

Urbancsik, Jesse

From: Amanda [REDACTED]
Sent: Monday, June 3, 2024 12:03 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities ordinance feedback

Categories: JU

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External Email Communication

To whom it may concern:

I am a resident of Hyde Park and am writing with feedback concerning the Connected Communities Ordinance and how it would affect my neighborhood. This information is to inform your Tuesday, June 4th meeting of the Equitable Growth and Housing (EGH) Committee of the Cincinnati City Council.

The Hyde Park Neighborhood Council conducted a survey of residents, with 237 responses. This sample is highly representative of our neighborhood as a whole. Clear majorities are against higher density housing, eliminating parking requirements and permitting higher density housing on our Tier 2 Transit Corridor.

Personally, I explain our resistance to this ordinance as a desire to preserve the character and enjoyability of our neighborhood. I live on Burch Avenue (at the corner of Madison), and it's an economically diverse street, where neighbors of all backgrounds gather for block parties, and our children play together. Introducing more cars and higher-density housing to this environment would result in less green space and more dangerous traffic than we have now. Hyde Park neighborhoods already have a nice mix of single family and multi-family units, but with yards and outdoor spaces to enjoy. Large blocks of high-density housing would prevent the neighborly closeness we all now enjoy.

The Hyde Park Neighborhood Council letter gives more detail on the study:

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 1/4 mile of our two Business Districts.
- 78% opposed eliminating parking requirements for existing building renovations, new residential buildings and small commercial buildings within 1/4 mile of our two Business Districts, and lots fronting on Madison Rd, and would reduce residential requirements to 3 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,


Tommy McEvoy
President, HPNC

Enc: HPNC Connected Communities Analysis & Survey Results

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

Thank you for your consideration.

Sincerely,

Amanda Cullen

Urbancsik, Jesse

From: Amila Uppal Herbert [REDACTED]
Sent: Thursday, May 30, 2024 8:45 PM
To: Cincinnati City Planning
Subject: [External Email] NO on 'connected communities'

Categories: JU

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

External Email Communication

As a homeowner in Hyde Park for over a decade, I firmly oppose the legislation proposed in "connected communities". As we speak the area is already congested with current residents and renters. We are seeing developers swoop up any bit of land and make monstrosities in our storied neighborhoods. We, the taxpayers and loyal Cincinnatians, deserve to be able to drive to our homes without more traffic, without more condos/apartments, and be able to park in front of our own homes every single day. The only people that gain from this terrible legislation are developers already loaded pockets. Our community deserves better than this proposal. Please vote no.

Thank you,
Amila Herbert
[REDACTED]

From: Andrew Kiley [REDACTED]
[REDACTED]
To: Aftab, Mayor; Cincinnati City Planning; ClerkOfCouncilEmail
Cc: nana.northavondalecincinnati.com; nanacincinnati@gmail.com; matt.knotts
Subject: [External Email] RE: CONNECTED COMMUNITIES

Categories: JU

External Email Communication

Dear Mayor Aftab Pureval and other City Council and Planning Committee Members,

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.

Please note: We are not opposed to change. That's not the issue here, despite what the Mayor has stated. We are opposed to being targeted for Connected Communities while other neighborhoods are not. We are appalled by the lack of transparency, while Connected Communities has been fast-tracked. It reeks of corruption with likely incentives for the Mayor and council members.

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. Instead, please consider neighborhoods with little to no diversity at present (e.g., largely white neighborhoods). Why is it that some neighborhoods are included and others are not. Why is it that some neighborhoods successfully pushed back while others' comments have been ignored?
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 neighborhood was in ruins just a few decades ago.

It has been carefully restored and the single-family zoning was helpful in getting us here. Connected Communities will unravel the fabric of the area.

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.

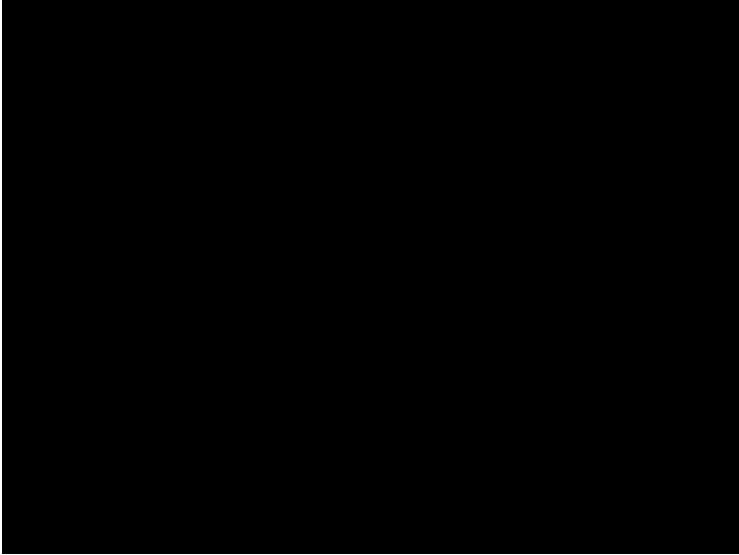
Additionally, we believe the following points need to be addressed prior to any council vote on Connected Communities.

- 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



Urbancsik, Jesse

From: Allen V Kroth [REDACTED] >
Sent: Friday, May 31, 2024 5:41 PM
To: ClerkOfCouncilEmail; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Cincinnati City Planning; Allen V Kroth; Aftab, Mayor; coalition@cbcincy.org
Subject: [External Email] Opposition To Connected Communities
Categories: JU

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External Email Communication

The Connected Communities ordinance is like trying to drive a thumb tack with a sledge hammer. It's overkill and will destroy neighborhoods in its path and I oppose Connected Communities as proposed.

Worldpopulationreview.com indicates Cincinnati has grown 14,000 people from 2010 to 2024 or 1000 a year, that's 4% growth and that same study projects population growth of 4,000 to 2029 and that's 1% growth while insights.cincinnati-oh.gov indicates over 1100 units were built in 2023. The Planning Commission and Messrs. Pureval, Harris and Cramerding's claims that Cincinnati housing isn't keeping up with growth is grossly overstated and self-serving.

Seems like there is plenty of building going on to handle current and projected growth without taking a sledgehammer to current zoning rules. You choose not to make decisions according to hard data because it doesn't fit your agenda. While once size does not fit all neighborhoods and part of the uniqueness of Cincinnati is its neighborhoods and their distinct character, you are choosing to destroy that by massive virtually unlimited zoning changes across our city.


These sledgehammer changes cater to developers, the real estate industry, big business and the hospital industry who by the way have destroyed many homes in Clifton, Avondale and Walnut Hills as they spread their campuses. Of course they support Connected Communities. More chances for developers to build and take advantage of lax city building and maintenance enforcement while the hospitals can ease their guilt about tearing down neighborhoods and now being proponents of increasing housing.

Connected Communities' report indicates a majority of single-family home owners don't support this. It does not and will not improve affordable housing and only overloads systems like sewers and parking that can't handle capacity now.

Slow the process Engage ALL neighborhood associations, reduce the swath of destruction and adjust before permanent damage is done. While your intentions of increasing housing stock may be commendable, this is not the way to do it and want to restate opposition to these ordinance changes.

Consider more aggressive building code enforcement, inventory vacant land and condemned buildings making it easier to develop there before these radical and unfounded changes are approved.

Anthony & Marla Barone



Mayor.Aftab@cincinnati-oh.gov
ClerkOfCouncil@cincinnati-oh.gov
801 Plum St
Cincinnati, Ohio 45202

RE: CONNECTED COMMUNITIES

Dear Mayor Aftab Pureval and Council Members,

As an over 40 year resident of North Avondale deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I must express mine and my family's strong opposition to the Connected Communities ordinance currently under consideration. NANA (North Avondale Neighborhood Association) recently voted and published their opinion on the following statement "North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses that will allow for meaningful review, public participation and approval by the community council of the impacted neighborhoods", particularly for long standing, stable, successfully integrated neighborhoods. Neighborhoods have always been an essential element of a residential community.

My Concerns on the Plan Include:

- 1 The proposed change in zoning. Specifically, the reduction and elimination of single-family homes, and relaxed height restrictions and setbacks.
- 2 Reduction in parking requirements without a robust public transit system.
- 3 The proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique charm and historic significance of our community.
- 4 An accelerated decision, without adequate input from several effected neighborhoods leaves a sham of a 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. You are elected to be working for all residents and taxpayers of Cincinnati, not specific factions or interest groups. It does not have that atmosphere of taking into account what is an existing successful neighborhood.

- 5 The plan does not consider community-driven development for North Avondale's historic, architectural and cultural preservation.
- 6 Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

Additionally, I and many of my neighbors believe the following points need to be addressed prior to any council vote on Connected Communities. A real connected community is one that is a supportive group of neighbors who live in close proximity and know each other. Diluting with more population or density is a deteriorating faction for existing successful living areas for the people you serve.

- 1 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 I 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. It will also reduce the desirability of a smaller connected, stable neighborhood atmosphere and the security of knowing people who can be really neighbors as opposed to occupants.
- 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) creating more transient population less cohesive to a stable neighborhood which has been the case in my 40+ years as a North Avondale resident.

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my loyal concerns and not move forward until my concerns and many other taxpayers concerns are addressed.

Sincerely,

Anthony & Marla Barone

Urbancsik, Jesse

From: Burr Robinson [REDACTED]
Sent: Monday, June 3, 2024 2:01 PM
To: Cincinnati City Planning
Subject: [External Email] Hyde Park Zoning Chsnge

Categories: JU

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

External Email Communication

To: Cincinnati Planning Department: I am sure that the proposed zoning change in Hyde Park is a delight to the developers who will achieve significantly greater profits through multifamily zone provisions. However, it totally ignores the significant decline in the quality of life for those currently living in this community. You need to look no further than to the congestion on streets adjacent to the Coffee Emporium to see one aspect of the proposed change. I urge you to take a strong stand to preserve the current zoning in this community and to protect this delightful asset to the city of Cincinnati.

Sincerely,
Cincinnati 45208

Burr Robinson.

Urbancsik, Jesse

From: Carrie Van Derzee [REDACTED]
Sent: Monday, June 3, 2024 12:37 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities

Categories: JU

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External Email Communication

I am a residential homeowner in North Avondale. My husband and I purchased 1020 Lenox Place in North Avondale in 2020. We came from a large, but nondescript, very vanilla and cookie cutter neighborhood in Anderson Township. We specifically moved to the city to be in North Avondale because of the beautiful home and traditional late 1800's and early 1900's architecture.

North Avondale is a unicorn in the city. It's urban yet has plenty of green spaces. Our neighbors range from young families who have invested in rehabbing homes that needed some TLC, to retirees, to single people buying condos at The Belvedere. We moved here not only because of the amazing architecture, and fabric of the neighborhood but the rich diversity amongst the neighborhood. Neighborhoods like North Avondale have stood the test of time the way they are. Bringing in multifamilies will not only interrupt the landscape of the neighborhood, but also disrupt the camaraderie that we have fostered through our neighborhood association and the community volunteers it attracts.

The proposed connected communities zoning ordinance is the most significant zoning ordinance in decades that could have very negative consequences for North Avondale. As a resident, property taxpayer, and local citizen, I implore you to find another solution.

Sincerely,
Carrie VanDerzee

Urbanicsik, Jesse

From: carol kroth [REDACTED]
Sent: Saturday, June 1, 2024 9:09 AM
To: ClerkOfCouncilEmail; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Cincinnati City Planning; Keough-Jurs, Katherine; Aftab, Mayor
Cc: carol kroth; Allen Kroth
Subject: [External Email] OPPOSITION TO CONNECTED COMMUNITIES
Categories: JU

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External Email Communication

As a resident of the city of Cincinnati, I object to the proposed Connected Communities zoning ordinance. This proposal uses a disastrous broad brush approach and applies it to 52 distinct neighborhoods in our city. One size does not fit all neighborhoods with their distinct character, housing makeup and needs. A more specific approach that is designed with engagement of neighborhood councils and truly listens to citizen input is required.

