lived here for 15 years. We have raised our children here and spend all of our free time working to restore this home to its original, 1896, glory. Had single family zoning not been in place when we purchased this home, we certainly would have been outbid by a developer eager to tear it down and build multifamily on the 2.5 acres the house sits on. Had single family protection not been in place when my grandparents purchased their home on Lenox Place...one only has to look to Avondale to see what became of the old, historic homes there.

This proposal is an attempt to take from me what I have worked for literally my whole life. The fabric of this city relies on single family homes being accessible for people like me. Under Connected Communities the same old neighborhoods are afforded protection while North Avondale is sacrificed. It is egregious. In the current market, these homes may seem protected, but what happens during the next economic downturn? Young people with passion will be boxed out by developers and out of town owners, eager to earn a quick buck. This proposal, like so many this City Council and Planning Department support, is a gift to these developers. The real estate cycle is just that: cyclical.

Vanessa Wong
3940 Winding Way
Cincinnati, Ohio 45229
513-658-0813

Urbancsik, Jesse

From: Andrew Kiley <andrewkiley@gmail.com>
Sent: Monday, May 13, 2024 10:54 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cramerding, Jeff; Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

Andrew

--



Andrew Kiley
Founder, PickMe! Consulting

(513) 328-6684 | andrewkiley@gmail.com



Create your own [email signature](#)

Urbancsik, Jesse

From: Andrew Schoenling <ajschoenling@gmail.com>
Sent: Monday, May 13, 2024 1:47 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

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

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

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

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

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

Best,
Andrew Schoenling

Urbancsik, Jesse

From: Catherine Hughes <hughescatherine@me.com>
Sent: Monday, May 13, 2024 10:49 PM
To: Cincinnati City Planning
Subject: [External Email] Zoning changes

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

External Email Communication

Hello,

I am a long time resident of Mt Lookout, and I have concerns about the proposed single family zoning changes in Mt Lookout and the city of Cincinnati. All of the currently proposed changes would seem to benefit developers and be a detriment to our neighborhoods. I am not opposed to apartments or to multi family housing, however size limits and the current setback laws need to be in place to avoid overly large buildings being constructed on modest lots ruining the neighborhood feel of our streets. In addition, new structures should be required to provide off street parking for tenants; many streets cannot accommodate an additional 4 or more cars parking every night.

While some zoning changes may need to be made, these are overly permissive and will damage the future of our neighborhoods.

Catherine Hughes

Urbancsik, Jesse

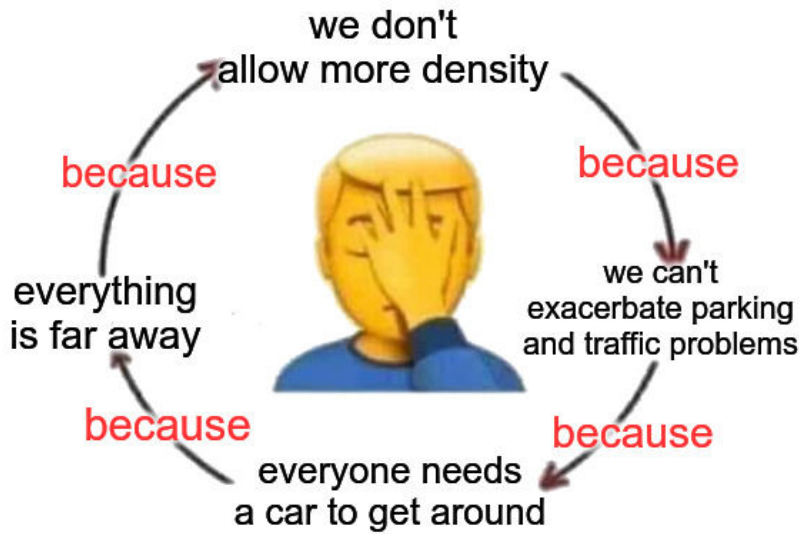
From: Chas Wiederhold <CWiederhold@gbbn.com>
Sent: Monday, May 13, 2024 9:48 AM
To: Cincinnati City Planning
Subject: [External Email] Support for Connected Communities

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

External Email Communication

To whom it may concern,

I am a resident of Northside and have lived in Clifton, CUF, and Over-the-Rhine since moving to Cincinnati in 2009. I live one block away from the future Hamilton Avenue BRT line. I believe that Connected Communities is the best thing that the City can do to make our city climate resilient. Associating density with transit is a smart urban development more to reduce carbon footprint related to isolating experience of driving a car. I could see a future where my neighborhood could support a larger grocery store, or even retailers selling things that save me a trip to Oakley or Western Hills in a car. I want to live in a eco-friendly, amenity rich, walkable neighborhood, with a thriving civic and business district and adding density as described in Connected Communities will create more space for that future. The issues facing our city can best be addressed by this graphic:



imgflip.com

Please pass Connected Communities!
Thank You,
Chas Wiederhold



Chas Wiederhold
Associate
O: [513.241.8700](tel:513.241.8700)

M: [937.776.6221](tel:937.776.6221)

gbbn.com





5/13/2024

City of Cincinnati Planning Commission,

Cincinnati Preservation Association is Greater Cincinnati's non-profit organization dedicated to the education and advocacy for the preservation of our historic resources. We are firm believers in the reuse of our existing fabric, both within and outside designated historic districts. Reuse of buildings is not only the most sustainable path forward but it also helps retain the distinctive character of the neighborhoods throughout Cincinnati. It is through this lens that we reviewed the proposed legislation for Connected Communities.

There were several items within the proposed legislation that will support preservation within the City.

- Permitted use of 2, 3 and 4-family units within designated areas of the city will allow for more options for building reuse, especially in larger historic buildings that may not be able to support a use as just a single-family building. This will also support the continued use of historic smaller multi-family buildings that were often scattered within neighborhoods.
- The elimination of parking for existing buildings and reduced parking for new construction supports the reuse of existing buildings and decreases the likelihood of demolition of existing buildings for new buildings with parking or for parking lots.
- Permitted reconstruction of legal non-conforming decks or porches supports the appropriate preservation or necessary reconstruction of historic porches without a need for a variance request.
- Removing the base zoning standards for setback and height within Historic Districts will make development within these districts have less conflict with the zoning code and require fewer zoning relief requests. This strengthens the historic district guidelines as there will not be 2 conflicting standards for height and setback.

There are also several items within the proposed legislation that will potentially support more demolition or unsympathetic development within our neighborhoods that do not have designated historic districts. A local historic district is not always the appropriate or desired approach for a neighborhood; however each of our neighborhoods has a unique identity and distinct character that is defined by their older building and their architecture and the new legislation should promote those distinct characteristics. Some of the issues that could be damaging to our neighborhoods' unique identities are below.

- Allowance for taller new construction could support the demolition of existing buildings that would otherwise be able to be reused.
- The design standards are both too specific and too vague to yield appropriate infill and new construction designs within our historic residential neighborhoods and business districts. In general, it is difficult in a city with such varied architecture and neighborhood development patterns to create a “one size fits all” approach for contextual new construction.
- The requirement for a distinctive base at the ground level is generally a good standard for multi-use buildings within business districts, but there are many examples of middle housing or larger multi-family residential housing that do not have a large base and have little distinction between the first floor and upper levels. This design requirement should be revised to allow for a wider range of treatments at the base. Creating a language that would encourage the designer to refer to and use the specific architectural treatments context of the neighborhood as the foundation for new construction would help retain the unique character of individual areas.
- The requirement for a projecting cornice is often appropriate, but it does not take into account the variety of architectural treatments that would be appropriate. Creating a language that would encourage the designer to refer to and use the specific architectural treatments context of the neighborhood as the foundation for new construction would help retain the unique character of individual areas.
- More specific details should be provided for what an appropriate “top” can include. If a cornice is included as a top, the dimensions, spacing, and sizes should be based on the context around the new construction to enhance and support the existing architectural treatments of the existing buildings.
- Projecting Parapets is not a common form within Cincinnati; a simple parapet should be included instead.
- The use of projection as an example of what to use at a top is vague and not an appropriate architectural treatment term. The second use of the word projection should be removed to prevent large bulky and inappropriate projections, that are not grounded in the surrounding architectural context of each neighborhood, being incorporated into new buildings.
- Better quality materials should be incorporated into the design standards. While there are many new materials that can be used appropriately within Cincinnati’s built fabric, materials that blend in and reference our existing building materials should be highly encouraged. This would include brick, stone, and high-quality siding. Focusing on these traditional materials grounds the design in human scale design and details that are not able to be replicated with large panels cladding materials such as rain screens and hardi-board.
- Language should be included in the Design Standards that require new construction be context sensitive in not just the base middle and top but should be compatible with the established pattern of windows, doors, and vertical and horizontal architectural treatments on the existing buildings around the proposed building.
- Requirements that the designs for Planned Developments (PDs) within the Connected Communities areas, use the Connected Communities model to create middle housing and townhouses and have design elements to ensure that new construction is human

scale and designed to work with the contextual design of the neighborhood to promote and preserve out distinctive neighborhoods. With the size requirement reduction to 1.5 acres for PDs, establishing Design Standards that are consistent with the Design Standards for the rest of Connected Communities will ensure that PD's fit into the neighborhoods and don't create intrusions into the character of our neighborhoods.

Cincinnati Preservation Association is happy to provide guidance on the appropriate creation of design standards that would better guide contextual design within our neighborhoods. Cincinnati has such distinctive neighborhoods that should be celebrated and preserved. Development that supports the distinctive unique character of the neighborhoods should be encouraged. While creating design standards that are more specific to our varied districts, we encourage you to incorporate or reference the book *Get Your House Right: Architectural Elements to Use and Avoid* as provisional design guidelines for new middle housing in Connected Communities legislation. While character varies among Cincinnati's neighborhoods, the principles in this book are universal to the residential and mixed-use architecture of most traditional urban neighborhoods. This book would promote quality, appropriate infill design while more specific design guidelines are developed over time for Cincinnati's 'T', 'B', and 'MH' districts.

Thank you for your consideration of our concerns,



Beth Johnson, AICP

Executive Director

Urbanicsik, Jesse

From: Keough-Jurs, Katherine
Sent: Monday, May 13, 2024 10:39 AM
To: Cincinnati City Planning; Urbanicsik, Jesse; Hoffman, Stacey
Subject: FW: [External Email]

Please add to the correspondence for Friday.

From: D R <danwr67@gmail.com>
Sent: Monday, May 13, 2024 10:32 AM
To: Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>
Subject: [External Email]

You don't often get email from danwr67@gmail.com. [Learn why this is important](#)

External Email Communication

Please do not alter the existing neighborhood environments through "connected communities".

Urbanicsik, Jesse

From: Jason Ramage <jasonramage@outlook.com>
Sent: Monday, May 13, 2024 12:19 PM
To: Cincinnati City Planning
Subject: [External Email] Re: Public Staff Conference Follow-Up

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

External Email Communication

Thank you for conducting the session.

I asked about addressing concerns with parking by potentially incentivizing conversion of private lots to public or shared use. My concern is Connected Communities might be implemented in neighborhoods across the city without adapting plans to each neighborhood and integrating related concerns. For instance, it's great to increase density if we can support it especially during the transition period.

For the most part, I'm in support of the plan, assuming it is designed to be adaptable both to each neighborhood and to empower neighborhood councils to address problems locally when a plan does not go according to plan.

Jason

From: Cincinnati City Planning <planning@cincinnati-oh.gov>
Sent: Friday, May 3, 2024 5:00 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: Public Staff Conference Follow-Up

Good afternoon,

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

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

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

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

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

Thank you again for your engagement with this process. If you would like to submit written comments, please send them to planning@cincinnati-oh.gov. To be included in the staff report packet, comments must be submitted by 5:00

p.m. on Thursday, May 9, 2024. Any comments received after that time will be sent to the Planning Commissioners prior to the meeting.

Have a great weekend!

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

[Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



Urbancsik, Jesse

From: Karen Muldrow <karenm0@me.com>
Sent: Monday, May 13, 2024 11:17 AM
To: Cincinnati City Planning
Subject: [External Email] Zoning Proposal

You don't often get email from karenm0@me.com. [Learn why this is important](#)

External Email Communication

Good morning,

I am disturbed by proposed zoning changes, especially as to how they affect Mt. Adams. Cincinnati neighborhoods are not one-size fits all. Mt. Adam's is already quite dense, and proposed changes to building height allowances, parking-space requirements, etc. negatively affect the functionality, and neighborhood feel of Mt. Adams. Please do NOT pass the proposed zoning changes!

Sincerely,
Karen Muldrow

Karen Muldrow
915 Riverview Place
Cincinnati, OH 45202
(513) 257-3033
karenm0@me.com

Urbancsik, Jesse

From: Ricksecker, Gus
Sent: Tuesday, May 14, 2024 1:51 PM
To: Cincinnati City Planning
Subject: FW: [External Email] Connected Communities

From: Lann Field <lfield@3cdc.org>
Sent: Monday, May 13, 2024 4:29 PM
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Connected Communities

External Email Communication

I am writing to express 3CDC's support of the Connected Communities Policy initiative proposed by Mayor Pureval, Councilmember Harris and Councilmember Cramerding.

We feel that this is a positive and sensible step that will support growth, address our housing needs, and lead Cincinnati to a more equitable and sustainable future.

Thank you,

Lann Field, Vice President of Development

lfield@3cdc.org

o: 513-977-8040

f: 513-621-5900



Cincinnati Center City Development Corporation
1203 Walnut Street, 4th Floor
Cincinnati, OH 45202

3CDC.org

downtowncincinnati.com

myfountainsquare.com

washingtonpark.org

memorialhallotr.com

zieglerpark.org

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

Urbancsik, Jesse

From: Louise JENKS <ljtcw@mac.com>
Sent: Tuesday, May 14, 2024 10:44 AM
To: Aftab, Mayor; Cincinnati City Planning; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; reggie.harris@cincinnati.oh.gov; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; hpncpres@gmail.com
Cc: editor@cincinnati.com
Subject: [External Email] Connected Communities

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

External Email Communication

To all City Council Members, Mr. Mayor etc,

It has come to my attention that the City Council's Connected Communities has proposed legislation that would affect our community, Hyde Park, in ways that will be harmful to the existing homeowners. By allowing higher density housing and eliminating parking requirements, our properties will be diminished in value to say nothing about the atmosphere of many neighborhoods.

