

Urbancsik, Jesse

From: College Hill Forum Community Council <info@collegehillforum.com>
Sent: Friday, May 17, 2024 10:11 AM
To: Cincinnati City Planning; Couch, Gabrielle; Jeffreys, Mark; Kearney, Jan-Michele; Parks, Victoria; Halt, Andrew; Albi, Anna; Ahouse, Emily; Burns, Emily; Avery, Eunique; Ricksecker, Gus; Weber, William
Cc: CityManagerEmail; President David Borreson; boardmembers@collegehillforum.com; #COUNCIL
Subject: [External Email] URGENT - Error in Planning Commission Presentation - RE: Zoom Link - 5.17.24 CPC

External Email Communication

The presentation has CRITICAL error when it listed that College Hill Forum Community Council under the opposed column. This is NOT accurate!

Although there have been several College Hill residents who have reached out to express their support, their concerns and/or their opposition, the **College Hill Forum Board has explicitly NOT yet taken a position on Connected Communities** as we have not even had the opportunity to meet as a board to discuss it (*due to the short turnaround time between April 11th draft Legislation release and the May 17th Planning Commission Hearing*)

This error in public record is not only concerning, troubling and arguably negligent, it is an example of a human error and due diligence “miss” from an overworked and rushed staff employees of City Planning Department, that has troubled this initiative and such a very important legislation change. As a result, humbly request the following:

- 1. make the correction immediately**
- 2. resubmit it into public record noting the correction made**
- 3. send a copy of the updated presentation directly to the entire College Hill Forum Board inbox at boardmembers@collegehillforum.com**

Thanks in advance,

Julie Brown

Communications Committee Chair

College Hill Forum Community Council

info@collegehillforum.com

(513) 770-9588

On Fri, May 17, 2024 at 9:17 AM College Hill Forum Community Council <info@collegehillforum.com> wrote:

Hello, I have two Zoom Logins. My username is Julie Brown but may appear as College Hill Forum. My phone number is (513) 601-6958

Thank you,
Julie Brown

On Fri, May 17, 2024 at 7:49 AM Cincinnati City Planning <planning@cincinnati-oh.gov> wrote:

In case you didn't receive it:

You are receiving this email to participate in the City Planning Commission meeting on **Friday, May 17, 2024**. **If you plan to come in person, disregard this email.** The meeting begins at **9:00 a.m.** virtually on **Zoom** or **In Person at City Hall**.

The full packet with the staff report may be downloaded here: <https://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/may-17-2024-packet/>

If you just want to watch the meeting, you may follow the meeting live by live streaming the meeting at www.cincinnati-oh.gov/citicable. The meeting rules and procedures can be viewed on the City Planning website here: <https://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/>.

We kindly ask that you do not forward or share this link with anybody other than yourself. If you are planning on calling in only or using a different user name than your own, please respond directly to me with your phone number so that I know to let you in, otherwise you run the risk of potentially being missed due to mis-identification. If you are using a different Zoom username other than the name you used in your registration, please let me know as well. There are a lot of individuals signed up, so thank you for being patient with us.

Once you are in the meeting, City staff will give a presentation on the item, and then the Chair will identify speakers one-by-one to be unmuted and given the opportunity to speak for three minutes (a member of the Commission will be keeping time).

Please don't share this link with anyone as this is being sent to those that specifically have registered to speak at the meeting.

To join the meeting via Zoom, click here: <https://cincinnati.zoom.us/j/81253236843?pwd=D2bLHpP7Ebh1opff7At91MufP3OAM.1>

Meeting ID: 812 5323 6843

Passcode: 484809

One tap mobile

+13126266799,,81253236843# US (Chicago)

+16469313860,,81253236843# US

Find your local number: <https://cincinnati-oh.zoom.us/j/kcENVrDYNE>

Jesse Urbancsik | Senior City Planner

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

jesse.urbanicsik@cincinnati-oh.gov

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#) | [LinkedIn](#)

Chat with me on Teams!

Pronouns: he/him/his

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Urbancsik, Jesse

From: Ann Gimbert <anngimbert1@gmail.com>
Sent: Friday, May 17, 2024 11:14 AM
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
Subject: [External Email] NO to Connected Communities

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

External Email Communication

Dear Mayor Pureval, Honorable Council Members, and City Planning Department:

For the majority of people, purchasing a home is one of the largest investments they will make. Accordingly, homeowners have purchased homes with the expectation that zoning codes will be upheld by the city not wiped out. The proposed legislation destroys the vary character of the 52 neighborhoods that makes each unique.