So far it appears the average citizen and neighborhood councils input is being totally ignored while developers, the real estate industry, medical industry and certain non-profit community development organizations are being listened to by you while they also have the most to gain. It appears politics and re-elections are being driven by the money-makers vs neighborhood and voter interests.

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

Urbancsik, Jesse

From: Charlene Rundo [REDACTED]
Sent: Thursday, May 30, 2024 3:58 PM
To: #COUNCIL
Cc: Aftab, Mayor; CityManagerEmail; Cincinnati City Planning; Zoning Info
Subject: [External Email] Connected Communities

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External Email Communication

The Connected Communities “proposal” is looking like a done deal. The cynical among us might think that the city spent two years and tens of thousands of dollars of taxpayer money compiling a developers’ wish list.

Connected Communities has major problems:

- It fails to look at the city demographics. A city as diverse as Cincinnati cannot reasonably expect a one-size-fits-all approach to fix its problems.
- It fails to provide the parking needed by residents. In the twenty-first century, the average household has 1.76—let’s call it 2—vehicles. If the city doesn’t meet the parking needs of these residents, they can just drive themselves out of the city.
- It does not adequately enable home ownership or encourage a stable community. Large complexes and “middle housing” (such as duplexes, rowhomes, and small mixed-use buildings) encourage speculative investors.
- The city already has a problem with out-of-city/county/state landlords who fail to maintain their properties. Not enough profit, and investors cut maintenance. Still not enough profit and they leave, having squeezed every possible dollar from their investment. What should have been an asset then becomes a liability for the city, a white elephant, if you will.
- But even if landlords from outside the area maintain their properties perfectly, they drain money from the city in the sense that the profits are not invested back into the city. Just think about the loss in sales tax and subsequent income taxes from Cincinnati businesses, because the profits are spent elsewhere.

I encourage you to reject the Connected Communities proposal.

Charlene Rundo
[REDACTED]

1 June 2024

Cincinnati Mayor
Cincinnati City Manager
Cincinnati City Council Members
Cincinnati Planning Commission Members
City of Cincinnati
801 Plum Street
Room 308
Cincinnati, OH 45202

RE: Connected Communities Planning Commission Meeting Decision

I am writing this letter as a follow-up to the Planning Commission Decision to adopt the Zoning Code Amendments for the “Connected Communities” Proposal on Friday, May 17th.

I had previously sent a detailed letter with eight factual points in opposition to this proposal dated May 8, 2024.

I also had the opportunity to be the first member of the public to speak at the Planning Commission Hearing on Friday the 17th. I also took the time to sit in the front row of Council Chambers through all 8 hours of the hearing to witness first-hand the proceedings, city leadership and community engagement.

I am writing this letter to both question and better understand the **Purpose and Transparency** behind “Connected Communities” initiative.

During the Planning Commission Hearing on May 17th, the Mayor, members of Council, members of the Planning Commission, and some members of the Public testified that the City of Cincinnati has a housing shortage and that Cincinnati apartment rental rates are some of the highest and fastest rising in the nation.

Quick research will show that the average apartment rent in Cincinnati for all rentals is roughly \$1.50 sf per month and with market-rate rental rates on average of \$2.25 sf per month. This is well below the average rents in some of the cities that were cited as examples in the testimony of City officials. The bottom line is that the City of Cincinnati has historically had low housing costs and those reported rising costs as measured by a percentage of rate increase, are now, in fact, just catching up with the rest of the nation.

Having personally witnessed this testimony, something did not seem accurate to me as an architectural professional who is involved with the design and development of multi-family projects in the City of Cincinnati, as well across the US. It seemed to me, in my opinion, that this testimony and the stated data was somehow manipulated by those testifying to justify some other motivation behind why this “Connected Communities” initiative was being pushed through for approval in such an expedited manner. This urgency gives little regard to the specific implementation in many of Cincinnati’s already well established, historic and diverse neighborhoods.

It did not take much research to quickly realize that the current Biden administration is pushing an initiative for local City governments to radically amend their zoning codes to eliminate single family zoning all for the purposes of equity and inclusion. They apparently are doing so by offering tens of millions of Federal dollars to local governments to encourage and financially entice these cities to make such changes.

Further, and purely by coincidence, just the other day, I viewed a video of the Administration’s United States Secretary of Energy, Jennifer Granholm give a recent speech at the National Urban League where she coincidentally was discussing this very initiative. In her own words, I quote; we want to “**Embed Structural Equity**” into the suburbs through zoning changes.

So, in the spirit of transparency, I ask you, as City Leaders, two questions;

- 1. Has the city applied for these federal grants? If so, how much is the grant request? And if so, how will these monies be used?**
- 2. Is the rush to push these sweeping zoning changes through in such a haphazard manner driven by some grant application deadline given a pending election in November of this year?**

As concerned citizens and tax payers, I think that we have the right to know the answers to these two simple questions from our elected officials.

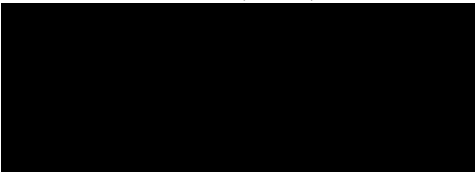
I am strongly urging you as City Leaders to delay the vote on this matter until this plan is better defined moving from the “**ideology**” of the concept to the “**reality**” of how proposal will be specifically implemented in our communities. In my professional opinion, these revisions will do more harm to established neighborhoods than the intended benefit to underperforming areas of the city.

To be clear, and as someone who served for a decade on a planning commission in an internationally recognized planned community, I am **NOT** opposed to implementing revisions to the Cincinnati Zoning Code. I am, however, adamantly opposed to the indiscriminate implementation across certain areas of the city, including my historic and diverse Rose Hill neighborhood of North Avondale.

As elected and appointed City officials, this is your opportunity to lead. You are elected to represent all of the citizens of the city. I encourage you to do so.

Sincerely,

David S. Arends, AIA, OAA



Cc: Byron Stalworth
Jacob Samad
Anne Sesler
John Eby
Daniella Beltran
Sheryl Long
Jan-Michelle Lemon Kearney
Victoria Parks
Anna Albi
Jeff Cramerding
Reggie Harris
Mark Jeffreys
Scotty Johnson
Seth Walsh
Meeka Owens
Aftab Pureval

June 1, 2024

Dear Mayor Aftab Pureval and other Council Members,

I am writing to express my strong opposition to Cincinnati's Connected Communities initiative and am asking each of you to vote against the ordinance.

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. You only have to travel a short distance to find conclusive evidence of this.

While I understand the need for additional housing stock, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services.

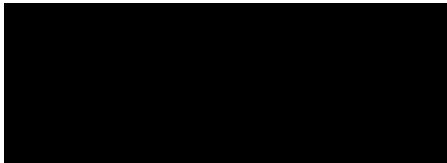
Additionally, the type of housing being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with monolithic, high-density housing.

In conclusion, although I understand the need for development and progress, it should not compromise neighborhood amenities or jeopardize safety, wellbeing, and heritage. The proposed development, as it stands, does not fit the area's spatial context and should not be endorsed.

I strongly urge you to reconsider this proposed Connected Communities ordinance. This project is simply not the right fit for our community.

Sincerely,

Ron Bunt





May 8, 2024

Clerk of Council
City of Cincinnati
801 Plum Street
Room 308
Cincinnati, OH 45202

ATTN: Melissa Autry

**RE: Response in Opposition to
Cincinnati's Proposed "Connected Communities" Zoning Amendments
North Avondale Rose Hill Neighborhood**

To Members of Cincinnati City Council and Mayor;

I am writing to express my sincere concern and extreme opposition to the proposed and overreaching "Connected Communities" zoning amendments for the North Avondale Rose Hill Neighborhood.

I would like to begin by establishing my qualifications to speak authoritatively on this subject with the facts of both my personal and professional experience and credentials;

- My wife and I are residents of a c. 1921 Century Home located at 4107 Beechwood Avenue in the single-family zoned Rose Hill Historic Neighborhood of North Avondale. The home has a market value of almost 4 times the average single home value in this Cincinnati market.
- I am a Licensed Architect, licensed in all 50 US States, District of Columbia, Puerto Rico, US Virgin Islands, and most of Canada with almost 40 years of professional practice experience.
- I am the Chairman, CEO and Owner of a national architecture firm, headquartered in Cincinnati and with 5 US office locations.
- Both my firm and myself, personally, have extensive professional experience in multi-family housing design and related zoning issues in Cincinnati and across the US in condo and market rate as well as moderate income housing. We have designed everything from low-income HUD properties to market rate rentals to high end residential condominiums in Cincinnati as well as across the US. We have designed and built in excess of 20,000 housing units locally and nationally. (Local projects include The Banks Development, Adams Landing, Newport Kentucky HUD Hope 6 Project, YMCA Moderate Income Seniors Housing, to name just a few).
- I spent almost a decade serving on the Planning Commission for the Village of Mariemont, an internationally recognized Urban Planned Community designed in the 1920's by John Nolen, and a community with tight zoning and resulting high property values, desirability, and walkability.
- Lastly, and frankly ironically, my Architectural Master's Degree graduate thesis from almost 4 decades ago focused on the life-cycle decline of high-end neighborhoods, with a specific focus on Cincinnati's Dayton Street Neighborhood, once known as "Millionaire's Row" and original homes to many of Cincinnati's most notable.

There are several points of factual opposition that I would like to share:

Opposition Point One: Zoning Code Restrictions & Quality

In my professional experience, there is a direct correlation between property values and the quality of zoning laws. The stricter the zoning, the higher the property value and desirability of the neighborhood. One can only compare issues of quality zoning and opportunities such as form-based codes with that of the property value. As an example, one can locally compare communities such as the previously mentioned Village of Mariemont, or on a national level, communities such as Seaside, Florida – both offering tight zoning law and resulting higher property values. Communities with minimal or unrestricted zoning show quite the opposite result. I know from my own experience serving on a planning commission, once precedent is established through loose zoning in an established cohesive community, there are few if any options for reversal.

Opposition Point Two: Housing Unit Density

Interpreting the proposed draft “Connected Communities” regulations as it pertains to housing density, it appears that there could be options for unlimited housing unit density. The Rose Hill neighborhood is an existing single-family home, historic neighborhood with large half acre lots and homes that are generally 5,000 sf and greater. The proposed amendments, as interpreted, could provide avenues for unlimited housing units on these same lots and would have a detrimental impact on both the visual and physical character and function of this neighborhood.

Opposition Point Three: Off Street Parking

Interpreting the proposed draft “Connected Communities” regulations, there would be no requirements for off-street parking. The average US Household owns 1.88 cars. The Rose Hill neighborhood has an average property street frontage of 100 feet, with available parking on only one side of the street. This would afford only a maximum of 4 parked cars per street lot frontage, and half of that given that there is parking available only on one side of the street, without widening the street right of way. This would only reasonably support two housing units per lot without creating an undue burden on the ability to park in the Rose Hill Neighborhood.

This will also impact the value of the Rose Hill Community and Neighborhood appearance as in this attractive historic neighborhood.

Research with the American Planning Association (APA) suggests that parking demands in residential areas surge overnight, especially in areas that are not immediately served by convenient and efficient public mass transit. The APA also points out that contrary to some opinion, there is an increasing demand in the US for the reliance on the automobile.