Are you trying to push taxpayers out of the city? Are you trying to ruin our desirable neighborhoods?

Not just Hyde Park, but many other areas will be adversely affected. Elimination of zoning requirements will push owners out of the city taking their tax money with them... is that what you want? To make Cincinnati a high density parking lot?

Please reject this ordinance request by the Connected Community.

Sincerely,
Louise Jenks

Louise Jenks
LJTCW@mac.com

Urbancsik, Jesse

From: maureen marks <maureenmarks21@gmail.com>
Sent: Monday, May 13, 2024 6:37 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

Some people who received this message don't often get email from maureenmarks21@gmail.com. [Learn why this is important](#)

External Email Communication

Urbancsik, Jesse

From: Pierrette Wallace <one.pierrette@gmail.com>
Sent: Tuesday, May 14, 2024 1:40 PM
To: ClerkOfCouncilEmail; Cincinnati City Planning
Subject: [External Email] survey - Connected Communities - From a Paddock Hills resident

External Email Communication

Good afternoon,

I am a resident of Paddock Hills. We have discussed the zoning changes that are a part of this new legislation.

There are a few issues with the presentation of these changes:

"This will bring affordable housing.." - Define affordable. Connected Communities does not ensure that there will not be a significant increase of rent over time. Upzoning in Madisonville, College Hill and Oakley have all come with significant increased rent costs in the area. How does this help

"deconcentrate poverty"?

"NIMBY" being used to describe those opposed to this legislation is in short, name calling. It is also historically a racially charged term, used to shut down the conversation on the true side effects of these zoning changes.

Increased Density absolutely has an effect on safety and parking and this is not being addressed.

Please consider pausing this legislation to clarify the true side effects, short term and long term.

Thank You,

--

P.Wallace:

pray first.....then plan your work and work your plan

to improve is to change, to perfect is to change often

whatever good things we build, end up building us

you must become good at 1 of 2 things: planting in the spring or begging in the fall

your ancestors did far more with far less

New Proposed City- Wide Zoning Legislation

We are residents near Hyde Park Square and are writing to express our opposition to the new zoning legislation that would allow multiunit rentals or condos to replace current single family residences. The lack of off street parking is particularly troubling. We drive Michigan Avenue every day and find it increasing difficult to do so because of all the cars parked on the street. When meeting cars coming the opposite direction (which happens quite often), one or the other must often back up to allow the other to pass. This is an increasingly dangerous maneuver. Allowing multiunit rentals or condos will add significantly to what we already consider to be an unsafe situation.

We also object to the change that such a zoning law would make to our neighborhood. We moved here many years ago, in large part because it was mostly a neighborhood of single family residences. We feel that allowing multi family units will greatly detract from our historic neighborhood.

We would appreciate your opposition to this potential change. Thank you for your consideration.

John and Sandi Schaefer

16 Far Hills Drive, 45208

cc Hyde Park Neighborhood Council (hpncpres@gmail.com)

Urbancsik, Jesse

From: Vicki Lanzador <vicki.lanzador@gmail.com>
Sent: Monday, May 13, 2024 5:46 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Walsh, Seth
Cc: Cincinnati City Planning; ClerkOfCouncilEmail
Subject: [External Email] Objection to Connected Communities Zoning Ordinance

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

External Email Communication

Vicki Lanzador

May 14, 2024

Dear Planning Commission Members:

I write in opposition to the Connected Communities proposed ordinance that is to be considered by the Commission at its May 17, 2024 meeting. My opposition is specific as to one section and general as to process.

- (1) Specific opposition to the inclusion in this ordinance of changes in the City's zoning code that pertains to the Planned Developments. I attended five meetings in total involved with the Connected Communities concepts. At no time were the proposed revisions to the Planned Development zoning mentioned, much less discussed. Planned Developments can be blunt force instruments, overriding the underlying zoning. I had conversations with a few Planning Department members about how Planned Developments would impact proposed Connected Communities properties. Each one of them told me that Planned Developments were not part of the Connected Communities proposal. And now I see that the changes to Planned Development zoning is tucked right into the proposed Connected Communities ordinance and summary. The Planning Department members stated to me at these meetings that they view the "context" of where the Planned Development is proposed when implementing the Planned Development legislation. That word "context" has no legal meaning. Often a development, approved through the Planned Development process, is too dense, too tall and out of character with other structures in a neighborhood. Developers, who should build based on the architectural context and rhythm of a historic neighborhood, are instead given a green light to build buildings that are often diametrically opposed to that context. City adopted Neighborhood Plans can be and are ignored in the Planned Development process. And now the proposed zoning changes reduce the amount of property needed for a Planned Development from 2 acres to 1.5 acres and eliminate the ability of citizens to inexpensively appeal an unwelcome decision on a Planned Development by limiting all "Appeals" to the Hamilton County Court of Common Pleas – an expensive process out of the reach of most of the City's citizens.

I respectfully request that the language on pp. 60, 61 of the proposed ordinance (Sections 1429.05, 1429-17 and 1431-21) be deleted. A Planned Development, because it is a way to do a work-around of the proposed middle housing and townhouses on larger tracts of land with big impacts, should not be included in this legislation and should be considered in a separate ordinance. If this is not possible, then the proposed revisions of the Planned Development sections of the zoning code should specifically state that any Planned Development that includes a property that is impacted by the Connected Communities legislation comply with the underlying new Connected Communities zoning to prevent developments that are too dense, too high, out of character, etc.

- (2) Community Engagement was not done. I attended early charettes; I attended the 'Sim City' planning exercise; I filled in surveys; I attended public engagement sessions after the Connected Communities model was released. Not once was I asked (nor was I given the opportunity to express) how I thought the proposed Connected Communities proposal would impact my neighborhood. I was endlessly talked at; I was told that the Sim City exercise was to show that "planning is hard" (and this from the Planning Department facilitator at my table); I was asked to put red dots on papers taped to walls and write sticky notes to capture a fleeting one sentence thought. This is not engagement: this is faulty collection of data that can be manipulated in many ways. True engagement is hard. It is very hard in a city that is based on empowering the voices in nearly 50 distinct neighborhoods. However, this is the model the City has had for longer than most of us have been alive. The City Manager, the Mayor, City Council could have slowed down and engaged communities on an individual level. That did not happen in either of the two neighborhoods that I live in (bordering both). From the nearly universal opposition that I've read in the letters already submitted by community councils it did not happen in other neighborhoods either. My complaint of lack of

engagement, informed by my being a former community council president when true engagement occurred in the past, is deeply felt by community councils. We, as a City, can continue to ignore the voices of community councils, as the City has done with the Connected Community proposed ordinance, or we can slow down, truly engage, and get this right. I, for one, am not universally opposed to middle housing. I do worry, however, that historic houses in my neighborhood along Madison Road will be torn down – and not for more middle housing. Instead, those historic houses are likely to be replaced with two or more townhouses that each sell for close to \$1 million. I think removing parking requirements from the De Sales Corner historic business districts is, in general, a good idea. I suggest, if done properly, the Mayor, City Manager and City Council would be pleasantly surprised to discover that most communities support some parts of this proposed legislation. Those communities, though, would like to have a voice in what, where and how the legislation is implemented. And their voices could improve the proposed legislation. Community members and community councils know their neighborhoods. A ‘one size fits all’ approach that is not vetted by the communities is a fundamentally flawed proposal that will cause more dissension and a deepening suspicion at the community level that the City does not care about and does not hear what communities are saying.

We can do better in Cincinnati. I respectfully oppose the insertion of the Planned Development language in the Connected Communities legislation. I strongly recommend that the Planning Commission and the City stop the process of implementing the proposed Connected Communities ordinance, take a deep breath, and do true community engagement.

Sincerely,



Drew Gores

East Walnut Hills Assembly former President and Resident of the EWH Historic District
Evanston Resident per City Maps

May 13, 2024

Cincinnati Planning Commission
City of Cincinnati
805 Central Avenue
Cincinnati, OH 45202



Dear Commissioners:

My name is Alexis Kidd-Zaffer and I am the Executive Director of the Seven Hills Neighborhood Houses CDC in the West End neighborhood of Cincinnati, Ohio. I am writing this letter to state that Seven Hills Neighborhood Houses supports the proposed ordinance changes in coordination with the Connected Communities initiatives.

Connected communities will remove unnecessary zoning requirements and allow us to bring much needed positive change to availability of housing within the West End neighborhood. We are planning to develop two properties in the West End to create additional housing, and connected communities will allow us to more efficiently create an appropriate amount of density that will aim to strengthen our neighborhood business district and create diverse housing options.

Seven Hills Neighborhood Houses CDC is excited to see the progress that will happen without the extra hurdle of zoning variances and zoning restrictions. I want to restate that Seven Hills Neighborhood Houses strongly supports the proposed changes and encourages the Planning Commission to move the proposal forward. Our neighborhoods and City have waited long enough for progressive change, and this is the first step!

Thank you for your time and for considering these zoning changes.

Sincerely,

Alexis Kidd-Zaffer
Executive Director
Seven Hills Neighborhood Houses

Urbancsik, Jesse

From: Fran Morris <fmorriss@fuse.net>
Sent: Tuesday, May 14, 2024 5:18 PM
To: Aftab, Mayor; Cincinnati City Planning
Cc: hnpcpres@gmail.com
Subject: [External Email] Connected Communities

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

External Email Communication

Dear All,

Your "Connected Communities" proposed legislation is terrifying!!!

These changes are certainly not connecting communities. They're destroying the very community you seem to want connected....to what??

There have already been enormous changes in the area with several condos, hotels and apartments popping up. Where are people going to park? If residents want to have a fund raiser (like for a council member or mayor or senator), will guests have to walk a mile to be heard? Will we who oppose this legislation even be heard tomorrow?

The idea is simply nuts.

Thanks for listening.

Fran Morriss

fmorriss@fuse.net

2509 Ritchie Ave.

Urbanicsik, Jesse

From: Linda Miller <lindyfry7@gmail.com>
Sent: Wednesday, May 15, 2024 12:05 AM
To: Cincinnati City Planning
Subject: [External Email] Proposed city-wide zoning legislation

[You don't often get email from lindyfry7@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

To the Planning Department:

We are writing to express our deep concern about City Council's proposed "Connected Communities" legislation. The extent to which the plan will increase housing density, eliminate parking requirements and height restrictions for new construction is alarming. What Council is proposing will alter established neighborhoods beyond recognition. The Connected Communities plan will replace one crisis with another. The results will not be equitable nor successful as longtime residents flee their changed neighborhoods, the gridlocked traffic and abandon the city,

Jim and Linda Miller
Hyde Park
Sent from my iPad



Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

May 15, 2024

Cincinnati Planning Department
City Council

Sent Via Email

Re: Connected Communities

The Over-the-Rhine Board of Trustees discussed the proposed zoning changes known as Connected Communities at our board meeting on May 6, 2024. Several trustees voiced their concerns regarding the absence of engagement with the Over-the-Rhine Community Council on the proposed policy, the limited timeline for which we could review the policy and present it to the membership of the Over-the-Rhine Community Council members. At this stage, the trustees felt they could neither support nor oppose the policy based on our limited time to analyze the policy's impact on our neighborhood and the broader City.

It is with these concerns that we ask the members of the City Council of Cincinnati and the Planning Commission to advocate for thorough engagement with all Community Councils before passing this legislation by pausing the current timeline for consideration of Connected Communities. Each Community Council should have the option of discussion, deliberation, and voting to support such a significant policy change in Cincinnati.

Thank you,

Respectfully,

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

John Wulsin
President
Over-the-Rhine Community Council

Urbancsik, Jesse

From: Suzanne R. Watts <sswatts@zoho.com>
Sent: Tuesday, May 14, 2024 11:27 PM
To: Aftab, Mayor; Owens, Meeka; Walsh, Seth; Johnson, Scotty; Jeffreys, Mark; Harris, Reggie; Cramerding, Jeff; Albi, Anna; Parks, Victoria; Kearney, Jan-Michele; Cincinnati City Planning
Cc: planning@mtlookout.org; hpncpres@gmail.com
Subject: [External Email] Connected Communities

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

External Email Communication

Dear City of Cincinnati Leaders,

While the Connected Communities initiative may be well intended, we **strongly disagree** with the initiative.

The loosening and/or elimination of the height, set backs and parking regulations will negatively affect Mt. Lookout, Hyde Park and other strong neighborhoods.

These proposed zoning changes are significant and will **adversely** affect property values, parking, traffic, and overcrowding. Mt. Lookout/Hyde Park is not affordable to some due to property taxes and high rents. The location, safety and charm are just a few reasons people want to live in these neighborhoods. Due to this "high demand" these areas have higher rents. Adding more housing and residents will not make Mt. Lookout/Hyde Park more affordable but will instead devalue the properties, increase traffic, etc.

We respectfully request City Council focus their efforts on struggling communities, as opposed to the communities that are thriving. There are many places to live in Cincinnati but many neighborhoods are not safe, therefore people don't want to live in them. Improving safety in **all of the city's communities** would be a better path to increase housing opportunities.

Sincerely,
Suzanne and Steve Watts
1323 Hayward Ct
Cincinnati, OH 45208



3080 Exploration Avenue, Suite 640
Cincinnati, OH 45206

513.655.3981
www.tristatetrails.org

May 15, 2024

Planning Commission
Department of City Planning & Engagement
City of Cincinnati
805 Central Avenue
Cincinnati, OH 45202

Dear Members of the Planning Commission:

Tri-State Trails would like to express our support for the proposed Connected Communities land use and zoning policy changes. Our staff have participated in the robust community engagement effort that has taken place over the past two years. As an advocacy organization working to connect and expand the multi-use trail and bikeway network in Greater Cincinnati, Tri-State Trails believes that Connected Communities will help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all.

We appreciate the initial focused approach to implementing the Connected Communities policy changes in the City around transit corridors and neighborhood business districts. Looking forward, we encourage the City to consider similar policy changes along established regional trail and bikeway corridors, like the developing CROWN network. By providing another safe transportation option for residents to navigate the City, trails and bikeways are unique amenities that individuals, families, and business desire to be located near. Consequently, we believe it is critical that the City's land use and zoning policies are conducive to pedestrian-and bike-friendly development at a human scale that creates new affordable housing opportunities and fosters socio-economic mixing.