My husband and I OPPOSE the proposed Connected Communities legislation.

Ann & Wes Gimbert
3636 Victoria Lane
Cincinnati, OH 45208

Urbanicsik, Jesse

From: charles morrison <chasmohome@yahoo.com>
Sent: Friday, May 17, 2024 2:44 PM
To: Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Cincinnati City Planning; Aftab, Mayor
Cc: hpncpres@gmail.com
Subject: [External Email] Connected Communities

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

External Email Communication

Hi!

I was present at today's meeting at City Hall. For all those in attendance, it was clear that the feedback from all communities across the board was overwhelmingly against the Connected Communities proposed legislation.

I live in Hyde Park which is already dense and walkable. It is a fully built community which does not need zoning laws to be loosened any further than they already are. Based on both the recently completed multi family developments as well as the current development projects underway in Hyde Park, the current zoning requirements are arguably too loose as it is! Within 1/4 mile of our house (Hyde Park Square area), we have no less than three brand new multi family developments in progress or recently completed. The result has been obviously negative in terms of the heavier traffic and related congestion, along with the additional strain on parking availability,...not to mention our sewer system which is already stressed.

This project needs to be slowed and presented to all people in the city and placed on an appropriate ballot for voting.

I sincerely and respectfully ask that you all reevaluate the Connected Communities proposed legislation and put an immediate stop to it.

Charles Morrison

Urbancsik, Jesse

From: Burns, Emily
Sent: Monday, May 20, 2024 9:01 AM
To: Cincinnati City Planning
Subject: FW: [External Email] Comment in support I would have liked to make in person today

From: Rafael Garcia <rgarcia2009@gmail.com>
Sent: Friday, May 17, 2024 10:34 AM
To: Burns, Emily <emily.burns@cincinnati-oh.gov>
Subject: [External Email] Comment in support I would have liked to make in person today

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

External Email Communication

I'd like to comment in regard to the opposition voiced by many neighborhood councils. The public outreach process—through meetings like this or neighborhood council meetings—tends to heavily benefit older, retired, wealthier, and home-owning residents that can go to city hall or neighborhood meetings regularly. Working people and parents with under-aged kids often can't spend time at city hall, waiting for hours before commenting on projects that may benefit or harm them. Future residents of the city are completely unrepresented. So while it may appear that neighborhoods are against this policy, really it is primarily older, retired, wealthier, and home-owning residents that are voicing that feedback. And frankly, looking around at the room today confirms that. So I applaud the city planning department for doing broader surveying about the policy in addition to these meetings. I think the feedback in those surveys is clearly positive and in support of connected communities.

I am a Cincinnati resident and have three kids. I'm also a homeowner in Hyde Park. I have seen first hand the effects in Hyde Park of not building enough housing—primarily the value of our home increasing at a rate that far exceeds inflation. I think many people in this room have probably seen similar appreciation in the value of their homes. This might seem good for you personally, but of course it comes with skyrocketing property taxes and a decrease in the economic diversity in your neighborhood.

I lived in San Francisco for seven years and saw the effects of this first hand. As demand to live in San Francisco outstripped the supply of housing, prices skyrocketed. Long time residents were priced out. Homelessness became a huge problem. Teachers, firefighters, and police that serve the city were forced to move to the suburbs and endure hours long commutes to come serve the city.

I don't want Cincinnati to fall in this trap. We should build more housing and meet the challenges of rising housing costs head on. Our population is growing. We should be proud of that—people like what

Cincinnati has to offer! So as a city we have to decide—do we shut the doors, build next to nothing, and place new residents into zero-sum bidding wars for existing housing? Or do we build enough housing so that housing is abundant. Connected Communities is a step in the right direction for building more housing, and I strongly support the ordinance.