Opposition Point Four: Building Setbacks

Interpreting the proposed draft “Connected Communities” regulations will allow the existing setback requirements to all but be eliminated. This will affect the average alignment of homes on the street and have a negative impact of the beautiful view corridor afforded in this historic neighborhood of signature architecture and gas lamp streets. This will ultimately impact home values and homeowner’s investment, as the neighborhood will become less desirable.

Opposition Point Five: Neighborhood Single-Family Property Values

I would like to invite the authors of this proposed zoning amendment to offer just one example of a neighborhood in Cincinnati, or any other city, where the zoning in an established higher income neighborhood with established property values between 4 and 6 times the average market home value has been increased, or even remain stable, through zoning amendments that allow multi-family rental units to be built in such neighborhoods.

I cannot think of any examples and this proposed zoning will do nothing but cause the existing home values to decline.

Opposition Point Six: Cincinnati Economic Growth & Sustainability

I would like to invite the authors of this proposed zoning amendment to show how these kinds of changes will contribute to the economic growth and sustainability of tax revenue that supports the city operations and services. By intentionally or unintentionally imposing such changes that may result in lower income households and reduced short- and long-term care of properties, I find it difficult to understand the economic model where this is helpful to the city tax revenue generation and the City's ability to fund services for its citizens.

Opposition Point Seven: Property Maintenance & Investment

In my career as a multi-family housing architect, I have personally toured hundreds of housing units, both occupied and unoccupied, of all types from subsidized public housing, to student housing, to market rate rental and condominiums in Cincinnati as well as many other cities. With very few exceptions in any of these examples, and at the risk of sounding offensive to some, my personal observations conclude that there is a clear differentiation and correlation between the care and maintenance of units that are owner occupied and those that are not.

One need not look any further than the home immediately adjacent to our home. This home at 4019 Beechwood Avenue, I understand it to be the only home in the Rose Hill neighborhood that is a single-family rental home. An objective observer will immediately note the abandoned cars in the driveway, the unkept lawn, peeling house paint, visible garbage and debris on the front porch, animal feces on the rear deck, discarded window air conditioning units on the ground, abandoned swimming pool in the back yard, and evasive plants that are taking over the neighboring properties.

Opposition Point Eight: Beechwood Hypothetical Development Example

Based upon an initial review of the proposed "Connected Communities" zoning changes for our neighborhood, which are not entirely clear, and using our home and property as a hypothetical example for purposes of this letter, and assuming that there are some reasonable setbacks and no off-street parking requirements, a developer could essentially purchase our property at market rates, have it raised and within the reasonable setback requirements outlined in the draft recommendations build a three (3) story, 45,000 square foot, multi-family building with more than thirty (30) 1,500 sf units. The land cost per unit would be less than \$30,000 and a project such as this could generate more than \$1.2 million in market rate rental revenue per year. Don't think that this would not be an attractive business opportunity for local or out of town developers.

This is not only out of character for the historic neighborhood, but would create more problems than benefits with parking issues, increased sewage output, reduction of permeable surface areas resulting in increased run off and potential flooding, increased trash removal and non-homeowner related maintenance issues.



In both my personal and professional experience and opinion, this “Connected Communities” initiative can be a good opportunity and perhaps beneficial in some Cincinnati neighborhoods, but for the historic Rose Hill Neighborhood it is inappropriate, ill-conceived, damaging to the community and will only serve to have an intact and historic single-family neighborhood and put it into economic decline. This will work against the City’s opportunity to attract and retain higher income residents and will be at the expense of city and county tax revenues. This is a poorly developed idea in my professional opinion and experience and will result in unintended consequences, causing the Rose Hill neighborhood to fall into economic and physical decline.

There is an interesting intersection in this matter between the “ideology” of these zoning amendments and the “reality” of the unintended results that I don’t believe are thoroughly considered and understood by the authors of this proposed City zoning legislation.

As a resident, business owner, employer and both personal and corporate tax payer in the City of Cincinnati, I am invested in the success of our city. We have the benefit to have chosen to invest, live and work in the City. I trust that the elected officials of this city share those same beliefs and values. That said, I struggle to find how the imposition of these amendments in a well-established historic neighborhood will help improve the value and lifestyle of the homes and residences in the North Avondale Rose Hill neighborhood. I encourage the City to take a closer, surgical look at the areas that are proposed for these amendments and apply them where they will add benefit to the community and exclude them from where they will create a detrimental effect on an already well-established neighborhood such as the North Avondale Rose Hill neighborhood.

History repeats itself if not well managed. Affluent residential homeowners will walk, because they can, and history proves that they will.

If you want to see the future of the North Avondale Rose Hill neighborhood when legislation such as this is imposed, I invite you to take a walk down Dayton Street, Cincinnati’s former “Millionaire’s Row”.

Sincerely,

David S. Arends, AIA OAA
Chairman & CEO

Cc: Jan-Michelle Lemon Kearney
Victoria Parks
Anna Albi
Jeff Cramerding
Reggie Harris
Mark Jeffreys
Scotty Johnson
Seth Walsh
Meeka Owens
Aftab Pureval

H Drewry Gores



May 30, 2024

Dear City Council Members and Mayor Pureval:

Ninety-two percent (92%). That number must give City Council members pause. 92% of the community councils that responded to a Cincinnati Enquirer survey either oppose the Connected Communities proposed zone changes or are unsure about supporting the zone changes. Seventy percent (70%) is another number that should give City Council members and the administration pause. 70% of the community council respondents said the City never formally contacted them about the Connected Communities proposal.

If a City Council member (or the Mayor, or the head of the Planning Department) worked for a private-sector company (such as Cintas, Kroger or Procter & Gamble) and was asked to defend moving forward on a project when a key constituency was opposed to or unable to support a project, mostly due to lack of engagement, that employee would risk a well-deserved negative assessment placed in the personnel file or possibly face a demotion.

The City has responded to the pushback from community council leaders with the response that the City did “unprecedented engagement”. What about the quality of that “engagement”? I attended an early charette; 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 and repeatedly told how great the proposal was; I was told that the Sim City exercise was presented 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 with themed pictures taped to walls and to 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. It is performative at best and patronizing at worst. 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 community council-based model for engagement has been around for longer than most of us have been alive. This model is the one that the City has relied on as a crucial link between community members and the City to produce informed community support on any number of issues. City Council members and City departments use it regularly when they come to pitch for their elections, present a pet project they are proposing, and to get support for and feedback on city funded localized community projects. This time, though, City Council, the Mayor and the City administration has decided to ignore the collective voices of community councils and their engaged members. The City is cutting off the best source for community members to engage and to help to improve (yes, improve) critical zone changes by choosing not to do real engagement.

I’m a former community council president (2016-18) and chair of a community council development committee. I remember a time when engaging a community council on issues that directly impacted that community wasn’t considered too onerous, too difficult, too time consuming. Engaging a community council was just part of the job the City was tasked to do. It

was part of the little “d” democratic process of City governance. I agree with Mike Chetham, president of the Mt. Lookout Community Council (Cincinnati Enquirer Opinion 5/28/24) when he stated that “community councils are not resistant to change - we are the change agents.” The City should internalize this statement and work to empower community councils, not dismiss them as backward and resistant to change. That dismissive attitude, as Mr. Chetham stated, is “lazy, disappointing and a common tactic to undermine opposing parties”. How did City Council, the Mayor and the City administration get to the point where words like Mr. Cheatham’s ring so true?

I am also concerned about this: many community development corporations (CDC) have written to support the proposed zone changes. This is not a bad thing on its face. However, I worry that the City risks pitting CDCs against community councils in this controversy, again to the detriment of community members who want CDCs to be sensitive to the viewpoints of community members, as CDC members drive development in their community. Divide and conquer should not be an acceptable City method.

I am not uniformly opposed to the concepts included in the Connected Communities proposed zone changes. Removing parking requirements in certain neighborhood business districts makes sense. Allowing existing historic housing to be converted to apartments, and preserving that historic infrastructure in the process, makes a lot of sense. More housing is needed; more affordable housing is needed. The City should slow down, truly engage community councils and collect important data that would improve the proposed zone changes and, in the process, gain the support of a majority of the 70% of community councils that were never engaged. The City has a duty to support and strengthen community councils so that all communities and their residents have a voice. This recent process has done the opposite and, if approved as is currently proposed, will reverberate for years, sending the message that City Council, the Mayor, and the City administration don’t view community councils and their members as equal partners. A truly devastating result for all Cincinnati residents and for progress in our city.

AND....

I am also strongly opposed to the inclusion in this ordinance to changes in the City’s zoning code that pertain to the Planned Developments. A reduction of 25% (hardly a minor change, like a lease law rewrite) in the size of a Planned Development is included in the Connected Communities ordinance. Planned Developments can be blunt force instruments, overriding the underlying zoning, introducing developments that are out of character with the neighborhood. The City administration, time and time again, justifies these Planned Developments by citing a generalized need for “more” housing” somewhere in Cincinnati under *Plan Cincinnati*. I attended five meetings in total involved with the Connected Communities concepts. At no time were the proposed revisions to the Planned Development zoning officially mentioned, much less discussed. I had one-to-one conversations with a number of Planning Department members and two City Council members about how Planned Developments would impact proposed Connected Communities properties. Each one of them told me that Planned Developments were separate and not part of the Connected Communities proposal. And now I see that a major change to Planned Development zoning is part of the proposed Connected Communities ordinance (and summary).

The Planning Department members stated to me 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 neighborhood, are instead given a green light to build buildings that are 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 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 Connected Communities 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 must comply with the underlying new Connected Communities zoning to prevent developments that are too dense, too high, out of character, etc.

Let’s slow down and let’s engage properly to restore trust in the City’s processes. Let’s also get these zone changes right the first time.

Sincerely,



Drew Gores

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



From



To



ClerkOfCouncil@cincinna...



The proposed Connected Communities' Zoning Ordinance.

To the Clerk of Council: Please forward this message to all involved. Thank you!

To the Mayor and all Council members: Please do not pursue moving forward with the proposed Connected Communities' Zoning Ordinance which is against the will and interests of the majority of your constituents. Not only will passing the changes alter the neighborhoods that will be negatively effected by such changes ... passing it might well cause the voters' desires to not return those politicos voting for the proposed Connected Communities Zoning Ordinance to office. It is not necessary to "fix" something that truly needs no fixing. Thank you.

D.W. Rosenfield, E.T., Ed.D.
North Avondale

Urbancsik, Jesse

From: Doug van der Zee [REDACTED]
Sent: Monday, June 3, 2024 8:53 AM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities feedback from North Avondale

Categories: JU

You don't often get email from doug@vanderzee.us. [Learn why this is important](#)

External Email Communication

Connected Communities feedback from North Avondale

Greetings City of Cincinnati Planning

I am a residential homeowner in North Avondale. My wife and I purchased 1020 Lenox Place in North Avondale in 2020. In that time, we have done multiple renovations on this classic home built in 1898. We share the spirit of stewardship of the homes in this unique, historic neighborhood with our neighbors including Christopher Smitherman and Jan-Michele Kearney.

North Avondale is a true jewel in this city. We moved here not only because of the amazing architecture, and fabric of the neighborhood but the rich diversity amongst the neighborhood. We see many races and religions reflected in the area. What we do not see and hope we do not see is a spread of multi-family dwellings being built on what is clearly a single-family oriented neighborhood. This will clearly hurt property values in this area.

The proposed connected communities zoning ordinance is the most significant zoning ordinance in decades that could have very negative consequences for North Avondale. As a resident, property taxpayer, and local citizen, I implore you to find another solution.