Thank you for your consideration.

Respectfully,

Wade Johnston, AICP
Executive Director
Tri-State Trails
wade@tristatetrails.org

Urbanicsik, Jesse

From: annie.baucom@fuse.net
Sent: Wednesday, May 15, 2024 2:21 PM
To: Cincinnati City Planning
Cc: hpncpres@gmail.com
Subject: [External Email] Oppose "Connected Communities" proposed legislation

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

External Email Communication

Dear City Planning Department,

I am writing to express my strong opposition to the proposed zoning legislation in Hyde Park. Our community's unique character and charm would be severely compromised by the drastic changes in Council's "Connected Communities" proposal.

Increasing housing density without adequate infrastructure planning will strain resources, including schools, transportation and emergency services. Adding more residents without upgrading these services will exacerbate traffic congestion and reduce the quality of life.

The elimination of building height restrictions threatens the character and aesthetic of Hyde Park and other city neighborhoods. Many areas of our city are known for their historical charm and low-rise buildings, which provide a sense of community and continuity. Allowing high-rise developments could lead to a loss of this unique identity, as well as potentially cast shadows over existing properties, reducing sunlight, increasing noise levels, and affecting the well-being of current residents.

Furthermore, this legislation does not adequately consider the environmental impact of higher density development. Urban green spaces, essential for mental well-being and ecological balance, could be sacrificed. The increase in impervious surfaces would exacerbate storm water runoff issues, potentially leading to more frequent and severe flooding events.

Lastly, the removal of off-street parking requirements will exacerbate parking problems. With more people living in high-density housing, the demand for parking spaces will increase. Without off-street parking, residents and visitors will be forced to park on already crowded streets, leading to traffic congestion, increased risk of accidents, and frustration among residents.

The legislation would alter our community's quality of life and character and I've written all City Council members urging them to reject the "Connect Communities" proposal.

Sincerely,
Annie Baucom

Ann M. Baucom
1 Field Lane
Cincinnati, OH 45208
513.324.2669

Urbanicsik, Jesse

From: Andrew Kiley <andrewkiley@gmail.com>
Sent: Wednesday, May 15, 2024 2:20 PM
To: Cincinnati City Planning
Subject: [External Email] Fwd: CONNECTED COMMUNITIES

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

External Email Communication

And in case you haven't seen my original email to City Council.

Respectfully,

Andrew

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

From: Andrew Kiley <andrewkiley@gmail.com>

Date: Thu, May 2, 2024 at 2:25 PM

Subject: RE: CONNECTED COMMUNITIES

To: <Mayor.Aftab@cincinnati-oh.gov>, <ClerkOfCouncil@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, Owens, Meeka <meeka.owens@cincinnati-oh.gov>

Cc: nana northavondalecincinnati.com <NANA@northavondalecincinnati.com>, Matt Knotts <matt@shophighst.com>

Dear Mayor Aftab Pureval and other Council Member Friends,

As lifelong Cincinnati residents (well, one of us) deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, we must express our strong opposition to the Connected Communities ordinance currently under consideration.

My husband and I have been proud residents of North Avondale since 2017. We moved to this neighborhood for many good reasons, including but not limited to these two:

1. Diversity - North Avondale is one of Cincinnati's most diverse neighborhoods, with individuals and families of many nationalities, varied political affiliations, a thriving hub of LGBTQIA+ residents and allies, and people from different socioeconomic statuses, backgrounds, and professions. Changes proposed in this ordinance will have adverse effects on this diversity of neighbors. I'd encourage you to consider neighborhoods with little to no diversity at present.
2. History/Charm - North Avondale is a unique neighborhood. The proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique

charm of our community. Also, the proposed change in zoning - specifically, the elimination of single-family homes and relaxed height restrictions and setbacks - will inevitably make the single-family parts of this neighborhood less desirable and slowly but surely abandoned.

Our Additional Concerns on the Plan Include:

1. Reduction in parking requirements without a robust public transit system. Reading Road is 1/4 mile from our front doorstep and it looks like a racetrack full of speeding cars, as opposed to a center of ample public transportation. This is a city dependent on cars, then and now, so with more people comes more cars and more congestion along Reading Road and nearby neighborhood streets.
2. An accelerated decision, a lack of a real public engagement process. The proposed ordinance was already drafted and sent to the Mayor on April, 17, 2023. In addition, the original plan was written by the Urban Land Institute on June 22, 2021 therefore, our comments and participation cannot be meaningful.
3. The plan does not consider community-driven development for North Avondale's historic, architectural and cultural preservation.
4. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

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

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

We ask you to reconsider this plan.

Respectfully yours,

Andrew Kiley and Matt Knotts
North Avondale Residents
(Winding Way)

--



Andrew Kiley
Founder, PickMe! Consulting

(513) 328-6684 | andrewkiley@gmail.com



Create your own [email signature](#)



Urbancsik, Jesse

From: Bryan Becker <BryanBecker@michelman.com>
Sent: Wednesday, May 15, 2024 9:43 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Cincinnati City Planning
Cc: hpncpres@gmail.com; Crystal Williams
Subject: [External Email] Opposition to Zoning Change

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

External Email Communication

To City Council, Zoning Department, Hyde Park Council, and Mayor,

I am writing to express my opposition to the zoning change and request the removal of Hyde Park and Mt Lookout from the proposal due to serious consequences this poses to our communities. I am certain this proposal increases safety risk from traffic and aggravates a continued health risk from our already over capacity combined sewer system. While I speak specifically to Hyde Park and Mt Lookout, I am certain these same issues likely apply to other areas effected by this poorly proposed change.

The increasing of housing density without a parking solution in locations like Hyde Park will only increase traffic on roads that are already peaked out due to our current population density. We cannot accept these proposed changes and in fact should be restricting the level further to improve pedestrian safety and increase space for biking and walking. We already have seen the city allow mistakes like larger lots to be split with placing houses in the front portion directly on the street without consideration of appearance and traffic. Please do not repeat past mistakes that developers will quickly take advantage of.

I have personally expressed multiple times the high level risk to our health and safety from the overcapacity sewer system. Our head of MSD, Diana Christy, has agreed our zoning laws should drive for more greenspace and less impervious surface to reduce the runoff burden on the combined sewer system. I consider city council is failing for not directly addressing the health risk they are placing residents in by exposing them to raw sewage. We must not allow this zoning change that only makes the sewer capacity worse and in fact, we should drive the other direction with zoning laws that force less added buildings and more greenspace.

Our zoning goals should not be designed to support developers to have more business, but be designed to improve our communities with increased safety via properly managed infrastructure (sewers first), more greenspace, less traffic, and less street parking.

Respectfully,

Bryan Becker
3327 Monteith Ave
Cincinnati, OH 45208

The logo for MICHELMAN, featuring the word "MICHELMAN" in a bold, blue, sans-serif font. A small orange horizontal bar is positioned above the letter "I". A registered trademark symbol (®) is located at the top right of the word.

Bryan Becker

Vice President, Operations, Engineering & Advanced
Manufacturing

Office: +15136862717 | Mobile: +15132183263

[Feedback](#) | [News](#) | [Stay Informed](#)

This e-mail message and any attachments are intended only for the use of the person(s) or entity(ies) to whom it is addressed and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by return e-mail and destroy the original message.

Urbancsik, Jesse

From: Planning and Zoning <planning@northsidecouncil.com>
Sent: Wednesday, May 15, 2024 9:56 PM
To: Cincinnati City Planning
Subject: [External Email] Connected communities

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

External Email Communication

Planning Commission Members,

I'm writing this email to let you know that at our regular monthly board meeting, the Northside Community Council Board of Directors voted unanimously to voice our support for the connected communities legislation. We believe that the changes included in connected communities will create a more vibrant, equitable, affordable, and climate-resilient future for our neighborhood, our city, and the people in it. An official letter, signed by our President Bree Moss, will be forthcoming. But I wanted to reach out to hopefully get this in front of you before the Friday, May 17th meeting. Thank you for your consideration.

Sincerely,
Brandon Rudd
Chair, NCC Planning & Zoning

Urbancsik, Jesse

From: Elizabeth Milward <b.milward@esmlc.biz>
Sent: Wednesday, May 15, 2024 3:05 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities Proposal

You don't often get email from b.milward@esmlc.biz. [Learn why this is important](#)

External Email Communication

Dear Cincinnati City Planning Commission Members;

I fell in love with Mt Adams when I moved to Cincinnati in 1993. I have been a resident for over 30 years, during which time I have accumulated 3 multi-family homes, all built around 1880. I have seen a lot of changes to the neighborhood, and the one problem that persists is the lack of parking. I would agree that adding some housing that would be attractive to young people would be beneficial to the community, especially the business district. But, under no circumstances will I agree that this be allowed without creating parking for every single new resident. We are at capacity!

When I moved here, Mt Adams was zoned multi-family. Overnight, with no notice whatsoever, the zoning changed to single family. At that time, the multi-families made up over 60% of the neighborhood! I, personally, went to city hall to request that the existing multi-families be grandfathered in, so that we would be allowed to renovate our properties without being forced to turn them into SF homes. I believe that rental units add to the eclectic personality of our neighborhood.

I recall, from my tenure serving on the zoning committee, that P&Z encouraged development that took cars off the street. Original Mt Adams homes didn't have driveways because the neighborhood was established before the invention of the automobile! Parking has always been a problem and many proposals to alleviate the problem have unfortunately failed. Proposing that we add to this problem is astonishing! What do we do if we arrive home in the evening and there isn't a single place to park in the entire neighborhood? This would be a disaster! To consider any new residential construction in Mt Adams without parking is outrageous.

I've heard that some developers think young people don't need cars any more. WRONG! This is not NYC. (Thankfully) To motivate people to live without vehicles, you first have to have excellent public transportation. We do not. I haven't interviewed a single tenant candidate, or met a neighbor, who doesn't own a vehicle. Allowing new construction without parking would punish current residents who already fight for parking. The additional inconvenience would drive Mt Adams residents to the suburbs. Having the ability to own a car and live in or near the city is one of the conveniences that makes Cincinnati so wonderfully livable! Please don't destroy it.

Sincerely,

Elizabeth S Milward
513 607-6725
b.milward@esmlc.biz

Urbancsik, Jesse

From: jmrjb@fuse.net
Sent: Wednesday, May 15, 2024 8:39 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Owens, Meeka; Owens, Meeka; anna.albi@cincinnati0oh.gov; Cincinnati City Planning; hpncpres@gmail.com
Subject: [External Email] City Wide Zoning legislation meeting

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

External Email Communication

To members of Cincinnati City Council and Mayor Pureval,
We received a notice to attend a feedback meeting on the proposed city-wide zoning legislation. As a resident of Hyde Park, this will indeed impact my neighborhood. We already have parking issues on our street and adding units with 2-, 3-, and 4-unit rentals, condos, and Airbnb with no off-street parking will greatly add to the difficulty we currently experience. We currently have a one-family house next door with 5 cars that they park on the street. Unfortunately, the meeting is scheduled at 9 am on a working day. I imagine that I will not be the only person unable to attend this meeting because I work.

Another issue I would like to have discussed is the traffic pattern changes in Hyde Park. Several main streets have been reduced from 2 lanes to 1 lane. The corner of Edwards Avenue and Observatory is blocked for any right turn from the right lane. This causes traffic to back up on Observatory past Linwood Avenue during the early morning commute time. The light at that corner still has a right turn arrow, but it cannot function because traffic turning and traffic going straight are in the same lane.

Thanks for your consideration,

Jill Johnson

Urbanicsik, Jesse

From: Jerry & Mary Ann Habig <habigfam@gmail.com>
Sent: Wednesday, May 15, 2024 11:26 AM
To: Aftab, Mayor; jan-michele.kerney@cincinnati-oh.gov; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Cincinnati City Planning
Cc: Mary Ann Habig; hpncpres@gmail.com
Subject: [External Email] Connected Communities - Housing Density

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

External Email Communication

Dear Cincinnati Mayor, Council and City Planning

I'm writing to express my opinion on the Connected Communities - Housing Density proposal.

I am not for these changes.

Density restrictions, height restrictions and parking requirements removed:

- Most of the Cincinnati neighborhoods are made up of small houses and are already densely packed, this includes existing many multi-family housing. Many of the existing small houses and multi-family dwellings have unusable driveways, and garages. This fills up street parking on already tight city streets. It is hard to see cross traffic on many side streets due to parked cars and adding additional cars will only make it more dangerous for drivers and pedestrians.
- Current Cincinnati neighborhoods are older and have an appeal to the residents that live here. Tearing down existing housing and removing height restrictions would ruin the look and feel of the neighborhoods.
- The regulations in place help to preserve the city from over populating and make it a desirable place to live. Many big cities across the US are seeing a decline in population because of high taxes and the constant changing of the place that they live. Let's think about what makes Cincinnati a great place to live and stop trying to drive people out.

Please take this into consideration and vote down these proposals.

Thanks,

Jerry Habig

Urbancsik, Jesse

From: Leah Hartlaub <lmhartlaub@gmail.com>
Sent: Wednesday, May 15, 2024 7:58 PM
To: Cincinnati City Planning
Subject: [External Email] Fwd: Connected Communities

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

External Email Communication

Dear Planning Team:

I oppose Connected Communities. I urge you to be opposed to Connected Communities, too. This legislation is not an effective or balanced way to handle development in Price Hill.

Leah M. Hartlaub, Price Hill Resident

Urbancsik, Jesse

From: Peggy Moses <mnmoses1214@gmail.com>
Sent: Wednesday, May 15, 2024 6:34 PM
To: Cincinnati City Planning
Subject: [External Email] Connect Communities

External Email Communication

I am concerned about 45220 and the zoning changes that would allow new 4 families. Clifton currently is 60% multi family we have enough density. Thriving business on Ludlow. I am asking that 45220 zoning remain as is. Also Connect Communities is required to meet with each of the 52 Neighborhood Community Council and a vote taken, this has not been done.