Urbancsik, Jesse

From: Terry Robinson <dbtrpr@gmail.com>
Sent: Monday, May 20, 2024 11:01 AM
To: Albi, Anna; Kearney, Jan-Michele; Cramerding, Jeff; Jeffreys, Mark; Aftab, Mayor; Owens, Meeka; Cincinnati City Planning; Harris, Reggie; Johnson, Scotty; Walsh, Seth; Parks, Victoria
Cc: hpncpres@gmail.com
Subject: [External Email] Proposed zoning changes

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

External Email Communication

You would only have to drive down Victoria Avenue and Victoria Lane during the hours Coffee Emporium is open to discover why the proposed zoning changes are disastrous for our neighborhood. These proposed changes show lack of foresight regarding parking and lack of respect for some of the nicest neighborhoods in the city whose character would change overnight with the addition of higher density housing and chaotic parking conditions.

What rationale besides a thinly disguised plot for more taxes for the city could be behind this plan, which would significantly devalue my neighborhood as well as others.

Terry and Burr Robinson
3621 Victoria Lane
Hyde Park



41 S. High Street, Suite 3550 | Columbus, OH 43215
1-866-389-5653 | Fax: 614-224-9801 | TTY: 1-877-434-7598
aarp.org/oh | ohaarp@aarp.org | twitter: @AARPOhio
facebook.com/ AARPOH

Ordinance 202401146 – Connected Communities

City of Cincinnati
Department of City Planning and Engagement
801 Plum Street
Cincinnati, Ohio 45202

May 17, 2024

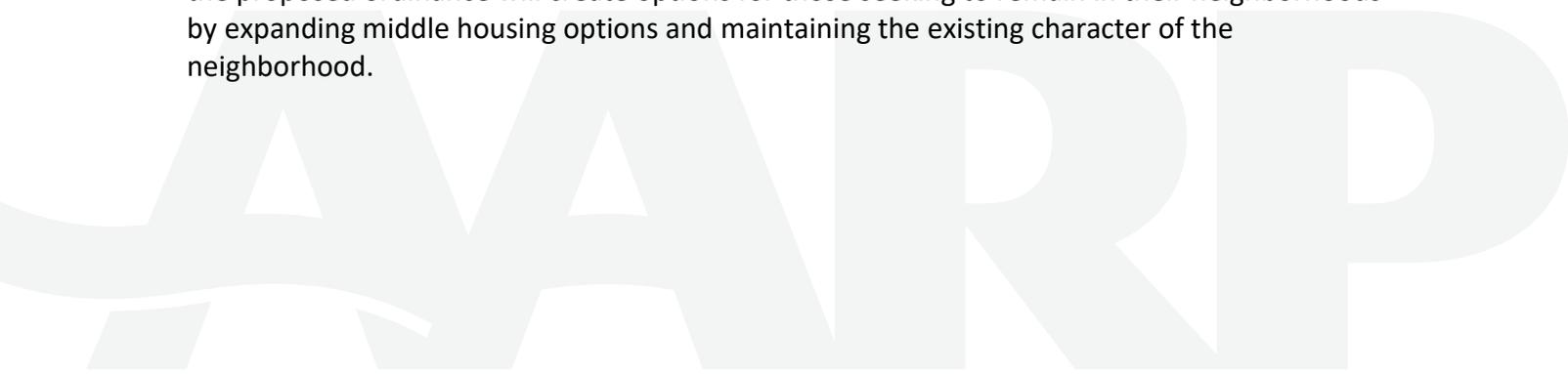
Director Keough-Jurs and members of the City of Cincinnati Planning Commission:

On behalf of AARP Ohio, I thank you for the opportunity to provide comments on the proposed Connected Communities ordinance (202401146). My name is Nicole Ware, and I am the Senior Associate State Director, Outreach and Advocacy for AARP Ohio, and I am a resident of the City of Cincinnati.

AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering people 50 or older to choose how they live as they age. With a nationwide presence, AARP strengthens communities and advocates for what matters most to the more than 100 million Americans 50-plus and their families.

According to [AARP's 2021 Home and Community Preferences](#) survey¹, more than three-quarters of adults ages 50 and older want to stay in their homes (77%) and communities (79%) as they age, and one-third (33%) also report their houses would need modifications to be able to do so safely and independently. These needs are consistent for adults overall (ages 18+) who wish to stay in their current homes (63%) and communities (67%).