Best regards,

Doug

I am strongly opposed to Connected Communities for many reasons:

- The fact that this process has been rushed along makes me feel as if this was already a done deal before publicly releasing the ordinance on 4.11.24. There was NO engagement with neighborhood community councils and or residents.
- I strongly disagree with the removal of single-family zoning in North Avondale. This will destroy the character of our neighborhood. Residents have moved to this area because of the charm that exists here. We don't want to witness homes in our neighborhood being destroyed by developers turning them into apartment buildings or under the new zoning code, just do whatever they want with them. Zoning codes exist for a reason.

I am making this as short as possible. I agree with all of the letters of opposition, please listen to the residents that lives in the city of Cincinnati.

Sincerely,

Carolyn Gillman – North Avondale

Urbancsik, Jesse

From: Jim Miller [REDACTED]
Sent: Saturday, June 1, 2024 7:09 AM
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; ClerkOfCouncilEmail; Cincinnati City Planning
Cc: nanacincinnati@gmail.com
Subject: [External Email] North Avondale Opposes Connected Communities
Categories: JU

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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,

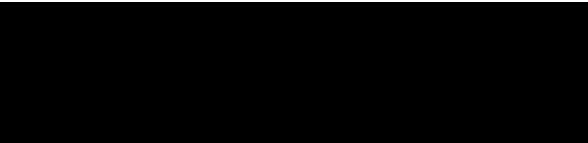
As a long-time (42 year) resident of the city of Cincinnati, I object to the proposed Connected Communities legislation regarding zoning ordinances and have serious concerns about the impact of these zoning changes on a neighborhood like North Avondale, where I have been a homeowner for nearly 39 years.

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 has prevented 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



From: Julie Rimer [REDACTED]
[REDACTED]
To: ClerkOfCouncilEmail; Aftab, Mayor; Jeffreys, Mark; Cramerding, Jeff; Parks, Victoria; Johnson, Scotty; Harris, Reggie; Kearney, Jan-Michele; Walsh, Seth; Owens, Meeka; Albi, Anna; Cincinnati City Planning; byron@inclusionbuildingsolutions.com
Subject: [External Email] Opposition to Connected Communities
Categories: JU

External Email Communication

Dear Mayor Pureval and Members of City Council,

I have sent earlier letters specifying the reasons for my opposition to the Connected Communities legislation. I sat through a 5 hour virtual meeting with City Planning on April 30, and I've come to two interminable meetings about it at council quarters. I am dismayed because I believe city council will vote to enact this legislation despite not having addressed the many, many valid questions that have been asked and not answered.

In the virtual meeting of April 30, the fact that city planning neither recorded the meeting nor created a transcript of it tells me everything I need to know. Easily 90 percent of respondents were against the plan because SO MANY QUESTIONS have not been answered and none were answered in that meeting. The mayor and council don't care what people have to say. The meeting was merely held to check off another "engaged the community" box with no real engagement.

This one-size-fits-all legislation fits none. Frankly, it is incredibly lazy work on the part of city planning. City planning couldn't be bothered to address the problems this legislation will cause in neighborhoods that are already experiencing problems due to density, such as Mt. Lookout. The traffic is regularly backed up in

that community, there aren't enough parking spaces as it is, and sewer overflows are common. Yet our city planning department can't be bothered to tailor the legislation in any way whatsoever to avoid harming these communities. I was offended in the May 17 meeting when Byron Stallworth mocked a man who testified that this legislation is making our communities more connected than ever, connected in opposition. Maybe Byron needs to listen better and work harder to make this a beneficial, not destructive, plan.

Why are the zoning changes being made when the mass transit infrastructure doesn't even exist to support reduced car usage? What will stop developers from swooping in on neighborhoods and tearing down homes to create high-rent multi-family housing, reducing Cincinnati's already low home ownership levels? Why haven't the mayor or any council members attended the city's community council meetings to explain this plan and answer questions? Where will all the cars park in areas that are already so dense, such as the area where I live? I could go on, but you're not listening.

What makes you think people won't leave the city limits and move to neighborhoods outside the city where taxes are lower, schools are better, there is less crime, and you can buy more house/property for your money, etc.? Do you falsely believe the city is such a draw that we won't leave?

It is unconscionable that a vote will take place this week when resident after resident has asked you to slow down and explain the plan and answer questions. This is deliberate obfuscation from the most irresponsible mayor and city council that have reigned in my 39 years of living in Cincinnati. I have been a lifelong Democrat, but this council is operating like Republicans, denying us true democratic process.

If this legislation passes this week, council will be choosing

cronyism over transparency and good governance, turning Cincinnati into a free-for-all for housing developers and investors. Haven't there already been enough indictments of council members who took bribes from developers?

Please don't think we have been sitting on our hands while you aggressively push through this sloppy legislation. Pass it and you will lose all credibility as representatives of your constituents and will suffer the repercussions that result from poor governance.

Sincerely,

Julie Rimer

Julie Rimer


Urbancsik, Jesse

From: Joseph, Samuel [REDACTED]
Sent: Saturday, June 1, 2024 2:34 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] Re: Objection to Connected Communities Zoning Ordinance
Categories: JU

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External Email Communication

Connected Communities ordinance as written at this time.

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

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.

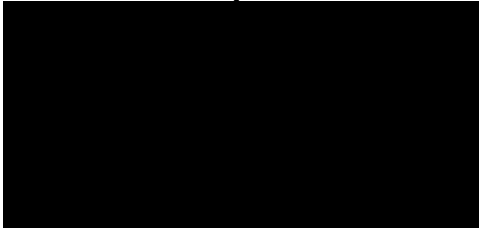
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I am concerned about how the proposed ordinance will affect residents, communities, and the city overall.

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

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.

Samuel Joseph



From: Joseph, Samuel
Sent: Sunday, May 12, 2024 4:27 AM
To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; anna.albi@cincinnati-oh.gov <anna.albi@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>
Cc: planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; clerkofcouncil@cincinnati-oh.gov <clerkofcouncil@cincinnati-oh.gov>
Subject: Objection to Connected Communities Zoning Ordinance

~~Mayor Aftab, Councilmember Cramerding, President Pro Tempore Parks, 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 legislative 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.
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.

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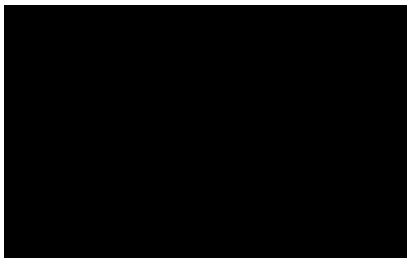
I am concerned about how the proposed ordinance will affect residents, communities and the city overall.

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

Sincerely,

Samuel Joseph

Samuel Joseph



Urbancsik, Jesse

From: Lorelei Buescher [REDACTED]
[REDACTED]
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning
Cc: nanacincinnati@gmail.com
Subject: [External Email] Connected Communities

Categories: JU

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External Email Communication

Dear Mayor Aftab Pureval and Council Members,

As a resident deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I am writing again to express my strong opposition to the Connected Communities ordinance currently under consideration. NANA (North Avondale Neighborhood Association) recently voted and published their opinion on the following statement “North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses that will allow for meaningful review, public participation and approval by the community council of the impacted neighborhoods.”

My Concerns on the Plan Include:

1. The proposed change in zoning. Specifically, the elimination of single-family homes, and relaxed height restrictions and setbacks.
2. Reduction in parking requirements without a robust public transit system.
3. The proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique charm of our community.
4. An accelerated decision, a sham of a 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.
5. The plan does not consider community-driven development for North Avondale’s historic, architectural and cultural preservation.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

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

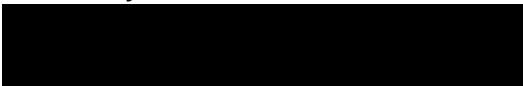
- Unintended Consequences – A more recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I 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).

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my concerns and not move forward until my concerns are addressed.

Sincerely,

A solid black rectangular box redacting the signature of the sender.

Urbancsik, Jesse

From: Laura Whitman [REDACTED]
Sent: Monday, June 3, 2024 9:47 AM
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] Re: Connected Communities Program - VOTE NO
Categories: JU

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

External Email Communication

Good morning -

I'm not able to attend the City Council meetings this week, so I'm sending my comments via email.

I was extremely disappointed that the City Planning Commission voted to approve the Connected Communities Program (CCP), despite the overwhelming objections that have been raised by the neighborhoods it would impact. I ask that you take a pause and reconsider what's being attempted through this program.

On its surface, the program purports to improve connections and make development easier in our city neighborhoods. **What it's actually doing is wiping out zoning restrictions that the City developed in close coordination with its neighborhoods to protect their unique character and sustainability.**

I've come to understand that this is likely the purpose of the CCP - to override earlier, more restrictive zoning restrictions. I continue to be in awe of the short-sighted view of those trying to pass this type of legislation. While it may appear to be a quick fix to Cincinnati's on-going needs for housing and a larger tax-base, it would allow the destruction of the features and individual character that make Cincinnati's 52 neighborhoods unique and attractive. It also doesn't consider the issues and limitations that each of these neighborhoods face - insufficient parking, inadequate sewer systems, and over-populated public schools come immediately to mind. **CINCINNATI NEEDS TO STOP WITH THE QUICK FIXES AND LOOK LONG-TERM.** And the long-term solutions need to be developed with the same in-depth outreach and engagement that was required to put the existing zoning restrictions in place.

Regarding outreach and engagement - outreach has been conducted over past months for the CCP. While developers, of course, love the CCP (and are likely behind its creation and have been pushing you to support it), the level of community objection to the program has been resounding. I'm appalled that the City Planning Commission passed the program despite this level of objection.

As you consider the program this week, I ask that you listen to the community and do not pass it in its current form.

Our neighborhoods are smart and we are not against redevelopment. We know what is needed. But we also know in detail what our neighborhoods can withstand and what they can't. Work with us, neighborhood by neighborhood, to identify ways that our mutual needs can be met and do not approve a blanket program that will harm us all.

Thank you for your attention,
Laura Whitman

On May 16, 2024, at 9:19 PM, Laura Whitman <llewhitman@gmail.com> wrote:

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,

████████████████████
████████████████████
████████████████████
████████████████████

Urbancsik, Jesse

From: Mary Dudrow [REDACTED]
Sent: Monday, June 3, 2024 1:00 PM
To: Cincinnati City Planning
Cc: Sarah Koucky, President NANA
Subject: [External Email] Connected Communities

Categories: JU

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

External Email Communication

As a resident of Cincinnati, I am communicating my opposition to the vote for the zoning changes as planned through the Connected Communities. I believe there has been quite a bit of work done on this project but not the best type of work done.

I recommend that the vote be suspended until further collaboration with the many Cincinnati Neighborhood Associations and better education and discussion be done with citizens. Otherwise it comes across as a pet project for the city council members and perhaps future real estate developers.

We need to be thinking long term housing development for our city and NOT what might be used for political purposes.

Thank you.

Mary Dudrow
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Urbancsik, Jesse

From: Mike Huber [REDACTED] >
Sent: Saturday, June 1, 2024 10:20 PM
To: Aftab, Mayor
Cc: nanacincinnati@gmail.com; ClerkOfCouncilEmail; Cincinnati City Planning
Subject: [External Email] Opposed to Connected Communities as it currently stands

Categories: JU

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

External Email Communication

Mr. Mayor,

While I support finding ways to increase affordable housing in Cincinnati, the Connected Communities initiative, as written, will destroy the beauty and historical value of many of Cincinnati's oldest neighborhoods.

I've recently learned that federal grants available to the city could be the cause for such a sweeping ordinance, and what appears to be a very rushed approval process.

In light of that, could you please provide the answers to these questions:

Has the city applied for these federal grants?