Every Cincinnati Property should have been mailed a notice about Connect Communities.

Regards
Margaret Moses

Urbanicsik, Jesse

From: Shelly Brauer <1shellybrauer@gmail.com>
Sent: Wednesday, May 15, 2024 8:45 PM
To: ClerkOfCouncil@concinnati-oh.gov; info@ephia.org; Cincinnati City Planning
Subject: [External Email] Fwd: Connected Communities

You don't often get email from 1shellybrauer@gmail.com. [Learn why this is important](#)

External Email Communication

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

From: Shelly Brauer <1shellybrauer@gmail.com>
Date: Wed, May 15, 2024 at 8:34 PM
Subject: Connected Communities
To: <Mayor.Aftab@cincinnati-oh.gov>

Dear Sir,

I can't begin to explain to you how disappointed I am in the way this new plan has transpired.

I am strongly opposed to the changes being proposed, because of the negative results we will be left with in West Price Hill. And despite the fact that we have expressed our concerns, no one seems to care about how this will impact our lives.

The lack of communication and transparency is both daunting and self-serving for those of us with smaller bank accounts. And the fact that this is being pushed through the way that it has been can't help but make us wary.

Please slow it down and explore further.

Shelly Brauer

Urbancsik, Jesse

From: alicia@tilting-at-windmills.com
Sent: Thursday, May 16, 2024 8:01 AM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning
Cc: info@ephia.org
Subject: [External Email] Connected Communities - Opposed

You don't often get email from alicia@tilting-at-windmills.com. [Learn why this is important](#)

External Email Communication

I oppose Connected Communities and so should you. This is not a responsible or equitable way to approach planning or development in Price Hill.

I moved to Price Hill in 2022 because of its owner led revitalization – I am one of those resident owner remodelers/restorers - and the reduced amount of developer influence. If I wanted to live in a cookie-cutter neighborhood, I would have move to Norwood or Kenwood.

Please keep Price Hill single family centric and resident focused.

Thank you,

Alicia de Cervantes
East Price Hill

CONTRIBUTORS | Opinion *This piece expresses the views of its author(s), separate from those of this publication.*

City Council must present full picture of city's proposed zoning reforms | Opinion

Todd Zinser Opinion contributor

Published 8:30 a.m. ET April 14, 2024 | Updated 5:54 p.m. ET April 14, 2024

Cincinnati Mayor Aftab Pureval would like City Council to approve his proposed zoning reform before they adjourn in June. That is too soon. The West Price Hill Community Council almost voted to oppose the plan at its last meeting. The proposal seems very deadline-driven. The motion to oppose was withdrawn after assurance from council members Jeff Cramerding and Anna Albi, who attended the meeting, that the city was still open to community input.

The proposal is called "Connected Communities." The city developed a website for the proposal which is very well done and has established a good record of community engagement. But the information provided by the city is all one-sided. Without a "pros and cons" approach to the information presented, efforts such as the website, basically come across as another sales job, not the full picture.

A term that is not mentioned in the discussion of "Connected Communities," is the term "upzoning." Upzonings, which increase allowable densities often by relaxing the zoning code's height and bulk requirements or increasing floor area ratios, aim to encourage denser development, increase housing supplies, and thus improve housing affordability. This is very odd because "Connected Communities," is squarely an upzoning proposal.

Upzoning is being tried in several cities, but the jury is still out as to whether it is having its desired effect.

Urban Affairs reported in 2019, that "Chicago upzoning efforts served only to increase prices of existing housing units and found "no impact of the reforms . . . on the number of newly permitted dwellings over 5 years."

In 2021, Brookings, a Washington, D.C. think tank, published, "The double-edged sword of upzoning." It warned of gentrification as a negative consequence of upzoning.

In 2024, the Pew Charitable Trust, referred to the upzoning reforms by Minneapolis as a "blueprint." However, it also reported that housing in Minneapolis grew between 2017 and 2022 but that the growth was primarily based on an 87% increase in buildings with 20+ units. That is not the "middle-housing" units envisioned in "Connected Communities."

One investment website called upzoning a "hot topic." You would never know it based on the presentations by the city. We were not told about upzoning as a framework. We were not given both the pros and cons of upzoning. There is no disclosure that aspects of upzoning are heavily influenced by ideological beliefs surrounding climate change, for example, that may or may not be shared by the property owners directly affected by the proposal.

For example, statements made publicly by the mayor and those of a central planner during a public engagement session, make it hard to tell whether they want to eliminate parking minimums to reduce costs to developers or because the mayor wants us to "change our relationship with parking so that it is a factor in building, but not what we're building for."

In his 2022 State of the City address, the mayor said, that he "wants to make development less car-centric and ensure parking lots don't create problems for pedestrians."

At one of the virtual public meetings, one of the city's central planners quoted Jen Gehl, a giant in urban planning. The quote begins, "If you invite more cars, you get more cars; if you make streets better for cars you get more traffic," etc. In a nutshell, that is where the central planners are coming from, i.e., cars are bad.

The city administration has failed to give us the full picture of this proposal. The career professionals should be non-partisan and non-ideological in their work products. They are obligated to objectively give policy makers and the public both sides of a debate the best they can. City Council should require that before they vote on "Connected Communities."

Todd Zinser lives in West Price Hill and founded Citizens for a Transparent Railroad Vote. He retired as the inspector general of the U.S. Department of Commerce after 31 years of conducting audits and investigations of federal officials, programs and operations and remains a certified fraud examiner.

Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati’s zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati’s neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

We urge you to vote YES on Connected Communities, taking a bold step to ensure Cincinnati’s future is one that allows our communities to build more housing and welcome new neighbors. There’s no time to wait!

Sincerely,

Madeline Aeschbury
Over-the-Rhine

Eric Anderson
West End

Colin Barge
West End

Susan Afanuh
Clifton

Lauren
Corryville

Matt Barney
Mt. Lookout

Tom Allen
Downtown

Pamela Badian-Pessot
Downtown

Anne Baughman
Clifton

Dakota Alverson
Mt. Adams

Bill Baker
Mt. Lookout

Matt Bayliss
Hyde Park

Tianay Amat
Evanston

Rick Baker
Pleasant Ridge

Sara Bedinghaus
Mt. Airy

Laila Ammar
Northside

Bob Bammann
East Price Hill

Emily Bensman
Mt. Auburn

Andrea S. Anater
North Avondale

Justin Banks
Prospect Hill

Michael C. Binder
Northside

Chris Anderson
Mount Auburn

Anna Barchick-Suter
Northside

Elise Binder
Northside

Susan Binder Clifton	Lauren Burt Northside	Stephanie Collins Westwood
Jim Binder Clifton	Cayla Burton Pendleton	Ryan Cook Walnut Hills
Sara Birkofer Northside	Kim Busdieker Clifton	Taylor Corbett Walnut Hills
Ethan Blair Clifton	Frank Busofsky Mt. Washington	Alexander Costa Walnut Hills
Ann Boland Madisonville	Brett C. Butler Northside	Lily Couch Over-the-Rhine
Sandy Bolek Madisonville	Annalese Cahill Mt. Lookout	Ryan Crane East Walnut Hills
Matt Bourgeois Clifton	Gavin Over-the-Rhine	Brendon Cull Clifton
Brad Bowers Avondale	David Canavan Oakley	Rachel C. Northside
Storm Boyd Bond Hill	Michael Cappel College Hill	Brandon Dalessandro Spring Grove Village
Jena Bradley East Walnut Hills	Jaime Castle Mt. Washington	Emily Dalton CUF
Ryan Braun Hyde Park	Caroline Over-the-Rhine	Griffin Daly Northside
Adam Brokaw Oakley	Brad Chamblin Over-the-Rhine	Aspen Dameron Corryville
Justin Brookhart Clifton	Rosa Christophel Mt. Washington	Brian Anthony Davis Northside
Erin Brookhart Clifton	Chet Closson Northside Marcus Coleman Mt. Lookout	Ben Davis Bond Hill
Amber Brown East Walnut Hills	Kathleen Colley Madisonville	Mary Delaney West Price Hill
Andy Burns Mt. Airy		Kerry Devery Madisonville

Samantha Dewald
Northside

Barbara Didrichsen
Pleasant Ridge

Sara DiLandro
Oakley

Bobbi Dillon
Mt. Lookout

Tony DiMenna
Walnut Hills

Sally Duffy SC
West Price Hill

Alex Duncan
Clifton

Katie Dyson
Westwood

Cameron Ehteshami
Over-the-Rhine

Sarah Eingle
Downtown

Rev. Robert English
Northside

Adam Evans
Downtown

Frank Eversole
Westwood

Alex Faeth
Over-the-Rhine

Luis Finke
Clifton

Ashley Fishwick
Mount Auburn

Amy Fitzgibbons
East Hyde Park

Ben Fotsch
Downtown

Bailey Francis
Bond Hill

Michael Frankenhoff
Pleasant Ridge

Jasmine
Avondale

NaQuia Futel
Westwood

Charles Gabel
Northside

Matthew Gahris
Westwood

Patrick Gallagher
Over-the-Rhine

Karin Gandler
Mt. Auburn

Julie Garcia
Hyde Park

Rafael Garcia
Hyde Park

Natalie G.
Pleasant Ridge

Elizabeth Gilbert
Over-the-Rhine

Megan G
CUF

Allison Godec
Northside

Kristen M. Goodge
Downtown

Ben Goodly
Northside

AJ Graden
Over-the-Rhine

Kate Greene
College Hill

Benjamin M. Greiner
Oakley

Macie Grisemer
East Walnut Hills

Christopher Grossman
Clifton

Colin R. Groth
Over-the-Rhine

Andi Guastafarro
Northside

Michael Guastafarro
Northside

Albert Gustafson,
homeowner
Prospect Hill (Mt. Auburn)

John Harten
North Avondale

Steve Hampton
Over-the-Rhine

Scott Hand
Northside

Charles
Walnut Hills

Carson Hartlage
Clifton

Emily Hartmann Mt. Lookout	Matt Jacob Over-the-Rhine	Erin Kline Northside
Ismael Hassan College Hill	Crystal Jewel Avondale	Devin Knott Westwood
Brad Hawse Clifton	Wade Johnston Mt. Washington	Eric Koenig Mt. Auburn
Andrew Haynes Westwood	Kayleanna Jones Avondale	Glenetta Krause Clifton
Andrew Hemmelgarn East Price Hill	Daniel Jones East Walnut Hills	Madison Kutruff Oakley
Luke Herrmann Over-the-Rhine	Joshua L. Junker College Hill	Nick Lay Northside
Ben Hitchcock Clifton	Jalen Over-the-Rhine	Corey Lach Mt. Adams
John Hoebbel Northside	Liz Keating Hyde Park	Katie Lambing Pleasant Ridge
David Hoffman Oakley	Kreg Keesee Columbia Tusculum	Ryan Lammi Mt. Auburn
Josh Hollingsworth East Walnut Hills	Ben Kelly Mt. Airy	Patrick LaPrade Walnut Hills
Alex H. Over-The-Rhine	Tom Kelly Downtown	Bri Ledsome Over-the-Rhine
Erica Horton Northside	Leonard Kendall, AICP Oakley	Patricia Lee North Avondale
Gregg Hothem - HGC Construction Downtown	Conrad Kent Clifton	Harrison Lehn Avondale
Anthony Isaacs Hyde Park	Andrew Kerman College Hill	Benedict Leonardi Over-the-Rhine
Julie Italiano Oakley	Aaron Kingsley Mt. Auburn	Connor Leupp Downtown
Haley Jacobs Downtown	Todd Kinskey, FAICP Northside	Kai Lewars Westwood

Eric L. Mt Adams	Max Merritt Oakley	Tanner Mote East Walnut Hills
Kate Luebke Mt. Auburn	Becca Metz Clifton	Dominic Mottola Over-the-Rhine
Chris Luebke Mt. Adams	Elizabeth Metz Downtown	Brian Muldoon Northside
Dylan Lurk Downtown	Pete Metz Clifton	Joshua Murphy East Walnut Hills
Mil Mil Remodeling East Price Hill	Joe Metz Westwood	Andrew Naughton Oakley
Alexander Main Oakley	Jill Meyer North Avondale	Gretchen Niswonger Kennedy Heights
Seth Maney Prospect Hill	Geoff Milz North Avondale	Diane O'Brian Pleasant Ridge
Alden Edward Manier Oakley	Victor Minella Westwood	Kendra Gulino O'Connell Northside
Rob Manz Over-the-Rhine	Ryan Minnich Northside	Brian Ogawa Walnut Hills
Taft Marsh Bond Hill	Ian Monk Northside	Justin Ogilby Clifton
Luke Martin Mt. Washington	Dan Montgomery Northside	Wendy O'Neal Mt. Washington
John Martin Madisonville	Felipe Morales-Torres Northside	Angela Meyer Ortega Northside
Billy Martin Walnut Hills	Keith Moran Downtown	Becky Osinski Northside
Duncan McDonel Downtown	Samuel Morgan-Jablonski Mt. Washington	Karol Osinski Northside
Danny McKelvey College Hill	Mike Moroski Downtown	Camilo Otalora Over-the-Rhine
Grace McVey Cincinnati	Briana Moss Northside	Matt Owens Madisonville

Kira P. Mt. Adams	Jeff Raser, AIA Mt. Lookout	Peter Rother Over-the-Rhine
Eliasz Pawlowski Northside	Brenden Regan Over-the-Rhine	Joe Rudemiller East Price Hill
Matthew Perry Over-the-Rhine	John Reiser College Hill	Brandon Rudd Northside
Joe Pettinato Westwood	Dennis Renck Northside	Grace K. East Walnut Hills
Marissa Pherson Northside	Brian Render Over-the-Rhine	Emma Sander Oakley
Joshua Pine Pleasant Ridge	Colin Reusch Northside	Mark Samaan Northside
Brian Planalp Over-the-Rhine	Colleen Reynolds Oakley	A R Santiago Northside
Kevin Planic East Walnut Hills	Sarah Reynolds Price Hill	Allison Schaaf Over-the-Rhine
Chris Pohlar Northside	Jacob Richard Downtown	Lisa Schaaf Over-the-Rhine
Rick Pouliot Westwood	Zach Richards Clifton	Rose S. North Avondale
Cameron Powell Lower Price Hill	Gus Ricksecker Over-the-Rhine	Gabe Schenker East Walnut Hills
Jessica Powell West Price Hill	John Riffle Over-the-Rhine	Elizabeth Schmidt Mt. Auburn
Jay Power Hyde Park	Gina Rittinger Downtown	Joseph Schmidt Northside
William Prince Downtown	Nick Robertson Hyde Park	Jacob Madisonville
Mitch Radakovich Over-the-Rhine	Giovanni Rocco Over-the-Rhine	Elaine Schomaker Northside
Austin Railey III Downtown	Megan Rothe North Avondale	Rick Schoeny Madisonville