The Connected Communities ordinance (202401146) as proposed would permit the development of "middle housing" – a term inclusive of different housing types such as duplexes, triplexes, fourplexes, cottage clusters, and townhouses – in designated districts throughout the city of Cincinnati. Middle housing units can provide the size and affordability options that people of all ages – including older adults – need but often cannot find. Even still we support continued conversation around affordability. As reflected in the AARP Home and Community Preferences survey, most adults would prefer to age and remain in community – the proposed ordinance will create options for those seeking to remain in their neighborhoods by expanding middle housing options and maintaining the existing character of the neighborhood.



Middle housing also fits within and helps to generate walkable, place-based neighborhoods with access to community amenities.

I offer my support for the Connected Communities Ordinance (202401146) on behalf of AARP Ohio. We thank you for your consideration of efforts to promote walkable communities, create a wider range of housing options for Cincinnati residents and create more inclusionary zoning policies.

Sincerely,

Nicole Ware

Nicole Ware
Senior Associate State Director, Outreach and Advocacy
AARP Ohio



To: 2.13.2023
Mayor, City Council, City Planning Commission, and Department of City Planning and
engagement
RE: New Proposed City Zoning Legislation 5.8.2024

We are writing this as a concerned Hyde Park and Cincinnati city resident. We live on Edwards Road. We have lived in the city for ~15 years and have a strong family history within the city since 1890.

We are very concerned about the zoning activity affecting the radius of Hyde Park and our city. Our concerns primarily are the potential negative impact to our investment as well as the **long-term downstream impact to the overall Hyde Park and other city wide neighborhoods.** We are focusing on Hyde Park as this is where we live, work and play. We believe the issues that we would like to bring forward are similar to many Cincinnati areas.

Pedestrian Safety/Traffic flow- The intersection of Edwards, Michigan, Linwood and Observatory is part of a very busy common roadway that carries residential, commercial and construction traffic. The flow and type of traffic has increased dramatically based on both intensive housing construction south on Edwards and the success of reopening the Hyde Park School. These intersections now handle commercial tractor-trailers and major construction traffic on a continuous basis. The intersection at Linwood is utilized as a direct link to Beechmont Ave and handles a large amount of the construction and commercial traffic flow out to US 50 and 52 industrial areas.

By allowing a setback and height variations, this proposed development will severely impact the overall safety of the neighborhood drivers, including the walking, biking and running pedestrians. Additionally, the traffic flow will be highly impacted from a congestion and accident viewpoint. *Reference the recent multi-family units at Grace Ave/Wasson Way and Linwood by Christ the King Church (Mt. Lookout)*

Infrastructure- We moved to this area from San Diego and a neighborhood called "Mission Hills". Mission Hills is very similar to Hyde Park in structure and economic stature. They started adding larger multi-family apartment and condominium towers in the mid 90's and the impact to the underground infrastructure was devastating. Like the Cincinnati systems, the San Diego underground system was built in the early 1900's and had been added on over the past 100 years to a point where it failed. We see that potential now in Hyde Park just based on the rainfall over the past 5 years. We believe almost every house on both sides of Michigan and Edwards suffers damage with every heavy rainfall. The Square has been flooding more each year and businesses are starting to move away based on the water problems and economic impacts. While the GCWW is adding updates to the water vault between Edwards and Michigan, it is our belief that, **the larger footprint, density and stress of this zoning legislation will impact the houses and businesses that are serviced by**

this water main and containment structures. *Reference GCWW actual damage, payments and updates to Edwards, Michigan, HP Square residents and businesses 2015-2022*

Suitability of development to the HP historical architecture scheme

The current concept of “development architecture” at 2739 Observatory is similar to the style of structure that is under construction in HP Square where the Baptist Church was located. While it may be an enhancement to the structure of the Square, it is not representative of our impression of the neighborhood portions of Hyde Park. This structure is similar to the construction built in Mt Lookout, Isabella Ave, Madisonville, and Oakley. All these structures are located in the "business area/square" of that neighborhood. The proposed changes are within an area that was originally an apple orchard. As the area grew in popularity in the early 1900's some of the finest examples of mission style homes in the Midwest were built in many,many,many Cincinnati communities. In our opinion, **this proposed zoning change is not in harmony with the aesthetic quality and character of most Cincinnati –wide neighborhoods.** *Reference Mt Lookout, Isabella Ave, Madisonville, and Oakley multi-unit residential housing located in commercial + residential zoning*