How much money was requested?

Will any of this money, if granted, be used toward the Connected Communities initiative?

I think the citizens, especially those whose properties could be most affected, are owed answers to these questions.

I know you and others have received numerous letters asking you to slow down and do your due diligence on the impact that this initiative will have on some of the older, more historic neighborhoods/homes in the city. Please do !

H M Huber
[REDACTED]

Urbanicsik, Jesse

From: Meg Keim [REDACTED]
Sent: Saturday, June 1, 2024 12:57 PM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning; nana.northavondalecincinnati.com
Subject: [External Email] Connected Communities Opposition
Categories: JU

External Email Communication

There are many valid reasons for Cincinnati to use caution before moving forward with the controversial Connected Communities Plan; lack of conclusive data indicating success, unintended consequences such as gentrification and displacement, issues of parking, infrastructure, etc.

Many residents respectfully asked city leaders to “Pause” before moving forward with such a sweeping plan until the serious potential problems have been resolved. I’d like to touch on an additional angle that hits close to home for many Cincinnatians.

Cincinnati has a rich heritage of historic homes and cherished unique neighborhoods which are already functional, diverse, thriving and attractive to new residents. There is a complete disregard in the Connected Communities plan for the protection and preservation of these cohesive neighborhoods. Rather, an indiscriminate zoning line has been drawn on a map designating transportation corridors and incentivizing mass development in those areas. Setback requirements have been completely removed which promotes maximum building size regardless of neighborhood character. Off street parking requirements have been removed. Bolstering the housing market should not be accomplished at the expense of existing successful neighborhoods. The Connected Communities plan strips homeowners of the ability to maintain the integrity of their neighborhood and places the power in the hands of developers.

Additionally, City Council is misleading citizens about their “2-year public engagement” process. The engagement consisted of 236 people participating in a presentation showing theoretical housing models. Questions raised by participants were not sufficiently addressed. During these presentations there was no mention of proposed widespread zoning changes as the solution to housing need. 1,271 residents participated in a survey and the results were posted on the website as evidence of public support. This type of research is not a valid representation of the community as the participants chose to take part in the study rather than being randomly selected from the community. This self-selection bias skews data and along with the questionable quality of the information given prior to the study invalidates the results and does not adequately represent the 309,000 residents of Cincinnati.

Cincinnati should also be learning from others’ mistakes. Following California’s passage of SB-9, a similar legislation to eliminate single family zoning, many municipalities are now scrambling to put measures in place to blunt the ill-effects they are now experiencing. These include: restricting building height and size, mandating parking spots, requiring landlords to rent only to those making moderate or low income, mandating the planting of trees, and requiring residents to live on the property for a minimum of 3 years following a split into multiple family units.

Five Southern California cities — Redondo Beach, Carson, Torrance, and Whittier and Del Mar — sued the state in 2022, claiming the law was unconstitutional because it interfered with their local authority over land use and

zoning. In April of this year, Judge Curtis Kin, ruled that the legislature’s intention — housing affordability — didn’t match up with the design. Because SB 9 doesn’t require any of the units constructed to actually be below-market-rate, it was not “reasonably related and sufficiently narrowly tailored” to ensuring access to affordable housing — and therefore unconstitutional. The judge’s opinion echoed critics’ doubts that increasing supply actually boosts affordability.

Minneapolis, one of the first cities to enact similar legislation, has been touted as an example of success, but in April, 2024 rents in Minneapolis have shown an increase of 2.5% over the previous year. Cincinnati is reported as having a 1% increase, but our increases in the last 2 years have been documented as bringing our previously low rates more in line with other cities like Columbus, Indianapolis, Cleveland, etc.

Zoning changes can be a valuable tool for positive change, but only when the appropriate parameters are in place. There is ample opportunity for City Council to further modify this program and address the very legitimate concerns of the community. To proceed without the backing of Cincinnati residents and without assurances of successful results is naively idealistic at best, but more accurately irresponsible and inexcusable for the decision makers in our City Hall.

[Meg Keim](#)

Meg Keim Interiors, Inc.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Urbancsik, Jesse

From: Mary Beth Ottke [REDACTED]
Sent: Saturday, June 1, 2024 7:30 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities

Categories: JU

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

External Email Communication

Planning Committee Members,

I grew up in Bond Hill before the city initiated the Red Lining program. It was a nice, middle class neighborhood. Then the City began the infamous Red Lining real estate program. I saw my parents' home value plummet and our family of 10 suffered significant financial repercussions because of that. The neighbors in HydePark did not.

My concern is we will have similar consequences in North Avondale if Connected Communities goes through. Will I be victimized yet again by this city as my family was in the 60's by the Red Lining program, which is now recognized as ill legal?

Further, I suspect this rezoning was already in the works when Rosemary's Babies and the new Senior living facility were pushed through despite our community's protests. The City used the same strategy of a sham interest in community input that they appear to be using now. While I hope it is not the case, it feels like our City does not listen to citizens wishes and concerns....at least in targeted neighborhoods! There have to be ways to build affordable housing in the city that do not ruin existing, thriving neighborhoods, and that require the ENTIRE city—ALL NEIGHBORHOODS—to share the burden

Mary Beth Ottke
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Urbancsik, Jesse

From: Maria Siskin [REDACTED]
Sent: Monday, June 3, 2024 11:58 AM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning; nanacincinnati@gmail.com
Subject: [External Email] Meeting of Equitable Growth and Housing Committee

Categories: JU

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

External Email Communication

Dear Mayor and City Council Members,

My husband and I moved to Cincinnati in 1994 and chose North Avondale for our home. Our main reason was that the neighborhood was unique. It was diversified, with beautiful old houses, and integrated with underprivileged neighborhoods around Reading Rd. While some of our friends considered this part of town unsafe, for us, it meant living in an **inclusive urban environment** rather than in the isolated suburbs. For 30 years, we have been thrilled to reside in this spirited neighborhood. Our first house was on Red Bud Ave, and the second is on Rose Hill Ave. Over the years, the ownership of many houses has changed; we are now the older generation, and with joy, we see many young couples and young families making it home like we did in the past. **We all care deeply** about the houses to preserve their old-fashioned charm for future generations. While the neighborhood is more expensive than many in the Cincinnati area, it is attractive and clearly affordable to many young professionals paying taxes.

My family has engaged in multiple activities supporting local communities and nonprofits. We consider improving affordable housing for low- and middle-income families essential. However, your plan for Connected Communities is **unnecessarily destructive** to the North Avondale neighborhood. It will incentivize predatory developers to purchase and demolish historic, beautiful, and **loved** houses to build profitable cookie-cutter condos that will likely remain expensive and not contribute to improving affordable housing. Dividing old houses into multiple apartments is irreversibly damaging, as we can see in the case of several houses on Dana Ave. Selling homes to groups has many complex consequences, including lesser care.

North Avondale is why some choose to come to Cincinnati or decide not to leave. We have yet to hear a specific justification for why you want to destroy such an urban jewel. I urge you to reinvestigate the negative consequences of your plans and implement **meaningful modifications to protect North Avondale**. You are elected by us, and please know that we have no intention of voting for those of you who will be instrumental in the destruction of North Avondale.

I hope for a genuinely productive discussion during tomorrow's meeting. I thank you for your consideration,

Sincerely,

Maria F. Czyzyk-Krzeska
[REDACTED]
[REDACTED]
[REDACTED]

"Don't be fooled by your own wisdom"
Witold Gombrowicz (1904-1969)

"All shall be well, and all shall be well,

and all manner of thing shall be well"
Julian of Norwich

Urbancsik, Jesse

From: Maggie Taul [REDACTED]
Sent: Sunday, June 2, 2024 10:11 AM
To: Cincinnati City Planning
Subject: [External Email] Connected communities

Categories: JU

External Email Communication

I know that many members of the city watched the Landslides documentary. I have listened to many of the community meetings and it doesn't seem like hillsides are a consideration at all. I live on Bayard with steep hillsides. If larger mixed use properties are built this would exacerbate already existing erosion problems and the homeowners will be stuck with the problems. What considerations is this city making for properties located in the hillside protection districts? Will they require the developer to provide some kind of construction bond against future problems with the developments?

Maggie Taul

Urbancsik, Jesse

From: Maria Vishnevsky [REDACTED]
Sent: Sunday, June 2, 2024 7:04 AM
To: Cincinnati City Planning
Subject: [External Email] Rezoning

Categories: JU

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External Email Communication

Stop the rezoning for multi families on single family lots. This will cause reduction in all property values surrounding. These renters and landlords are not permanent residents and are in invested in the community. Since 2020 you have sat on vacant land instead waiting for your investors to profit. You do not care about the home owners that you already have. Stop destroying the city and giving tax abatements and free loans. The people deserve to keep their land and neighborhood. This is a scam that will only benefit corporations and not the general public. I do not want to allow cecil thomas to build an entire mini neighborhood on the eight acres that he has left abandon for the past 10+ years. across the street from me. Eight single family homes would alllow home ownership not rentals or properties with hoa fees. Please read this letter at next meeting and let them know that each vacant lot gets one single family home only. Stop hoarding and holding land for your personal profit. -Maria

Urbanicsik, Jesse

From: [REDACTED]
Sent: Friday, May 31, 2024 4:58 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; eggie.harris@cincinnati-oh.gov; Jeffreys, Mark; Johnson, Scotty; liz.keating@cincinnati-oh.gov; Owens, Meeka; Walsh, Seth; Cincinnati City Planning
Cc: nana@northavondalecincinnati.com; blove@cincinnati.com; cweiser@enquirer.com; ClerkOfCouncilEmail
Subject: [External Email] RE: NO to Connected Communities
Categories: JU

Some people who received this message don't often get email from na.brown48@gmail.com. [Learn why this is important](#)

External Email Communication

I am re-sending my previous email below to ensure inclusion in the packets for both City Planning and the City Council Meeting on June 5th.

Nick Brown
[REDACTED]
[REDACTED]

From: na.brown48@gmail.com [REDACTED]
Sent: Thursday, April 11, 2024 1:28 PM
To: mayor.aftab@cincinnati-oh.gov; jan-michele.kearney@cincinnati-oh.gov; victoria.parks@cincinnati-oh.gov; jeff.cramerding@cincinnati-oh.gov; eggie.harris@cincinnati-oh.gov; mark.jeffreys@cincinnati-oh.gov; scotty.johnson@cincinnati-oh.gov; liz.keating@cincinnati-oh.gov; meeka.owens@cincinnati-oh.gov; seth.walsh@cincinnati-oh.gov
Cc: nana@northavondalecincinnati.com; blove@cincinnati.com; cweiser@enquirer.com; clerkofcouncil@cincinnati-oh.gov
Subject: NO to Connected Communities

Mayor Pureval, Vice Mayor Kearney, Cincinnati City Council:

I am writing to vehemently oppose the new City initiative called "Connected Communities".

We live within a ½ mile of the Tier 1 Transportation Corridor in North Avondale, which has no business district to speak of that residents can utilize. What we do have is an autobahn called Reading Road. Yet, the City has determined we are a PERFECT neighborhood to further condense housing with little zoning oversight. May I ask where these people will shop for essentials as this expansion is targeted to bus riders? Where along Reading Rd bus route in the City are essential services such as grocery stores?

What is even more unbelievable of this strangely ill-conceived plan, is the **blatant condensation of poverty and further segregation of neighborhoods**. North Avondale stands as an economically, ethnically, and socially diverse neighborhood. **How do you justify expanding low income and condensed housing in an already diverse neighborhood while you do not adjust zoning for this in more affluent neighborhoods around the City????** While City maps may signify huge pockets of single-family zoned areas in North Avondale, many exceptions are already grandfathered in, so reality is not as it may seem. If you have spent any time in our

neighborhood and/or attend NANA meetings, you will know that our neighborhood is extremely open, diverse and proud of it (despite what a current council member alleges otherwise in public meetings).