Johnathan Schoepf California	Joey Slovin Oakley	Sarah Thomas Northside
Brooke Schreier Brighton	Morgan Noel Smith Downtown	Scott Thompson Evanston
Kate Schroder Clifton	Max Smolens Clifton	Tyler Thompson Saylor Park
Kathy Schwab East End	Reese Stangelo CUF	Kevin Tighe CUF
Barry Schwartz Northside	Gail Staubach Kelly Mt. Airy	D. Tom Mt. Auburn
Terry Sefchick East Price Hill	Samantha Stewart- Campbell Over-the-Rhine	Alison C. Trianfo Downtown
Kevin Shaw Downtown	John Stoughton Northside	Christopher Uihlein Northside
Addison Shedd Northside	Sean S. Suder Over-the-Rhine/Hyde Park	Thanapat Vichitchot Westwood
Sara M. Sheets Madisonville	C. Tamara Sullivan Hyde Park	Andrew Vielhaber Evanston
Jacob Sheridan Mt. Auburn	Nigel Sullivan East Walnut Hills	Laura Vogan Northside
Emma Shirey-McNamera – Blume Community Partners College Hill	Nick Swope Downtown	Emily W. East Walnut Hills
Paige Silverman Over-The-Rhine	Molly Szabo Mt. Washington	Evan Walker Clifton
Jon Sinclair Madisonville	Ern Tan Over-the-Rhine	Lauren Walker Clifton
Robin Sinclair Madisonville	Siobhan Taylor Downtown	Owen Waller Clifton Heights
Adam Sink Mt. Washington	Casey Terry Over-the-Rhine	Bridget Waller Clifton
Paul Slater Pleasant Ridge	Brad Thomas Over-the-Rhine	Xinhao Wang CUF

Nikki Warren Downtown	Hannah Williams Downtown	Y. Angel Wuellner Northside
Elaine Oakley	Kelly Wilson Pleasant Ridge	Ryan Yeazell Downtown
Matthew Way Downtown	Monica Windholtz Downtown / Clifton	Chelsea York Prospect Hill
Meagan Webb Mt. Lookout	Wolfgang Windholtz Clifton	Riley York Prospect Hill
Rob Weidle Pleasant Ridge	Kelly Windholtz Clifton	Josh Zak Walnut Hills
Renee Weinberg Downtown	Mark Windholtz Clifton	Jacob Zarobsky Over-the-Rhine
Peter Weisbrod Over-the-Rhine	Richard Woessner III Pendleton	Brigit Zeiger Northside
Philip Weisbrod Over-the-Rhine	Brandon Wolff Pleasant Ridge	Darion Ziegler East Price Hill
Katie Westbrook Over-the-Rhine	Brendan Wood Mt. Adams	Katrina Zielonka East Walnut Hills
John Wettengel Coryville	Joey Wood East Walnut Hills	Victoria Downtown
Breanna White Evanston	Michael Wright Westwood	Laura Zweig Madisonville
David Whittaker Walnut Hills	Nicholas Wright East Walnut Hills	Steven North Avondale
Chas Wiederhold Northside	Kevin Wright Over-the-Rhine	
Lirie VS Walnut Hills	Caylin Pleasant Ridge	Cody Pendleton
Sean Northside	Tom S. Paddock Hills	

Urbancsik, Jesse

From: Kenneth S Muldrow <kenm0@me.com>
Sent: Wednesday, May 15, 2024 2:13 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities needs refinement

[You don't often get email from kenm0@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

I'd like to respectfully voice my objection to the rezoning of Mt. Adams and East End as currently proposed.

My principal concern is the preservation of views, in which the residents of Riverview Place, Hill St., and Martin St. have invested heavily. Most specifically, while an additional one story on Oregon St. may not seem like much, I have no doubt that the impact on the collective valuations on Riverview Place would be substantial, and on my property in particular, would be devastating.

Further, parking on Mt. Adams is already very much congested, and navigation on our ancient streets very difficult when all available parking is occupied. Inviting family and friends to visit for special occasions is sometimes not possible without arranging special transportation options. I believe that increasing density without providing additional off street parking would make it almost impossible to sustain our local businesses and to share our wonderful neighborhood.

Sincerely,
Ken Muldrow
915 Riverview Place

Urbancsik, Jesse

From: Kathryn Luebkehan <kathryn.luebkehan@gmail.com>
Sent: Thursday, May 16, 2024 12:01 PM
To: Cincinnati City Planning
Subject: [External Email] Please pass CC; be brave

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

External Email Communication

Esteemed Commissioners,

I could wax poetic about the violence of exclusionary zoning and the ways it segregates and destroys communities, creates the conditions of unaffordable housing, and ultimately nurtures selfishness and lack of compassion—but I'm sure you're getting hundreds of long emails doing just that.

So, I'll keep it short and just say: please pass this. Please. It's factually supported and morally necessary. To not do so is the objectively unethical decision.

I understand why it might not seem so when so many of our wonderful and well meaning neighbors are against it. To that I'd say, sometimes good people are wrong. And as leaders in our communities with power, you have a responsibility to do the right thing, not the most popular thing. It takes courage. So much courage. And I empathize with that. But the facts don't change.

Throughout history, people have had to make unpopular or misunderstood decisions in light of the greater good. My grandparents were a key part of the effort to racially integrate high schools in Cincinnati when they worked for CPS. If you'd done "community engagement" for that at the time, do you think people would have been supportive? Of course not. There were protests, dissent; white people thought it would "ruin their neighborhoods and schools." But a group of brave and moral people did it anyway, because it was the right thing to do.

Five generations of my family are from here. My great-great-grandpa owned a banjo shop on vine street. I love this city, and want to stay here and raise kids here. But if we don't make changes to our zoning code, that will become impossible. I will not be able to afford to. I don't want to move - you have a chance on Friday to make sure I don't have to.

All that to say: please. Please don't let these negative voices drown us out. Please pass this. Please be brave.

Kate Luebkehan
Mt Auburn Resident

Urbanicsik, Jesse

From: jeff welch <jeffdwelch@gmail.com>
Sent: Thursday, May 16, 2024 11:06 AM
To: Cincinnati City Planning
Subject: [External Email] Opposed to Connected Communities Plan

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

External Email Communication

Dear Members of the Planning Commission,

As a homeowner and Professor of Design with a Masters in Architecture, I am vehemently opposed to the Connected Communities plan. While I am sensitive to the housing issues many people face, I believe this is an extreme top-down overreach of city government that insults hard-fought local efforts to craft local code and aims to destroy our "Sense of Place" while benefiting developers, not residents.

Destroying Local Neighborhood Efforts:

I am most shocked by the scale of this proposal and feel blindsided by the push for city wide change that ignores the hard lessons learned from the "Redlining" era, when entire communities were leveled at the whim of City Hall. Cincinnati's most desirable draw to people I meet is its tapestry of distinctive neighborhoods, born of topographical necessity but nurtured by generations of families to famous distinction. Recently, my wife and I helped organize an effort to rezone our East Walnut Hills neighborhood to protect its character from developers looking to tear down homes for business profit such as parking lots and new development. We were confident in the need for preservation because we already had the generally accepted healthy ratio of single-families to small units. Our neighborhood's fight was successful because you listened and gave us agency. This bottom up approach to zoning is the hallmark of modern planning, shaped by the cultural scars of top-down redlining. This plan annihilates the work our neighborhood did and ends our momentum as an organized group. The mere proposal of this is breaking my trust in the city and invalidates my interest in participating in local efforts, knowing they can be undone at the whim of a city officials.

Development Free-For-All:

While I am excited about Cincinnati's re-urbanization and growth, this is a blank check to developers. With entire blocks currently being demolished for large developments, I believe many of us are anxious about unchecked development, especially in our own neighborhoods. With no per block maximums on middle housing units, I fear market forces will prevail in most sales of single family homes going to developers, demolitions ensuing and the historic and eclectic character of our neighborhoods giving way to the universal monotony of faux modern stick built blocks. A developer can always outbid with cash because they stand to profit from the tear down and flip. Contemporary development has proven to reject the existing local context and traditions of quality/craftsmanship and is instead focused on the universally profitable, with style trends appearing identically in every city and neighborhood across the US.

Website Misinformation:

As a designer who voted for the proponents of this plan, I am saddened by the propaganda I see in the website plan. Here are my interpretations of the issues I see:

- This is a development scheme disguised as a transit plan.

- The plan is sold as only affecting zones "near" business districts but the distances are so great it affects the entire city!
- The examples of success stories on the site are few and meager.
- The images of middle homes are all old buildings. Do you think we don't know what new construction can look like? What will replace our historic gems will be new and most likely low quality because we don't have material or aesthetic codes.
- The "protection for historic architecture" only includes registered historic areas, not most of the city. Without wider protections, new zoning will destroy our sense of place.
- The community engagement did not engage me or anyone I know and was not adequate for such a huge change. A vote is necessary.
- Affordable housing is Not at all guaranteed and in fact the opposite is most likely.
- I'm sorry but Bus lines of any kind are not universally seen as viable or permanent transit corridors. By the math, most people won't take the bus and eliminating parking won't force that to happen. That is why we keep pushing for streetcar expansion, to create true economic and vibrant transit corridors!

This is obviously not the only way to achieve the goal of healthy urban expansion.

- The city can work with neighborhoods individually on zoning and have empathy for current Cincinnati homeowners. Many neighborhoods, like mine, already have the generally accepted healthy ratio of single-family to small units.
- You can renew momentum on expanding the streetcar to provide legitimate transit corridors and make a better case for car free density.
- Maximize efforts to put middle housing on already vacant land or properties that are likely to be developed into huge apartment blocks.
- Require developers to include middle housing in their massive building plans.
- How about a push for densification of the suburbs, where the problem exists ten fold!
- People want to move here because this is CINCINNATI. Why are we pushing so hard to be a different place? Like it or not, we still have a comparatively great cost of living.

In closing, I sincerely hope someone is listening because this head on force of idealistic agenda is at odds with neighborhood-led efforts to preserve our "Sense of Place" and I fear that these tactics could become the norm, like they were in the 1900s.

Thank you for taking the time to read all of this. This issue has been very stressful for me to contemplate but I really appreciate the work you all do, looking out for the wellbeing of us citizens.

Sincerely,

Jeff Welch

1325 Burdette Ave
Cincinnati OH 45206

Urbancsik, Jesse

From: jmoore@fuse.net
Sent: Thursday, May 16, 2024 1:14 PM
To: Aftab, Mayor; #COUNCIL; Cincinnati City Planning
Subject: [External Email] Proposed Rezoning in Cincinnati's East Side

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

External Email Communication

Dear Mayor Pureval, the Honorable Council Members of the City of Cincinnati, and the City of Cincinnati Planning Commission:

We'd like to respectfully voice our objection to the rezoning of Mt. Adams and East End as currently proposed.

Our principal concern is the preservation of views, in which the residents of Riverview Place, Hill St., and Martin St. have invested heavily. Most specifically, while an additional one story on Oregon St. may not seem like much, we have no doubt that the impact on the collective valuations on Riverview Place would be substantial, and on our property, would be devastating.

Further, parking on Mt. Adams is already very much congested, and navigation on our ancient streets very difficult when all available parking is occupied. Inviting family and friends to visit for special occasions is sometimes not possible without arranging special transportation options. We believe that increasing density without providing additional off-street parking would make it almost impossible to sustain our local businesses and to share our wonderful neighborhood.

Sincerely,
Amy & Jeremy Moore
899 Riverview Pl.
Cincinnati, OH 45202

Urbancsik, Jesse

From: Courtney Barnhart <cbarnhart26@gmail.com>
Sent: Thursday, May 16, 2024 1:51 PM
To: Cincinnati City Planning
Subject: [External Email] Mt Adams Zoning

[You don't often get email from cbarnhart26@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

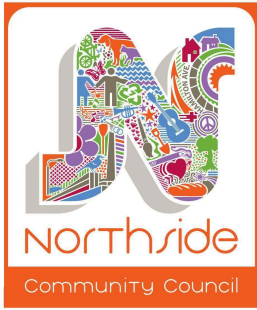
I'd like to voice my objection to the rezoning of Mt. Adams and the East End as currently proposed. My concern lies in the preservation of the views, and increased congestion in Mt. Adams. Properties were purchased specifically for the views, which were to be protected. Along with the purchase of the properties many home owners have put significant work/remodels into their properties, in turn restoring the value of the neighborhood. The lack of obstruction and or views have an enormous impact on the properties, their values, and the value of the neighborhood as a whole. The property values of Riverview Place, Hill Street, and Martin Street would decline and could be devastating for some. Again, these purchases were made based on the zoning codes that preserved the views. Such commitment should be considered when reviewing the zoning.

The congestion in Mt Adams does already exist and is part of the environment. To add more though would be pushing limits. There is much city preservation that should already be happening, such as road and side walk repair. Adding more congestion to this will only further the problems. This will also create more parking issues in the area.

Thank you for taking the time to consider the concerns.

Many thanks,

Courtney Barnhart
909 Riverview Place
Cincinnati, OH 45202



May 16, 2024

Mayor Aftab Pureval, City Council, and Planning Commission
Cincinnati City Hall
801 Plum Street
Cincinnati, OH 45202

Dear Mayor, Council Members, and Planning Commissioners,

I am writing to express the Northside Community Council board's wholehearted support of the Connected Communities zoning reform effort. At our regularly scheduled May 2024 board meeting the NCC board voted unanimously to endorse this effort.