Financial impact to property owners

We all want to maintain and protect our investments we make in our homes. When a new development receives approval to a blighted area or an area dis-repaired over many years, we welcome that change. For example, we felt the large condominiums located on Observatory and Linwood met the local architecture standards while upholding the aesthetic quality of the neighborhood. We feel the same way about the impact of the Wasson Way trail. Property values increased, infrastructure investments made and the local neighborhood property values reasonably affected. **However, we believe in the case of the Wasson Way trail, when later approval was given to a 6 story development structure, several houses were immediately put up for sale at a reduced market price based on the setback and height variance of the development along with a very real traffic dilemma.** Additionally, it may create a domino effect of houses razed and more multi-unit structures built in their place on Grace Ave. **Unfortunately; the local residents had no chance for input as the developer had already received approval from the local authority.** We are afraid that we might see the same result and consequences if this legislation is passed. In our opinion, this is not the stabilization and improvement of property values promised by the city over the last few years. *Reference emails from City Council 7/11/2021*

Quality of Life impact

We believe that Hyde Park and all Cincinnati neighborhoods need improvement from its current state and condition...but please listen to the neighborhood and support the local culture along with a common-sense mindset. Please do not bow and give in to the development fiscal opportunities as we saw happen in Oakley and Madisonville. There can be a balance, we believe and hope. WE are not NIMBY focused. We like to use common sense and logic to make solid long-term decisions about our life and our community's well-being...both fiscally and culture-wise. We hope that you can also...

We have experienced frustration by the recent property tax increases, traffic congestion, discussion about potential water rate increases and the pending sanitation cost increases. **Our costs (taxes) vs. our quality of life are impacted by the lack of planning and the greed of developers. Our property taxes are among the highest in the Midwest and they continue to increase based on lack of Ohio state taxation, foresight, logical infrastructure strategies and careful listening to the community.** That is a shame, as we love the area, the people and the culture. However, sometimes, enough is enough! The thoughts of moving away from the region has started to enter into our family discussions.

Items we would like to have considered before Citywide Legislation is voted upon;

1. Support of a “blighted area” priority. We have enough parking and empty lots in areas where housing would be better suited than disrupting current balanced and mixed density neighborhoods.
2. Development of an overall and **transparent** development process that allows ample and complete neighborhood impact studies. This would include infrastructure, school budget impact, traffic and parking details with timely understandable analysis with a true communication process.
3. Dialogue regarding historical conservation impact to targeted areas.

Additionally, we are enclosing the HPNC Connected Communities Analysis and Survey results for your consideration

Please do not hesitate to contact us to discuss in further detail.

Respectfully,
David and Sheila Fleischer
1310 Edwards Rd
Cincinnati OH 45208
Dfleisc674@gmail.com

Contact:

Shawn Maus
REALTOR® Alliance of Greater Cincinnati
513-842-3011
smaus@cincyrealtoralliance.com



FOR IMMEDIATE RELEASE

REALTOR® Alliance of Greater Cincinnati Supports Connected Communities

“Regional group representing 5,700+ real estate professionals applaud initiative as a critical, necessary step for the City’s future success.”

Cincinnati, OH [May 20, 2024] - The REALTOR® Alliance of Greater Cincinnati (RAGC) supports Cincinnati’s Connected Communities initiative, a program designed to bolster housing opportunities and build stronger neighborhoods throughout the city.

“As the pulse of Greater Cincinnati's real estate landscape, the REALTOR® Alliance of Greater Cincinnati stands at the forefront of advocating for initiatives that shape the future of our communities,” said Board President Tracy Dunne, “It is with this forward-thinking mindset that we wholeheartedly endorse Cincinnati’s Connected Communities Initiative.”

The REALTOR® Alliance of Greater Cincinnati has been working with the City of Cincinnati and City Council for two years in the development of the initiative, providing feedback and serving as subject matter experts on nationally trending housing and community planning strategies.

RAGC’s Advocacy Committee Chair, Jeff Rosa, is excited about the proposal, “This initiative represents more than just a plan; it embodies a transformative vision for our urban infrastructure and zoning. It is a much-needed catalyst for change, addressing long-standing challenges while paving the way for future growth and development.”