Connected Communities is the farthest thing from its name. The choice of title of this initiative is a classic diversionary “bait and switch” and suggests that the overall objective of dubious value. While certain communities within the City will still enjoy the privilege of little to no affordable housing, beautiful City supported functional business districts, and sanctity of single-family zoning... our **NON-CONNECTED Community of North Avondale** can look forward to additional condensed housing, concentrated poverty, no foreseeable functional business district and as a bonus, lower property values.

I have to question how this is even legal. If you have an extreme housing shortage in the **ENTIRE** City, then change zoning in **ALL** of the City. How you can selectively destroy certain neighborhoods, diminish property values and concentrate poverty all based on bus routes is unfathomable.

Nick Brown

████████████████████
████████████████

Urbancsik, Jesse

From: Paul Harten [REDACTED]
Sent: Saturday, June 1, 2024 2:11 PM
To: Cincinnati City Planning
Subject: [External Email] Rezoning in Connected Communities

Categories: JU

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

External Email Communication

Dear Planning Committee,

These communities were zoned as they are to prevent housing from becoming too dense. This can downgrade the value of the properties in these areas and reduce homeowner care. Rather than re-zoning for higher housing densities, the Cincinnati Metro transit system can be improved everywhere to promote services such as more Cincinnati Metro bus lines; Metro Access Curb-to-Curb services; or a Metro Light Rail going along the I-71 corridor from Downtown, Xavier University, Kenwood, out to Mason, Ohio. This makes it easier for people everywhere to use mass transit rather than only those people in the few City Council selected areas.

Please consider all facets of these decisions before taking further action.

Thank you,

Paul Harten

Urbancsik, Jesse

From: Pier Paolo Scaglioni [REDACTED].com>
Sent: Monday, June 3, 2024 7:45 AM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning
Cc: nanacincinnati@gmail.com
Subject: [External Email] Connected communities: misguided approach

Categories: JU

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External Email Communication

Dear Major Aftab and Clerk of the City Council,

While I wholeheartedly support increasing affordable housing options in Cincinnati, I respectfully disagree with the current approach proposed by your administration. Drawing a half-mile line on either side of Reading Road without considering the existing communities feels like an arbitrary decision.

Here are some key points to consider:

- The Beechwood-Rose Hill-Betula (west side of Reading) and Dakota Street (east of Reading) areas are architectural gems that contribute significantly to Cincinnati's heritage and increasing the quality of life of all citizens. These established neighborhoods, meticulously maintained by residents, deserve preservation, not demolition.
- Similar approaches in North Avondale and Avondale in the past resulted in neighborhood decline and resident flight to the suburbs, ultimately hurting the city's tax base. Wouldn't it be more beneficial to revitalize these existing neighborhoods?
- Many blighted properties and vacant lots already exist in Avondale, North Avondale, and along transit corridors. Focusing development there would improve struggling areas while sparing well-maintained communities.
- The influx of out-of-town investors buying properties raises concerns. Their initial focus on expensive condos could further inflate living costs, contradicting the goal of affordability.

Regrettably, if this policy moves forward in its current form, I will be unable to support the Democratic party at the City level in future elections.

Thank you for your time and consideration.

Sincerely,

Pier Paolo Scaglioni
[REDACTED]

Urbancsik, Jesse

From: Rocco Rossi [REDACTED]
Sent: Monday, June 3, 2024 12:26 PM
To: Cincinnati City Planning; Aftab, Mayor; ClerkOfCouncilEmail
Subject: [External Email] Connected Communities

Categories: JU

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External Email Communication

To whom it may concern:

As a resident of North Avondale for the past 14 years I must express opposition to the Connected Communities plan. This attempt to eliminate almost all zoning restrictions in our historic neighborhood has the potential to dismantle the beautiful architecture and character of our community. North Avondale doesn't need more density or housing units. It already has plenty of Reading Rd. housing and much of it is not fully occupied. Tearing down architecturally unique and significant structures that date back over 100 years to replace them with middling 4 unit apartment buildings that developers push to increase their coffers is the concern I have and will probably be the reality of this plan. I am proud to live in a diverse neighborhood, one that is already both racially and economically diverse under the current zoning laws. A no holds barred reworking will create a free for all with unpredictable consequences. I have not heard of a single neighbor that is in favor of this plan. Please reconsider this ordinance in the upcoming vote and let's work to improve our city in a more balanced and measured approach.

Rocco Rossi
[REDACTED]
[REDACTED]
[REDACTED]

--

Urbancsik, Jesse

From: Robert S [REDACTED]
Sent: Monday, June 3, 2024 12:11 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities

Categories: JU

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

External Email Communication

Dear Planning Commission,

I am writing to express my concern and disapproval of the proposed Connected Communities plan being suggested by Mayor Pureveal and the City of Cincinnati Council.

Having been a resident and property owner in Pleasant Ridge for over 40 years and now Hyde Park for the last 17 years, I have witnessed the damage done to a residential community by allowing multi-family housing in areas previously zoned single family.

As a child I lived on Schubert Ave in the Ridge. There was a lovely wood frame home that sat at the corner of Ridge and Schubert. A developer came in, tore the house down and built five 4-family apartment buildings. The character of the neighborhood changed, and not for the better. Those apartments are still there today but the damage has long been done and unfortunately can never be repaired.

This same sort of thing happened all over the Ridge in the 50's, 60's and 70's. Montgomery Rd is a prime example beginning near the Norwood Corp line and extending to Kennedy Ave. Buildings lacking any contextual design and increasing density that lead to garbage, traffic, rodents, unkept premises, etc. If we could only turn back the clock, but we can't.

Hyde Park has similar issues. Beautiful streets like Stettinus, Burch, Mooney, Zumstein, Michigan, etc all have examples of beautiful homes demolished and replaced with multi-family buildings built by profit seeking developers, all at the expense of the neighborhood.

While we can't undo the past, let's not repeat these planning mistakes. The current zoning code protects the fabric of our city. I urge you to rethink the Connected Communities proposal, before it's too late. We have one Queen City. It's too precious to waste.

Robert M. Sheeran
[REDACTED]

Urbancsik, Jesse

From: Sarah Pontius Cornell [REDACTED]
Sent: Monday, June 3, 2024 11:25 AM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning
Cc: nanacincinnati@gmail.com
Subject: [External Email] Not in support of Connected Communities

Categories: JU

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

External Email Communication

Dear Mayor and City Council Members,

I am writing to reinforce that it is NOT just community councils that are against the Connected Communities plan, but citizens as well. I live on Lenox Place in North Avondale, and would like to register my opposition to the current Connected Communities plan. I am not opposed to change in general, but this plan is a mile-wide sledgehammer being applied to huge portions of our city. Zoning is meant to distinguish and protect different kinds of neighborhoods, and I would appreciate it if the council took the time needed to look at the plan on a micro level and apply appropriate changes to individual neighborhoods, as opposed to this one-size-fits-all approach.

My husband and I are architects who primarily work on residential projects within the City of Cincinnati, so we are extremely familiar with the zoning code and how it applies to residential neighborhoods. I understand the ways that we can increase density without undermining the character of our neighborhoods, and it will take more time, effort, and actual community engagement than what has gone into the Connected Communities rollout. To me, this process feels like you took a plan that worked somewhere else and slapped it onto our city without considering the consequences. On top of that, comments from the mayor and council members are insulting to the citizens that are voicing legitimate concerns about this process. Please know that a vote for Connected Communities means that you will not be receiving a vote from me in the future.

Regards,

Sarah Cornell

RA, LEED AP
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Urbancsik, Jesse

From: Sarah Koucky [REDACTED]
Sent: Friday, May 31, 2024 5:02 PM
To: Cincinnati City Planning; Aftab, Mayor; ClerkOfCouncilEmail; nana.northavondalecincinnati.com
Subject: [External Email] Connected Communities
Categories: JU

External Email Communication

To All,

This will be my third letter in opposition to the Connected Communities Ordinance and I plan to speak at the Equitable Housing meeting on Tuesday and City Council on Wednesday, Please read all of our letters and consider the multitude of letters in opposition to the removal of our single family zoning outside of the original BRT routes and deep into our neighborhoods. Please make sure this letter is included in the Connected Communities documents for both meetings.

My name is Sarah Koucky and I have lived in North Avondale for most of my life. My family of ten moved to North Avondale in 1965. I attended North Avondale school, Walnut Hills and then graduated from the University of Cincinnati. Like me, many of our residents have lived in this neighborhood their entire lives. We chose this beautiful neighborhood because of the diversity and family orientated neighbors and proximity within the city limits. I love this city and deeply resent being called a nimby or a racist for wanting to preserve our neighborhood. That is not true and only diverts the conversation from the true facts concerning Connected Communities Ordinance or as it should be named the **Increased Density Ordinance**.

Two years ago the residents of Cincinnati did not support the concept of removing the single family zoning and opposed eliminating zoning restrictions. We now know that after the first failure to pass the increased density, the City started down the path to ensure this would pass in the future by teaming with the ULI's (Urban Land Institute) local chapter of a national lobbying group, a group of developers, construction companies and bankers with an expressed intent of how to create opportunities for themselves. The ULI group recommended giving developers "by-right" development with little to no restrictions on development and bypassing citizen participation. The ULI did not include the community councils or individual citizen input and has essentially proposed taking away the only resident's right to oppose a zoning variance for our neighborhood land use and plans to give our rights to the developers.

We can all agree the City introduced Connected Communities to the citizens and neighborhood councils more than a year ago through a series of meetings where the participants played a housing game and made comments on sticky notes. At that time there was never any mention of a proposed **Increased Density Ordinance** until it was introduced in February of this year, less than three months ago. We now know the essential elements of the Connected Communities Ordinance were fully baked in 2021 and the outreach conducted in 2023 was simply a well-funded marketing effort to sell a plan that was designed by the largest players in City financial, real estate,

design and construction. This so-called “engagement” and “planning” is unacceptable to the citizens and community councils of Cincinnati.

While we believe North Avondale is a prime example of a unique, diverse and historic neighborhood, we will continue our work with the City through our neighborhood councils and residents input to maintain our diversity and solve the perceived lack of housing. Despite the City providing incomplete and incorrect housing data, we believe there is approximately 20% available housing ready for immediate improvement and a number of vacant lots immediately ready to be improved. The BRT corridors are already zoned correctly for multi-family housing and there are many vacant properties ready for development. We do not believe the City should change the entire neighborhood zoning code, adding 78 more zoning types, when we already have the correct zoning along these corridors and land available. There is absolutely no need to eliminate single family zoning outside of the BRT corridors.

We also propose that the City spend our valuable resources to encourage rental and home ownership support through programs to support home ownership down payment assistance and the current Renting Partnership program instead of elaborate marketing plans. The neighborhoods want to work with the City to improve current housing stock, but struggle with the lack of current enforcement and support.

This Increased Density Ordinance subverts our community councils and provides unlimited opportunity for developers and out of town owners. NANA will continue to challenge the City and oppose any developers and out of state owners where they do not have the same neighborhood goals as our residents. This will be a long, continuous battle where we will need to continue to fight to protect North Avondale’s unique architecture and character. We must provide for increased population and business district development while protecting our neighborhood and member’s rights.