The shortage of affordable housing has reached critical levels, adversely affecting individuals and families across our city. Many residents struggle to find housing that is both affordable and conveniently located near their workplaces, schools, and essential services. Meanwhile, our public transit infrastructure remains underutilized—even as we make historic investments in increasing service and frequency.

Zoning regulations play a pivotal role in shaping the urban landscape, determining where and how housing developments can be built. However, current zoning policies often present formidable barriers to the construction of housing near public transit corridors and in our neighborhood business districts. Restrictive zoning limits the density of housing developments in transit-accessible areas, thereby exacerbating our housing affordability crisis and hindering efforts to promote sustainable urban growth. By allowing for greater density and mixed land use near transit, we can create vibrant, walkable neighborhoods that provide residents with convenient access to transportation options, employment opportunities, and amenities. Furthermore, easing parking requirements for new housing can reduce construction costs and promote the efficient use of land, making housing more attainable for individuals and families of all income levels.

Connected Communities not only addresses our housing affordability crisis but also advances our broader goals of environmental sustainability, economic vitality, and social equity. By fostering compact, transit-friendly communities, we can reduce car dependency, mitigate traffic congestion, and curb greenhouse gas emissions, contributing to a healthier and more livable city for current and future generations.

Thank you for your consideration and for leading on this important issue to create a more vibrant future for Cincinnatians in all 52 neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read 'Briana Moss', written over a light blue rectangular background.

Briana (Bree) Moss
President, Northside Community Council
513-402-2733

Urbanicsik, Jesse

From: Ricksecker, Gus
Sent: Thursday, May 16, 2024 10:45 AM
To: Urbanicsik, Jesse; Naberhaus, Hannah; Rocco, Giovanni
Subject: FW: [External Email] Connected Communities

From: Gerry and Marvin Kraus <mgkraus32@gmail.com>
Sent: Tuesday, May 14, 2024 6:43 PM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; 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>; Harris, Reggie <reggie.harris@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>
Subject: [External Email] Connected Communities

Some people who received this message don't often get email from mgkraus32@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Mayor Pureval.Vice Mayor Kearney and Members of City Council:

The Queen City of the midwest: a salad bowl or a melting pot! Diversity makes us special: multi-racial, multi-economic, multi-cultural, multi-gender, etc. You want a single family home on a large lot? You don't have to move to Indian Hill or Amberley Village; there are areas in 30 Cincinnati neighborhoods to choose from. You want a walking neighborhood: Downtown , Over-the-Rhine or areas within most of Cincinnati's 52 neighborhoods. One size fits all? Not in Cincinnati, Thank God!

I ask that you reject the proposed "Connected Communities" Ordinance.

Marvin Kraus, Esq.
415 Bond Place,Unit 4C
Cincinnati, Ohio 45206

Hoffman, Stacey

From: Aysecan Frey <aysecanfrey@cs.com>
Sent: Thursday, May 16, 2024 3:40 PM
To: Cincinnati City Planning
Subject: [External Email] Changes to zoning @ Mt. Adams

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

External Email Communication

To whom it may concern:

I'd like to voice my objection to the rezoning of Mt. Adams and East End as currently proposed.

I am very concerned about two things - the preservation of views, and increased congestion in Mt. Adams.

Residents of Riverview Place, Hill St., and Martin St. have invested heavily, counting on zoning codes that preserved their view. Most specifically, while an additional one story on Oregon St. may not seem like much, but the impact on the collective valuations on Riverview Place would be substantial, and in several cases, devastating.

Additionally, parking on Mt. Adams is already a serious problem. We are unlike other neighborhoods - we are essentially limited in our growth by physical barriers (including highways) around us. Navigation on our ancient, narrow, streets is very difficult when all available parking is occupied, and a challenge even when a space or two is unoccupied. Inviting family and friends to visit for special occasions is often impossible without arranging for them to park elsewhere and take an uber up the hill. Increasing density without providing additional off street parking would make it nearly impossible for our local businesses to survive (we have already taken a hit as Over-the-Rhine is developed).

Sincerely,
Ayse & Klaus Kunze

921 Riverview Place
Cincinnati, 45202, Ohio

Hoffman, Stacey

From: Laura Whitman <llewhitman@gmail.com>
Sent: Thursday, May 16, 2024 9:20 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Keough-Jurs, Katherine; Cincinnati City Planning; Engage
Cc: planning@mtlookout.org; Brian Spitler; Michael Whitman
Subject: [External Email] Connected Communities Program - VOTE NO

External Email Communication

Good evening Mayor Pureval and members of City Council, the City Planning Commission and City Planning and Engagement -

Cincinnati is comprised of 52 unique neighborhoods, all with individual character, goals and needs. A single, city-wide plan for community development would fail to recognize and address those differences. The City agreed with this when exploring changes to the tax abatement program. After intense community discussion and debate, the City recognized that while some neighborhoods are eager for new development, redevelopment and densification, others are already overburdened, don't want and don't need additional development. In response, the City revised the tax abatement program to better respect the development needs of individual communities, increasing incentives for neighborhoods wanting and needing redevelopment and decreasing them in the communities that don't. Those changes were voted on by City Council and codified just a few short years ago.

We are dismayed and disappointed that the City is proposing the Connected Communities Program which would effectively override the underlying spirit of the newly revised tax abatement program. It would also nullify the City-approved and City-supported Urban Design Overlay District (UDOD) program. Many Cincinnati neighborhoods have worked closely with the City to develop UDOD plans for their urban cores. These plans clearly outline the participating communities' desires for their business districts in terms use, growth, character and densification. They were developed through intensive community engagement with local residents and businesses, and engagement efforts were focused specifically on those communities. The UDOD plans were voted on by community residents and businesses, and were approved by City Planning and by City Council. They continue to be used today to guide development in those areas. Approving the Connected Communities Program in its current form would be in complete violation of these community zoning specifications and would endanger the trust and relationships that these communities have developed with City representatives and departments.

While the City has worked to inform residents about the proposed Connected Communities Program and gather input, the effort has been no where near the level of engagement that was required when developing UDODs. **As such, the City should not vote to proceed with the Connected Communities Program in its current form.** It must be explored in depth with each individual community - especially those with UDODs - to consider and respect their individual goals, needs, concerns, and limitations. While the baseline concept of better connecting our communities has merit, it cannot and should not be done at the risk of overriding the factors that make our communities unique and attractive to the residents and businesses who have chosen to invest in them and make them their home.

We fully support [the letter submitted by the Mt. Lookout Community Council](#) regarding the Connected Communities proposal and completely agree with the issues raised therein. These include valid concerns

pertaining to already over-burdened sewer/stormwater infrastructure, a current lack of adequate parking, pedestrian and traffic safety, negative impacts to neighborhood character, and violation of current zoning restrictions.

Respectfully,

Laura & Michael Whitman
1118 Salisbury Drive
Cincinnati, OH 45226
(Mt. Lookout)

Dear Planning Commission Members,

We are writing in response to the proposed Connected Communities Plan for Cincinnati. We would like to support some of the basic premises of the plan, but also caution about a number of areas that we see as needing revision.

Miami Group Sierra Club supports greater density and more housing, especially affordable housing in the city. We support improved and ramped up public transit opportunities along with some dedicated car parking for residents, preferably containing pervious surfaces.

With greater density, there is a necessity for updated utilities. This includes not only electricity, cell service, etc., but most notably, sewers. This is a critical issue in Cincinnati as our sanitary sewers / storm water sewers are still not separated- and are currently causing an abundance of flooding, sewer overflows, and basement backups in our region. With greater density, and without putting this key upgrade in place in advance of build outs, we will have a greater magnitude of problems with sewage contamination and health risks, coupled with more financial losses for residents.

There also needs to be a preservation of greenspace: plants, trees, tree canopy. As a part of many building projects, large mature trees are removed, both reducing the tree canopy and diminishing the carbon sequestration by those old giants. Along with that, the conservation of permeable surfaces (lawns, gardens) and the creation of additional permeable surfaces are needed. This will help reduce costly sewer overflows- beyond sewer separation efforts.

Another element, to consider with regard to greater density, is that of limiting the expansion of lighting infrastructure due to the great harm extra lighting- and especially, cool tone lighting has on bird, bat and insect populations. Science is finding that expansion of lighting sources at night is quite detrimental to these important members of our ecosystem. This is something often overlooked in urban projects.

We would like to push for what we are calling “Complete Communities”. This would include local services within a walkable distance for all residents, not just ‘more housing’. Minimally, a “Complete Community” includes:

- Health services
- Grocery stores
- Schools and daycares
- Recreation
- Parks and nature
- Businesses and jobs
- Transportation
- Goods (clothing, hardware, etc)
- Meeting the needs of the elderly, persons with disabilities
- Equity in planning and implementation

What we now ask for is that the Planning Commission, and the city take a moment to pull back on this overarching plan and, instead, establish a pilot area or two- in order to work incrementally and create intentional and systemic change. Addressing concerns now will lead to better implementation of the whole later.

We feel that it is vital that the city grow via increasing housing and more affordable housing in particular. However, more housing and less parking space without improved mass transit & local services will lead to less livable neighborhoods. These things need to happen in tandem. And happen in a measured, phased approach.

We also believe that more oversight and input from the City *and* neighborhood councils on building projects not less will lead this initiative to a better outcome for all.

Equity is critical. Having a seat at the table is part of equity. Concerns raised by neighborhoods and citizens need to be addressed, not just now - but into the future.

Sally Dannemiller

Chair, Miami Group Sierra Club
103 Wm. Howard Taft Rd.
Cincinnati, OH 45219
513-490-4399

THE PORT

Making Real Estate Work

May 10, 2024

City Planning Commission
City of Cincinnati
Two Centennial Plaza
805 Central Ave, Suite 720
Cincinnati, Ohio 45202

Re: Connected Communities

Dear Commissioners:

On behalf of The Port of Greater Cincinnati Development Authority (The Port), I'd like to express our support of the Connected Communities initiative. We commend Mayor Pureval and Councilmembers Harris and Cramerding for introducing legislation to move Cincinnati forward. We applaud the City Manager, City Planning and Engagement, and all City Departments involved in facilitating a comprehensive public engagement process.

Cincinnati's growth brings exciting possibilities, but also challenges like increased housing demand. In this crucial time, we need innovative policies to address these needs and manage growth in a way that ensures access to resources and opportunities for all residents. Connected Communities offers a solution.

The visionary zoning reform plan is not just a beacon of progress, but a promise of a brighter future for Cincinnati's development. It encourages denser housing options near transit corridors, thereby maximizing our existing infrastructure. It also paves the way for a future where development is more affordable and sustainable for a diverse array of builders, thanks to the loosening of restrictions and offering of incentives. This is a plan that holds the potential to make our city more vibrant, accessible, and sustainable.

At The Port, we are committed to developing underutilized properties and promoting equitable development across Hamilton County. Our mission of making real estate work for everyone is aligned with the goals of the Connected Communities initiative. It encourages investment, allows more diverse housing options, accelerates the creative reuse of historic business districts, and makes development more feasible. The plan incentivizes the creation of vibrant neighborhoods with more choices, a city-wide amenity that will support generations to come.

Cincinnati is transforming, and we have an excellent opportunity to build a stronger foundation for economic mobility and opportunity. Jobs bring stability, and homes build wealth. Connected Communities recognizes the importance of linking housing with access and opportunity, ensuring residents a more convenient, cohesive quality of life.

The proposed Connected Communities legislation has the potential to improve our city, and we are grateful for your role in this process.



THE PORT

Making Real Estate Work

We appreciate your thoughtful consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Laura N. Brunner".

Laura N. Brunner
President & CEO
The Port of Greater Cincinnati Development Authority



Hoffman, Stacey

From: Debbie Wessel <llcfaberproperties@gmail.com>
Sent: Thursday, May 16, 2024 8:36 PM
To: hpnccpres@gmail.com; Cincinnati City Planning; Aftab, Mayor
Subject: [External Email] Equitable Housing Meeting

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

External Email Communication

Hello Members of HYPD PARK Neighborhood Council, City Planning Dept.,
& Mayor Aftab Pureval,

I am writing to you all to express my deep concerns about the legislation being considered for the HP neighborhood business district. I was not aware of this until last night yesterday, May 15, 2024. If I had, I would have registered for this meeting for a virtual attendance.

I have lived in this area my entire life, as have generations of my entire family, dating back to the late 1800's. It is a shame to watch developers swooping in like vultures, tearing down houses, buildings, even the HP Baptist Church, built in 1907. It was historical, and an example of the Gothic revival which was popular in the 20th century., sadly Demolished in 2022, and now that building is being built, that does not represent our neighborhood in any way, is appalling, very unattractive, does not Sure hope they like the noise from our Fire Station on the opposite corner when the sirens go off!! They do not reflect ambience, the character, nor nostalgia of our neighborhood

So now you want to demolish MORE single family homes and stack another pile of 10 units buildings with no parking requirements, Or if you want to go "bigger", more than 10 units, requiring 1/2 parking space, currently required 1.1 off street parking (correct me if I am wrong), So my next question is, the buildings with no parking requirements, where are all these people going to park??? Better yet, where are all the people that go to HP SQUARE going to park if they want to enjoy a restaurant there, shopping, or a Graeters ice cream cone, up every street near the square in front of peoples residential homes, basically invading their privacy, the right to leave their vehicles in front of their homes or the spaces that guests that visit would usually park??

Hyde Park Square, and for that matter, Mt.Lookout Square, neither of these areas should have huge residential buildings like this squeezed into our areas, this is not a city. Its HYDE PARK "SQUARE", AS IS MT. LOOKOUT "SQUARE". STOPdestroying our neighborhoods. Many of us see one reason you want to do this. The city will get more people in the area, and you will be able to gain more income from more property taxes you will collect from all these units, crammed into the area. Is that what it is?? Norwood needs a makeover, why not build your units there, there's plenty of places that can be replaced that are NOT historical such as HP Square and Mt. Lookout square for that matter.

its sickening to be driving through our neighborhoods seeing all the houses disappearing and these cheap looking out of place buildings being planted here. And it doesn't matter what the inside looks like to be able to sell these things, who cares? We have to look at it from the outside.

D.Wessel



May 9, 2024.