The Connected Communities initiative addresses comprehensive zoning and land use reform to increase density and housing inventories. This is a welcome proposal to reverse current market conditions. REALTORS® view six months of available housing inventory as a healthy, balanced market; yet today in the Greater Cincinnati region the market barely offers two months of inventory.

“Connected Communities tackles the pressing issue of housing,” said Heather Kopf, vice chair of the RAGC Advocacy Committee, “Focusing strategically on increasing housing options, it responds to the growing demand while ensuring affordability and accessibility for all residents. By fostering diverse housing opportunities, from affordable housing units to mixed-income

developments, we take steps to stem rising prices and recreate inclusive neighborhoods that thrive.”

While the proposed changes may alarm some neighborhood councils, especially regarding property values, Mary Huttlinger, RAGC’s Government Affairs Director, says the data tells stories of success.

“According to a 2022 study published in the Land Use Policy Journal, there is a positive relationship between density and constant quality home values in the (urban) core area,” Huttlinger noted. “A 10% increase in density is associated with a 1–1.9% increase in house prices per square foot. And another study from the Urban Institute showed a small but statistically significant increase in property values near properties receiving Low Income Housing Tax Credits. According to these studies, single-family homeowners in areas that see higher density development are likely to see an overall increase in their property values.”

The REALTOR® Alliance of Greater Cincinnati is a not-for-profit trade organization representing more than 6,000 of Cincinnati’s area real estate professionals. The Association provides various benefits, including advocacy for equal housing opportunities, property rights, and homeownership. Additional benefits include educational programs, professional standards, social and networking events, and the Multiple Listing Service. Learn more at www.cincyrealtoralliance.com.

###

May 8, 2024



Mayor, City Council, City Planning Commission, and Department of City Planning & Engagement:

On April 11, 2024, Hyde Park Neighborhood Council received the draft Connected Community ordinance. Since that date Hyde Park Neighborhood Council has spent a significant amount of time reviewing the ordinance, discussing the contents as a Board, and soliciting feedback from the Hyde Park community.

Based on our comprehensive review, and the community feedback summarized below, we, HPNC, are writing to request that the Connected Community ordinance, as currently drafted, not be approved by the City Planning Commission, and not be approved by City Council.

HPNC distributed a survey to our community with 3 specific questions about the ordinance. We received 237 responses, with overwhelming opposition to higher density housing near business districts, to loosening parking requirements, and to allowing higher density housing along Madison Rd.

Specifically, the results were:

- 76.5% opposed to allowing higher density housing within ¼ mile of our two Business Districts.
- 78% opposed eliminating parking requirements for existing building renovations, new residential buildings and small commercial buildings within ¼ mile of our two Business Districts, and lots fronting on Madison Rd, and would reduce residential requirements to 1 off-street parking space per unit.
- 63.1% opposed permitting higher density housing on lots fronting on our Tier 2 Transit Corridor.

In addition to the 3 questions, we provided an open comments box. After full analysis, we identified the following themes of opposition, with which we are aligned:

- HP has a large number of 2, 3, 4-family and larger units, built prior to current zoning code and considered legally established non-conforming uses. HP is a fully built-out community with little, if any, vacant land for development.
- The existing multifamily housing is a supported and valued part of the community, but transit is not sufficient to allow additional development of multi-family properties that do not include parking.
- Flooding and sewer backups during extreme rainfall are a frequent occurrence. The magnitude of this issue is worsening due to climate change and replacing single family homes with multifamily homes will replace grass and trees with larger buildings and more impermeable surfaces.
- Hyde Park already has a balanced mix of single and multifamily properties. Increasing the density further will undermine the characteristics that make Hyde Park desirable. Increasing density could diminish the property values of those that bought into these neighborhoods for the existing density, leading people to leave the City and lower tax revenues for the City.
- When the concepts underlying Connected Communities were introduced, we were told that if zoning was updated, there would be less need for variances. Now that the legislation has been introduced, there is nothing in the legislation that will make it less likely that developers will seek variances.

Please see the attached survey summary that includes the voices of Hyde Park residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tommy McEvoy".

Tommy McEvoy
President, HPNC

Encl: HPNC Connected Communities Analysis & Survey Results

Hyde Park Neighborhood Council, P. O. Box 8064, Cincinnati, Ohio 45208