Sarah Koucky | Corresponding Secretary



Urbancsik, Jesse

From: Sarah Rich [REDACTED]
Sent: Friday, May 31, 2024 12:33 PM
To: Aftab, Mayor; Cincinnati City Planning; nanacincinnati@gmail.com; ClerkOfCouncilEmail
Subject: [External Email] Opposition to Cincinnati's Proposed "Connected Communities" Zoning Amendments

Categories: JU

External Email Communication

RE: Response in Opposition to Cincinnati's Proposed "Connected Communities" Zoning Amendments

To Members of Cincinnati City Council and Mayor;

I am writing to express my extreme concern for and opposition to the proposed and overreaching "Connected Communities" zoning amendments for the North Avondale Rose Hill Neighborhood.

As a longtime resident of North Avondale, I am writing to ask each of you to vote against the ordinance. The sweeping zoning changes will negatively affect North Avondale as well as other neighborhoods.

North Avondale is packed with unique architecture that could not be duplicated today – both large homes and small homes.

This historically significant neighborhood with homes of all sizes is the primary reason why North Avondale is so special and diverse. Additionally, it is not uncommon for historically significant North Avondale housing to sell in excess of one million dollars, driving significant tax revenue for the city (especially as taxes have tripled this year).

Placing 4 story rectangular-block buildings next to these historic homes throughout the neighborhood completely destroys the special nature of the community and saddles the residents, such as my family, with the cost of accommodation of this growth through our lost property values. Neighborhoods along these randomly chosen "transit corridors" (really, no other road going through Mt Lookout or Hyde Park gets significant traffic?) are being unfairly targeted and the result is that the city will be sued by the many homeowners whose home values suddenly plummet.

Why I Oppose the Current Plan:

1. An accelerated decision, with a sham of a public engagement process happening way too late in the 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 and therefore, our comments and participation cannot be meaningful.
2. The City has a terrible history with out-of-town property owners and investors. These zoning changes will only exacerbate this issue and increase the potential for out-of-town investors to divide single family homes for investment opportunity.
3. The proposed change in zoning. Specifically, the elimination of zoning for single-family homes, and the relaxed height restrictions and setbacks.
4. Reduction/Elimination in parking requirements without an adequate public transit system.
5. The proposal lacks safeguarding of the neighborhood's character which will result in what NANA has been working against for years: utter destruction of the unique, historic charm of our community.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.
7. The plan does not consider community-driven development for North Avondale's historic, architectural and cultural preservation.

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

1. **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 I 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.

2. **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 led them to live in a particular neighborhood. This will also open up the city to multiple lawsuits for unfairly targeting certain neighborhoods and ruining home values.

3. **Unequally targeted** – Why are only residents of North Avondale, Paddock Hills, Northside, etc. being asked to sacrifice their neighborhood character in search of affordable housing? All of these neighborhoods already have plenty of affordable housing. Why are neighborhoods like Hyde Park, Mt Lookout or Oakley **not** being asked to sacrifice their neighborhood character under **Connected** Communities?

4. **Government Official Personal Financial Gain** – City Council and the mayor need to disclose properties purchased within a ½ mile of these corridors so that citizens can feel confident personal financial gain is not at the heart of these changes.

5. **Legality** – I question how **Connected** Communities is legal. If you have an extreme housing shortage in the ENTIRE City, then change zoning in ALL of the City. How you can selectively destroy certain neighborhoods, diminish property values and concentrate poverty all based on bus routes?

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect the overwhelming concerns of the residents of North Avondale and not move forward until our concerns are addressed.

Sarah Rich, North Avondale resident

Scott Hassell
[REDACTED]
[REDACTED]

June 3, 2024

Honorable Mayor Pureval, Vice Mayor Kearney, and City Council members,

I am writing to urge you to vote **NO** on the proposed Connected Communities legislation.

As an environmental sustainability professional, I support many of the aims of Connected Communities. As a citizen that wants the City's population to grow and become more diverse, and for our economy to thrive and provide greater economic mobility for all, I also share many of the goals of Connected Communities.

Unfortunately, I do not believe the legislation shared on April 11, 2024 will advance these goals.

During the 7 weeks since the legislation was shared, the City has not responded to specific concerns and objections voiced by citizens and community councils, including the Hyde Park Neighborhood Council. Rather, the City has focused on key messages and the one-way presentations conducted during the last year while ignoring concerns raised about the legislation by its citizens and the majority of community councils. The City seems determined to pass the legislation in spite of its citizens, not because of them.

City Council should vote NO on the legislation on June 4 and June 5. Then, the City should seek feedback, engage in two-way dialogue with citizens and community councils, and make revisions where appropriate. The legislation should be voted on again, after this has happened.

In addition to the concerns raised by Hyde Park Neighborhood Council on May 8 (see attached letter and survey results), the concerns that I think should be addressed include:

- The City has not incorporated revisions based on feedback received since the 150-page legislation was released April 11, 2024. The City should not ignore the concerns of its citizens on such an important set of changes.
- The originally posted transmittal cover sheet was dated April 17, 2023. Accordingly, it appears no feedback collected after April 17, 2023 was incorporated into the legislation despite nearly a year of public events that the City said it was using to welcome feedback to listen and prepare legislation that reflected public input. If the original transmittal coversheet had a typo as has been explained by some City representatives, it actually had two typos: the year was wrong (2023), and the day of the month (the 17th) was wrong because the document was posted on April 11, six days prior to day of the month listed on the letter. It seems unlikely two typos were made and overlooked prior to the document being posted. Citizens deserve to know when this legislation was

Scott Hassell

prepared and why they were not given the opportunity to review or suggest revisions to it prior to a vote, whether it was April 17, 2023 or April 11, 2024.

- Connected Communities, in conjunction with other aspects of the Zoning Code which are not being revised, is likely to undermine residential housing markets and property values within ¼ mile of business districts. This is because there is nothing in the legislation that will make it less likely that developers will seek and obtain nearly 100% of variance requests, as they have been doing for more than decade. Since Connected Communities will increase the rights of developers to remake single family zoned areas without making variance requests less likely to be approved, the City's existing flawed approach to approving nearly all requested variances will accelerate the undermining of the City's existing single family zoning areas.
- Connected Communities will worsen flooding and sewer backups. Residents and businesses already experience flooding and sewer backups during extreme rainfall events. This problem is worsening due to climate change. Replacing single family homes that have permeable surfaces like grass and trees with multifamily housing that is more likely to have impermeable surfaces due to larger building footprints, will worsen these problems.

In closing, I urge you to vote NO on Connected Communities on June 4 and June 5. I encourage you set a reasonable schedule to solicit feedback on the legislation first proposed on April 11, 2024. Then we can discuss the concerns above, as well as those noted in the Hyde Park Neighborhood Council's May 2024 survey (see attached), and similar concerns raised by residents and community councils throughout the city.

Sincerely,

Scott Hassell

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

HPNC Connected Communities Analysis & Survey Results

HPNC invited the members of our email distribution list to complete a survey with 3 specific questions about Connected Communities and to provide any the comments on the proposal.

We received 237 responses, with overwhelming opposition to higher density housing near business districts, opposing loosening parking requirements, and allowing higher density housing along Madison Rd (our Tier 2 Transit Corridor). Specifically, the results were:

- 76.5% opposed to allowing higher density housing – 2, 3, or 4-family units – within ¼ mile of our two Business Districts (Hyde Park Square & Hyde Park East).
- 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 – 2, 3, or 4-family units – on lots fronting on Madison Rd (our Tier 2 Transit Corridor).

Among the minority that favored more density within ¼ mile of NBD, one or more respondents wanted new housing to be:

- Truly affordable, not multimillion condos.
- Allow for a more diverse community
- Offer more options for empty nesters
- Make it easier for young families to move to Hyde Park
- Support better public transit
- Provide more options to rent

But multiple respondents expressed concern that East Hyde Park cannot take any more density due to the lack of parking. The existing multifamily housing is a supported and valued part of the community, but transit is not good enough to allow more people to be added without more parking.

Among the 76.5 to 78% that oppose more density in single family zoning districts and reduced parking requirements, there is strong opposition based on reviewing these responses, HPNC's review of Connected Communities, and our engagement on these issues, the most important reasons HPNC and Hyde Park residents oppose Connected Communities are presented below. Specific comments received from our survey are listed in italics.

- **Flooding and Sewer Backups.** Hyde Park residents and businesses experience flooding and sewer backups during extreme rainfall events. This problem is worsening. Replacing single family homes that have permeable surfaces like grass and trees with multifamily housing that is more likely to have impermeable surfaces due to larger buildings and more parking (even if parking requirements are reduced), will worsen these problems.
 - *With the sewers in the shape they are in (our basement flooded in 2019 and we had over \$50,000 in damage) I think this is very irresponsible adding more people to the incompetent and old sewer system*

- *[...] the storm water situation in Hyde Park is significant. In April, I experienced a significant flooding event behind my home from heavy rains (over 2 feet of water in the yard behind me). Our storm water/waste water infrastructure cannot support more water, either through waste water or storm run-off. The building of multi-family exasperates the storm water issue as there is less green space (i.e. soil and trees) to absorb water leading it into sidewalks, roadways, and ultimately people's homes and businesses.*

- **Parking.** There is already a lack of parking in and around Hyde Park Square and East Hyde Park. This negatively affects nearby homes. Adding more housing density will worsen the existing problems for existing homeowners, our business districts, and new residents.
 - *For those that live within 1/4 mile of the Hyde Park business district, this [...] creates a nightmare scenario for parking in what is already an uncontrollable parking environment. Highly against this*
 - *The proposed changes [...] would also most definitely have a negative impact on the quality of life for residents, who would no longer be able to find parking on their own street.*
 - *I live on Michigan Ave between Wasson and Erie. Our street is parked on every day. You cannot get more than one car down the street at a time. Additional housing with no parking would be a nightmare. Further, Madison Road and Edwards/Wasson roads are overloaded with traffic and there is no available parking. Allowing additional housing with no parking is a very bad idea and I can't express how against it I am.*
 - *Our roadways are already strained with traffic and limited parking. Recent modifications to traffic flow on Linwood and Observatory have caused significant delays and re-routed traffic to side streets. City council seems to have a belief that if denser housing and parking restrictions are put in place, more people will rely on public transit and take more cars off the road. I do not think this could be further from the case. Public transit infrastructure is not sufficient enough to have individuals modify their mode of transportation at this point.*
 - *My concern is East Hyde Park. The community already struggles with a lack of parking around its business center. Bus service is limited and unreliable and will only bring more cars to the area with more housing. Other than the traffic on pape the neighborhood is perfect as is as it has a huge mix of apartments (Ravenswood, Tarpis Woods, and others), SFH with middle housing already mixed in and businesses. My concern is people will cash out to developers to encourage tear downs to fit as many properties as on a lot as possible. These changes could ruin one of the best starter home communities in Cincinnati.*

- **People move to HP for low-density, single-family homes with high-quality architecture and character.** Connected Communities will undermine the characteristics that make Hyde Park desirable. Increasing density will diminish/harm the property values of those

that bought into these neighborhoods for the existing density. These changes will reduce property values and lead people to leave the City, thereby decreasing both property tax revenue and income tax revenue.