Re: Opposition to Connected Communities Legislation

To Whom It May Concern:

This letter is to assert and verify that the Pendleton Neighborhood Council voted to oppose to the Connected Communities Legislation released on April 2024. During the Pendleton Neighborhood Council May meeting (5.6.2024) a motion passed to schedule a special meeting to vote to object to this proposed zoning ordinance. At our subsequent membership special meeting (on 5.9.2024) the Pendleton Neighborhood Council voted to oppose to the Connected Communities Legislation unanimously.

There are a number of concerns about how this ordinance will affect Pendleton neighborhood if it is adopted by the City administration as it is currently proposed.

- Pendleton has a high concentration of low-income population: based on prior Census data, Pendleton registered 40% low income population; with the inclusion of new CMHA buildings, the concentration is now over 50% of low income residents in Pendleton. Prior to the new CMHA units, the 2019 American Community Survey cited Pendleton's poverty rate at 36.6% which ranks in the top 15 most concentrated-poverty neighborhoods out of the City's 52 neighborhoods. Connected Communities incentivizes affordable housing developers (with extra density) to develop those units regardless of the current level of poverty, concentration of subsidized units, or minority segregation. <https://www.cincinnati.com/storytelling/cincinnati-neighborhoods/metrics/living-in-poverty/>
- In 2012, the city published its community-driven 10-year plan for Cincinnati, which outlined goals to evenly distribute affordable housing throughout all. Connected Communities incentivizes affordable housing developers (with extra density) to develop those units in designated zones which is the antithesis of even distribution throughout all neighborhoods. Several areas included in these zones have high concentrations of existing income-restricted units and high concentrations of minority segregation. <https://www.cincinnati-oh.gov/sites/planning/assets/2012%20-%20Plan%20Cincinnati.pdf>
- In 2014, the City of Cincinnati filed a report with HUD that stated concentration of income-restricted units as a barrier to fair housing. The report also stated, "The Impaction Ordinance (346-2001), passed by City Council in 2001, requires (...) opposition of the construction of new publicly-assisted low-income rental units unless the construction reduces the concentration of poverty." The city has supported numerous new low-income rental units in concentrated areas of poverty since the passage of the ordinance and Connected Communities will further incentivize the discriminatory placement of these units with no defined mechanism to steer these units away from census tracts with over 30% poverty rates like Pendleton. <https://www.cincinnati-oh.gov/community-development/news/the-city-2014-hud-action-plan-is-now-available1/>
<https://www.cincinnati.com/storytelling/cincinnati-neighborhoods/metrics/living-in-poverty/>

- The Connected Communities ordinances will incentivize continued concentration of income-restricted units in Pendleton while not providing those same density incentives in other low-poverty areas of the city.
- The Connected Communities legislation allows predatory (and often discriminatory) market forces to concentrate rental units rather than provide home-ownership opportunities in neighborhoods where that balance is needed, like Pendleton.
- On 5.9.2024, the Pendleton Neighborhood Council voted unanimously to endorse and support the West End resident's HUD administrative complaint against the City of Cincinnati for violations of the Fair Housing Act and Civil Rights Act of 1964 for the concentration of income-restricted housing in majority black census tracts. Connected Communities will incentivize new income-restricted units in areas of racial segregation while not providing those same density and height incentives in a large portion of majority-white areas of the city. This discrimination has a negative impact on our city as a whole, including Pendleton, by removing housing choice and impeding integrated communities.
- Pendleton suffers with lack of parking, problematic police response, almost nonexistent public cleaning services (such as no street sweeping, no snow removal, no litter removal from public areas), no sidewalk maintenance, no street/alleys maintenance, uncontrolled rat infestation, increase in violent crimes, no traffic calming preventative solutions. The connected Communities ordinances will create more demand on already overburdened City infrastructure, services and safety. Note that the Connected Communities zoning ordinance is singular to all areas include in its boundaries and doesn't take into account the unique differences and needs of each neighborhood.
- The Connected Community Zoning will restrain the residents to infer on existing unlawful building modifications and uses. With this new legislation the City is undermining Pendleton residents to address the impact of new developments.
- The Connected Communities ordinance section § 1435-05-07 in reference to historic districts is intentionally vague with no reference to density which could cause harm to historic neighborhoods:

"Within designated historic districts, setback and height regulations as prescribed by the underlying zoning district regulations shall not apply. The height and setbacks of structures within historic districts must substantially conform to the applicable Historic District guidelines."
- There are several inaccuracies on the Pendleton boundaries and no disclosure of supporting data and analysis by the City to justify the impact on Pendleton community.

As the president of the Pendleton Neighborhood Council I verify that the Pendleton Neighborhood Council members officially oppose to the Connected Communities Legislation. Should any additional information be needed from us, please feel free to reach-out by email.

Respectfully,



Shirley Rosenzweig

President – Pendleton Neighborhood Council

PendletonNeighborhoodCouncil@gmail.com

May 16, 2024

Dear Councilmembers, Mayor, & Planning Commission;

Invest in Neighborhood opened a poll/survey about Connected Communities from 5/10 – 5/15. The purpose was to solicit responses from as many neighborhoods as possible regarding their level of support for the proposed Connected Communities legislation, an exercise to give the opportunity for all neighborhoods to be heard.

Please note that this does NOT replace or supersede any of the official letters from the Community Councils. Those letters followed democratic processes of recognized assemblies: inform, analyze, educate, discuss, debate and then a vote. These processes unfolded over multiple meetings over the last few months as the Councils did their outreach and due diligence.

This poll is a snapshot in time across the neighborhoods using a simple 5 point scale

1. Strongly Oppose
2. Moderately Oppose
3. Neutral (or no opinion)
4. Moderately Support
5. Strongly Support

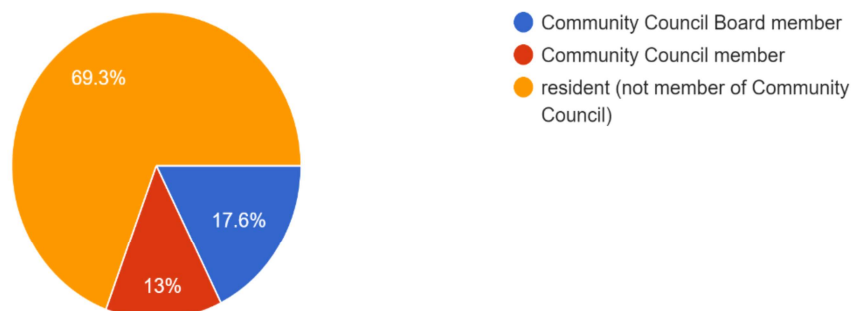
Results were averaged on a per neighborhood basis. The intention was to somewhat mitigate overrepresentation of particular neighborhoods that can naturally occur. By averaging the responses, we felt that this poll was a way to ‘take the temperature’ across the neighborhoods.

In addition the respondents were able to leave a comment regarding their primary reason for their response.

This communication is of preliminary results. We plan to dive deeper into the comments and provide a fuller report later.

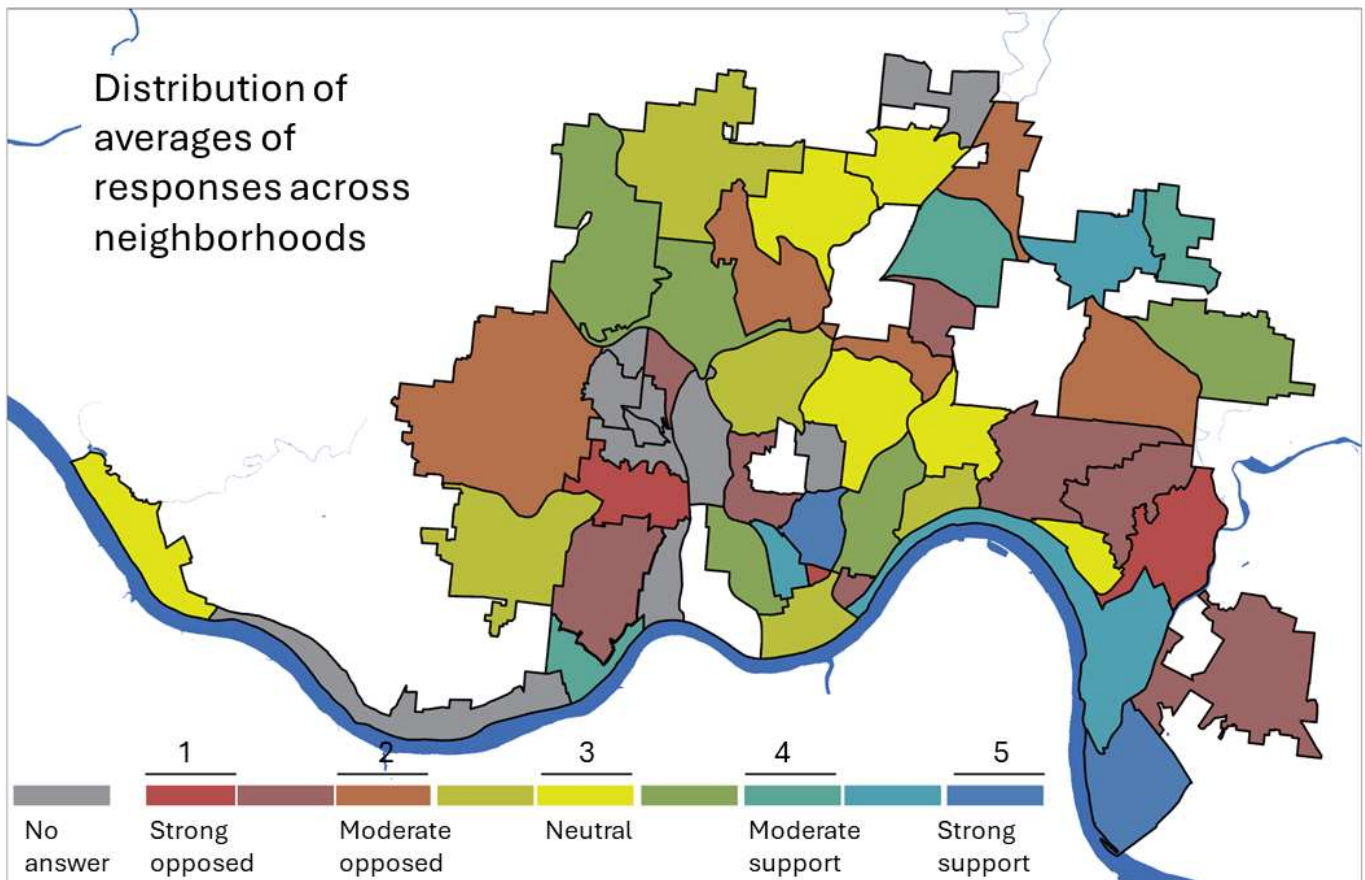
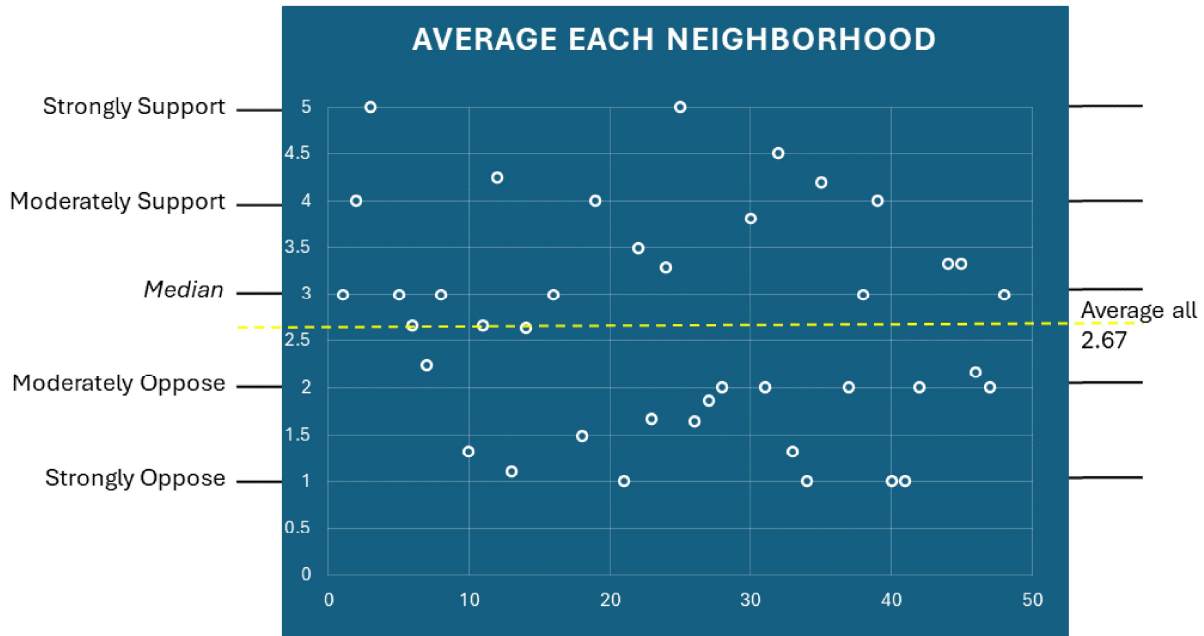
Results

- **449** individuals across **40** neighborhoods responded (sent to the 48 active Community Councils).
- The survey asked to indicate whether the respondent was a Community Council Board member, a Community Council member, or a non-member resident:



- The average of all respondents was **2.67**.
- The average of Community Council **2.22**
- The average of non-member residents was **1.99**

The distribution of responses by neighborhood is as follows:



Please note that of the 499 respondents, 28 selected “3 neutral/no response”; reasons given ranged from their neighborhood seemed to be fairly split, that they have not had enough time to digest and understand the legislation because of its complexity and length, and even though they had attended multiple engagement sessions and meetings, they did not feel they fully understood it well enough to make an informed decision.

Again, we will provide a fuller report as the discussions continue over the next few weeks

Thank you for your time

Elizabeth

Elizabeth Bartley
Executive Director
Invest in Neighborhoods

Table of responses by neighborhood

	#	ave all
Community Council	respondants	
Avondale Community Council	2	3
Bond Hill Community Council	2	4
California Community Council	1	5
Camp Washington Community Council		
Carthage Civic League	2	3
Clifton Town Meeting	12	2.67
College Hill Forum	49	2.24
Columbia Tusculum Community Council	8	3
Corryville Community Council		
CUF Neighborhood Association	3	1.33
Downtown Residents Council	3	2.67
East End Area Council	4	4.25
East Price Hill Improvement Assoc.	9	1.11
East Walnut Hills Assembly	11	2.64
East Westwood Improvement Assoc.		
Evanston Community Council	2	3
Hartwell Improvement Assoc.		
Hyde Park Neighborhood Council	57	1.49
Kennedy Heights Community Council	2	4
Lower Price Hill Community Council		
Linwood Community Council	2	1

Madisonville Community Council	2	3.5
Mt. Adams Civic Association	6	1.67
Mt. Airy Town Council	7	3.29
Mt. Auburn Community Council	4	5
Mt. Lookout Community Council	217	1.64
Mt. Washington Community Council	7	1.86
North Avondale Neighborhood Association	7	2
North Fairmount Community Council		
Northside Community Council	11	3.82
Oakley Community Council	15	2
Over-the-Rhine Community Council	8	4.5
Paddock Hills Assembly	12	1.33
Pendelton Neighborhood Council	1	1
Pleasant Ridge Community Council	5	4.2
Riverside Civic & Welfare Club		
Roselawn Community Council	2	2
Sayler Park Village Council	1	3
Sedamsville Civic Association	1	4
South Cumminsville Community Council	1	1
South Fairmount Community Council	1	1
Spring Grove Village Community Council	1	2
Villages of Roll Hill Council		
Walnut Hills Area Council	3	3.33
West End Community Council	3	3.33
West Price Hill Community Council	6	2.17
Westwood Civic Association	6	2
Winton Hills Community Council	1	3

Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

We urge you to vote YES on Connected Communities, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Kelly Bonnell
Downtown

Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

We urge you to vote YES on Connected Communities, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Eric Landen
Clifton

Dear Mayor Aftab, Members of Cincinnati City Council & Cincinnati Planning Commission –

We are writing to convey our support for the proposed Connected Communities policy. We applaud the Mayor, Councilmember Cramerding and Councilmember Harris for introducing these reforms.

As residents from across the City, we agree that Cincinnati needs to build more housing, invest to support its unique neighborhood business districts, and make it easier for our communities to welcome new neighbors. For too long, Cincinnati's zoning code has been a tool that stands in the way of supporting neighborhood growth and equitable access to housing across Cincinnati's neighborhoods.

Now is the time to modernize our zoning code to ensure that we can create the foundation for equitable growth. We value the neighborhoods we live in, and we recognize that Connected Communities will enhance what we love about Cincinnati – strong and vibrant neighborhood business districts, communities that are safe to walk and connect to, and neighbors that contribute to the culture of the community.

We urge you to vote YES on Connected Communities, taking a bold step to ensure Cincinnati's future is one that allows our communities to build more housing and welcome new neighbors. There's no time to wait!

Sincerely,

Dr. Jonathan Brown, Senior Pastor Pilgrim Missionary Baptist Church
Walnut Hills

PROPOSED CONNECTED COMMUNITIES ORDINANCE MAY 17, 2024 STATEMENT

You have before you a proposed ordinance to dramatically change the current zoning code by eliminating a zone for single family housing on large lots; a zone whose strict enforcement by N.A.N.A for over 60 years has made NORTH AVONDALE a multi-racial, multi-cultural, economically diverse neighborhood. It has nurtured such well-known civic leaders as Chris Smitherman, Odell Owens, Damon Lynch III, School Board member Ben Lindy, Dick Weiland, even Playhouse benefactors Mo and Jack Rouse who have lived in North Avondale for many years. It is also home to 4 CMHA projects and several hundred Section 8 assisted rental units. Over the years, NANA has fought many battles to maintain strict enforcement of the current code, including going to court a couple of times.

To eliminate zoning for a half mile on either side of Reading Road in North Avondale — on the east side down to Winding Way to Xavier; on the west side down to Avon Fields Lane eliminating Rose Hill — as recommended in the proposed ordinance, would decimate the heart of this neighborhood!

I do not understand why the current zoning code whose success has been reflected in North Avondale and several other Cincinnati neighborhoods needs to be changed. Proponents of this proposed ordinance claim that it is to provide “affordable housing”. But nowhere in this proposed ordinance does it require anyone to provide any affordable housing. Nor does it define what is meant by “affordable housing” or who it is for: renters or homeowners? There is no data to identify how many people need affordable housing. As I drive around Cincinnati neighborhoods I see many new multi family developments like DeSales Flats (300+ units) off DeSales Corner, Woodburn Exchange (300 units), McMillan Ave from Peoples Corner west to Mt. Auburn and Clifton, Delta Ave. from Columbia Parkway west to Mt. Lookout Square, Madison Road from O’Bryonsville to Madisonville, even around Hyde Park Square to name a few developments. Can’t some units in these developments be made affordable with city help, especially if they are getting tax abatements or other city enhancements?

If you read the 150 page proposed ordinance, you will see that rather than increase housing options as stated in the WHEREASES, it will reduce them, particularly single family homes on large lots; rather than promoting “harmonious land development” it would reduce it, particularly architecturally; while this proposed ordinance will “reduce regulatory barriers” and “streamline land development” it will be at the expense of safety, health and general welfare of the public.






In short this proposed ordinance is a bonanza for land developers, builders and the real estate industry at the expense of the public!

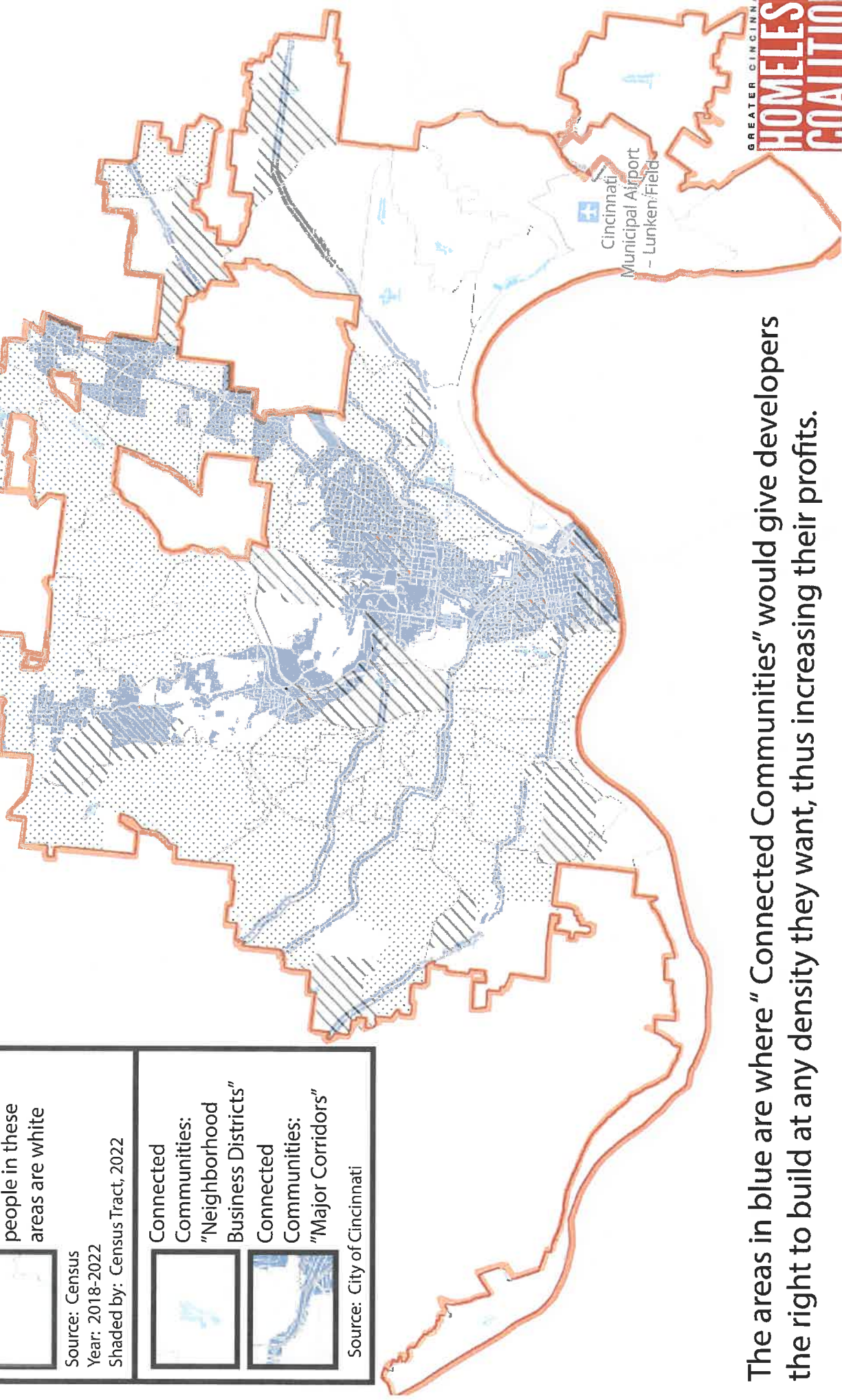
For all these reasons, and others that may be revealed upon further study of this 150 page document just made public on April 10, 2024, I ask that you reject this proposed ordinance to change Cincinnati’s zoning code.

Gerry Kraus
415 Bond Place, Unit 4B
Cincinnati, OH. 45206

line unreat or displacement and absence or a requirement to include truly affordable housing would be most heavily on the backs of People of Color if "Connected Communities" is passed as written today.

But it doesn't have to be this way. "Connected Communities" can be changed to require the inclusion of truly affordable housing and prohibition of displacement in exchange for the bonus densities. We need to make sure some of this value stays with the community; it shouldn't all go to the developers.

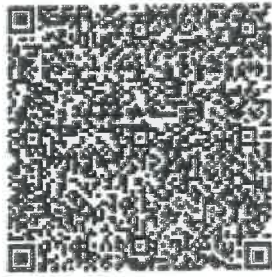
	50% or more of people in these areas are People of Color
	35 to 50% of people in these areas are People of Color
	65% or more of people in these areas are white
Source: Census Year: 2018-2022 Shaded by: Census Tract, 2022	
	Connected Communities: "Neighborhood Business Districts"
	Connected Communities: "Major Corridors"
Source: City of Cincinnati	



The areas in blue are where "Connected Communities" would give developers the right to build at any density they want, thus increasing their profits.

The **“CONNECTED COMMUNITIES,”** as proposed, is harmful.
But it doesn't have to be.

To read a brief analysis of the proposal, scan this QR code or go to Cincinnati Action for Housing Now Facebook page.



CINCY ACTION FOR HOUSING NOW

To get involved in the movement for truly affordable housing, email us at communications@actionforhousingnow.com

Connected Communities Objection

I have lived in my community, Mt Lookout since 1981. My husband and I started out as renters and have owned 2 houses in this neighborhood. My husband and his mother both grew up here and lived and owned here their whole life, as well as his grandparents who built a house here as a young married couple. So our family can account for almost 100 years right here.

When my husband and I finished school and decided where we wanted to live, we came right back here, to a neighborhood with yards, and room to be a kid. I'm well aware that ~~"old people never want change."~~ In this case I certainly agree. In fact, I can state that regardless of what kind of housing will be built, I'm just plain against MORE density. I understand that many people are priced out of buying a home in my neighborhood. THIS INITIATIVE WILL NOT ALTER THAT. Even so, I believe most young families still desire to own a home. They may have to choose a neighborhood that they can afford. We bought our home, improved our property on the basis if the zoning in effect. It is NOT FAIR to citizens to CHANGE to rules after the fact.

A few years ago when the city wanted to relax density regulations, councilman Keating had the GUTS to come around to explain the zoning changes and the reason why – the city's budget deficit. The current CC initiative does NOT adequately discuss the WHY and it was not promoted as density legislation. I believe, so that average people would NOT know what is about to happen. In searching for news coverage about CC, Councilman Harris explained in the Enquirer, that we are "RETURNING TO CINCY'S DENSE PAST". This was NEVER true in my neighborhood. People built in Mt Lookout to get OUT of the city. Further, he says "the core of the problem (with infrastructure failures) is an increase in 100 year storms CAUSED IN PART BY UNSUSTAINABLE AND CAR CENTRIC DEVELOPMENT PATTERNS WHICH CC LOOKS TO REVERSE." Apparently it is the city's goal to try to force the community away from ownership of cars. We can ride our bikes or take public transportation to do our chores and go to work. I certainly would never vote for that.

Since the ownership of cars isn't going away tomorrow, I believe that the building of housing without parking will serve to exacerbate the issue of scarcity of parking for businesses in our square leading to empty storefronts. Apparently, the large complex of apartments of this nature in Madisonville, while fully occupied, failed to produce the anticipated commercial tenants possibly due to parking issues.

I believe my faith in the desirability of living in my neighborhood has been proven. My own children lived in big cities after school– Manhattan, Chicago and San Francisco. Cool places with lots happening and no yards to mow. Guess where they have chosen to live when it's time to raise a family? Look down my street and you will see that young people have come back to raise their own kids in the neighborhood that they grew up in. [The city should not try to change our neighborhoods AGAINST THE WILL of citizens who have lived here, paid taxes and contributed to making Cincinnati a great place to live.]

The desire for a larger tax base to support the city's budgetary needs is important but I don't believe RUINING successful neighborhoods is ultimately going to help. You may end up driving families away.

Thank you for listening.

My name is Jinny Berten. I am 84 years old and have lived most of my life in this beautiful city. I have voted in every election and asked the candidates to govern.

Now I feel manipulated by those I voted for letting a commission do their work and unwilling to ask their constituents to vote on the subject.

I am not against affordable housing. I'm against a plan that is riddled with issues that will change the face of our city. A plan that will affect three major arteries and not include the whole city. I am for affordable housing. We already have the Cincinnati Metropolitan Housing Authority that provides affordable housing. We have unspent money that is available for affordable housing. We have the Port Authority working on the same issue. This is a plan that is a wolf in sheep's clothing. The plan should require citizen approval at the polls and not be manipulated by those we voted for.