- *Higher density housing is creating higher traffic, accidents, noise pollution, safety issues and ruining the Aesthetics of our existing neighborhoods. We chose to live in this area for a reason [...] This all will cause people to leave the city for other housing.*
 - *Doing this ruins the historic aesthetic of the neighborhood by replacing it with cheaply built, ugly new build houses.*
 - *Packing more people into this area benefits builders and investors not the current residents*
 - *Cramming additional housing into these areas will detract from the reason they are desirable.*
 - *The blind application of a 1/4 mile zoning change without looking at the effect on particular streets in Hyde Park is foolish. Hyde Park has flourished because of its balance between existing single family streets with large homes and smaller and/ or multi-family homes closer than a 1/4 mile or otherwise along busier streets. The proposed change will have a long term negative effect on Hyde Park.*
 - *People want to live in Hyde Park due to architecture, landscape, parks and convenience. These are all at risk with the addition of higher density housing and less zoning regulations. (They do not choose to live here because they want high density housing.)*
 - *We live in a time when many baby boomers will be passing and many of the properties in Cincinnati will be turning over. Housing will be coming available. All of that multi-family going up in Oakley will prove to be a mistake in 25 years.*
- **Connected Communities expands developer rights and will lead to more variances that will further undermine existing zoning and aesthetics.** 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. Rather, under the proposal, developers will be given more flexibility to increase density, have lower parking requirements, and in some cases, be able to increase height. This gives developers more ways to increase profit and allows them to continue applying for and receiving every variance they seek. The failure of Connected Communities to change the process for applying for and obtaining variances, combined with City's clear history of awarding them with almost no exceptions, will further undermine the Hyde Park's most desirable characteristics while subsidizing the transfer of wealth (in the form of existing homeowner's property values) to developers so they can increase their profits by putting more units on a property than would otherwise be allowed by zoning. These negative impacts will be further magnified by the City's tax abatement system (including its recent revisions) which will further incentivize developers to tear down existing homes and seek variances as described above. The proposed additional flexibility along with the

existing abatements and variances represent a uncompensated “taking” from existing homeowners.

- *Stop giving developers undeserved gains on the backs of long time residents.*
 - *Stop tearing down existing homes with trees and green space in order to build denser housing with 2, 3, and 4 variances which increase profits for developers while infringing on the property rights and property values of existing home owners that have to live in the shadow of these abominations.*
- **Connected Communities will reduce property values, leading Hyde Park residents to leave the City of Cincinnati, and lead to a reduction in property taxes and income taxes.** Continued and accelerated undermining of property rights will diminish/harm the property values of those that bought into these neighborhoods. Concerns about these “takings” and declining property values may lead people to leave the City, thereby decreasing both property tax revenue and income tax revenue.
 - *This is ridiculous. We've been considering moving out of the city we've loved in our entire lives. This could be the final straw.*
 - *The Hyde Park community presents a charming village-like ambiance, right in the middle of the city. If that atmosphere is destroyed by overcrowding of dwellings, cars, and people, Hyde Park will be much less pleasant and less desirable. Property values will decrease, causing the city to lose income from property tax. Increased density of low-value properties will not improve the community. Why damage one of the few thriving areas of the city? If Hyde Park deteriorates, its residents will move to more pleasant surroundings in the northern suburbs, Indian Hill, or northern Kentucky.*
 - *The city is attempting to destroy charming neighborhoods where a significant amount of tax revenue is raised which is going to drive residents out. I am 100% against the 1/4 mile buffer proposal from city council and heavily against the proposal as a whole.*
- **Citizen Feedback has not been incorporated into the proposed legislation.** On April 29, 2024, HPNC sent a letter to the Mayor, Council, Planning Commission, and City Planning & Engagement asking how the Connected Communities legislation with a transmittal date of April 17, 2023 could incorporate citizen input from the 360 days between April 17, 2023 and the day it was released on April 11, 2024. We have received no response about how citizen input has been incorporated since April 17, 2023. Please explain to the Citizens of Cincinnati if their input during the intervening 360 days has been ignored.
- **Proposed ordinance continues to have errors.** In HPNC’s April 29, 2024 letter, we also asked that Map K5 in the proposed ordinance be updated. While a supplemental set of maps with a correct version K5 was provided, the original ordinance still has not been corrected. How can City Planning Commission, City Council, or citizens be expected to evaluate and respond to proposed legislation that continues to have an error?

Urbanicsik, Jesse

From: Troy Robinson [REDACTED].com>
Sent: Friday, May 31, 2024 12:42 PM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning; Kearney, Jan-Michele
Cc: nanacincinnati@gmail.com
Subject: [External Email] North Avondale Opposes Connected Communities

Categories: JU

Some people who received this message don't often get email from troy.robinson1669@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Mayor, Vice Mayor, Council Members and City Planning,

I am resending my letter opposing Connected Communities again to make sure it is properly recorded in the city records.

As a resident of North Avondale and the current NANA (North Avondale Neighborhood Association) board President, I am strongly against the City's proposed Connected Communities ordinance and am writing to ask each of you to vote against the ordinance. The sweeping zoning changes will negatively affect North Avondale as well as other neighborhoods.

Why I Oppose the Current Plan:

1. The proposed ordinance was drafted and sent to the Mayor on April 17, 2023. In addition, the plan was originally written by the Urban Land Institute on June 22, 2021, therefore, neighborhood engagement and feedback has been considerably undermined.
2. The 4/24/2023 Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low-income people. Also, detrimental increases in housing density led to less affordability and increased incidents of crime.
3. The City has a terrible history with out-of-town property owners and investors. These zoning changes will only exacerbate this issue and increase the potential for out-of-town investors to divide single family homes for investment opportunity. Unless zoning requires owner-occupancy for an extended period, this will occur (unlikely legal to do so).
4. The proposed change in zoning. Specifically, the elimination of zoning for single-family homes, and the relaxed height restrictions and setbacks.
5. Reduction/Elimination in parking requirements without a robust public transit system.
6. The proposal lacks safeguarding of the neighborhood's character which will result in what NANA has been working against for years...destruction of the unique, historic charm of our community.
7. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

There must be better options when looking to increase housing stock. The following alternatives were previously sent to you from a North Avondale neighbor. I agree with his alternatives and provide them again for your consideration.

1. Enforcement - there are many blighted and neglected properties throughout Cincinnati. Enforcement of municipal housing and maintenance codes will either cause the owner to improve their properties or sell. This is not being done in a comprehensive manner due to building inspector staff shortages/ funding. Also, mandatory annual housing code inspection of rental housing is needed. Increasing fines and consequences of non-compliance may be necessary.
2. Assessment/ Foreclosure - failure of a property owner to maintain their properties would be a “big-stick” in turning blighted properties into needed housing.
3. City/ Port/ 3CDC Purchase/ Stabilization/Resale - Foreclosure or purchase of abandoned lots or properties that fail enforcement actions and then offering them to new buyers with financing/ tax abatement/ and other incentives. I personally was involved in the very successful City led VBS (Vacant Building Stabilization) program. As one of the City’s Consulting Architects we stabilized over 30 buildings in OTR that were foreclosed on by the City or abandoned. Stabilization included: roofing, closing doors/ windows, and structural repairs to prevent further deterioration or collapse of the buildings. These stabilized buildings were eventually sold by 3CDC for \$1 to investors who promised to renovate/ occupy the buildings. The success you see in OTR is in great part due to this VBS program. Otherwise, the failure to stabilize these buildings would have led to their demolition and the loss of much of the OTR fabric. This approach can be implemented city-wide to great effect.
4. Variances - though I’m not a huge fan of zoning variances, there are times and places where it is needed. The current zoning code allows for some “flexibility” while engaging neighborhood stakeholders in an organized and transparent process. Why change something that has been largely successful in accommodating exceptions to current zoning?
5. Market Forces - A better solution is to keep the historically zoned single-family neighborhoods intact and let the market determine the best location and type of affordable housing as permitted by current zoning. This allows stabilized communities and active neighborhood involvement (ex. NANA and others) to serve as an anchor for peripheral growth of multi-family housing. “Multi-family rentals everywhere” is the antithesis of good urban planning. Uniform housing types, in defined neighborhoods, is the goal of many successful urban plans and zoning ordinances - i.e. utopian planned communities.

I urge the City of Cincinnati to leave the zoning as-is and instead of legislating destructive change; enforce current codes/ regulations and find financial resources and incentives to motivate the free market to determine the best location and type of affordable housing within the constraints of the current zoning code.

Kind Regards,

--

Troy D. Robinson | President



Urbanicsik, Jesse

From: tracey seibert [REDACTED]
Sent: Friday, May 31, 2024 2:18 PM
To: Cincinnati City Planning; Aftab, Mayor; ClerkOfCouncilEmail
Cc: Albi, Anna; Nana Northavondalecincinnati. Com; Kearney, Jan-Michele; Cramerding, Jeff; Jeffreys, Mark; Owens, Meeka; Harris, Reggie; Walsh, Seth
Subject: [External Email] North Avondale Opposes Connected Communities
Categories: JU

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

External Email Communication

I am resending this letter from April 15th as clearly none of these topics were taken into consideration when unanimously voting for the Connected Communities plan in the recent Planning Commission meeting.

I was in attendance at that meeting along with several of my neighbors. Statistics and facts were presented at this meeting which contradicted biased and inaccurate data presented by the creators of this plan.

----- Forwarded Message -----

From: tracey seibert [REDACTED]
To: ClerkOfCouncil@cincinnati-oh.gov <clerkofcouncil@cincinnati-oh.gov>
Cc: nana@northavondalecincinnati.com <nana@northavondalecincinnati.com>
Sent: Monday, April 15, 2024 at 11:08:16 AM EDT, **Revised May 31, 2024**
Subject: Disconnected Communities

Mayor Pureval, Vice Mayor Kearney, Cincinnati City Council, Cincinnati Planning Commission:

I am writing to vehemently oppose the new City initiative called "Connected Communities".

We live within a ½ mile of the Tier 1 Transportation Corridor in North Avondale, which has no business district to speak of that residents can utilize. What we do have is an autobahn called Reading Road. Yet, the City has determined we are a PERFECT neighborhood to further condense housing with little zoning oversight. May I ask where these people will shop for essentials as this expansion is targeted to bus riders? Where along Reading Rd bus route in the City are essential services such as grocery stores?

What is even more unbelievable of this strangely ill conceived plan, is the **blatant condensation of poverty and further segregation of neighborhoods**. North Avondale stands as an economically, ethnically and socially diverse neighborhood. **How do you justify expanding low income and condensed housing in an already diverse neighborhood while you do not adjust zoning for this in more affluent neighborhoods around the City????** While City maps may signify huge pockets of single family zoned areas in North Avondale, many exceptions are already grandfathered in, so reality is not

as it may seem. If you have spent any time in our neighborhood and/or attended NANA meetings, you would know that our neighborhood is extremely open, diverse and proud of its historical roots as the first residential neighborhood beyond the Central Business District. (despite what a current council member alleges otherwise in public meetings). Not only do we love our social diversity, residents of North Avondale move here and treasure, the historical unique homes unlike any other in the city.

Connected Communities is the farthest thing from its name. While certain communities within the City will still enjoy the privilege of little to no affordable housing, beautiful City supported functional business districts, and sanctity of single family zoning... our **NON CONNECTED Community of North Avondale** can look forward to additional condensed housing, concentrated poverty, no foreseeable functional business district and as a bonus, lower property values.

I have to question how this is even legal. If you have an extreme housing shortage in the **ENTIRE** City, then change zoning in **ALL** of the City. How you can selectively destroy certain neighborhoods, diminish property values and concentrate poverty all based on bus routes is unfathomable.

I attended the Planning Commission Meeting on May 17 where a flowery power point presentation was shown with lots of distracting graphics and stats, that, when really studied were not representative of a full cross-section of resident input. In fact, when the public was allowed to comment, solid, verifiable statistics were referenced to debunk the false information presented to sway Planning Commission and City Council votes.

The bottom line is, I don't think anyone is completely against the Connected Communities concept. The plan as it stands right now needs to be re-evaluated to look at individual neighborhoods more thoroughly. If you drive down Reading Road or Paddock Road towards Bond Hill and beyond for example, there are many open lots and abandoned storefronts that ARE already along these bus routes and closer to useable commerce that would be prime for a **CONNECTED COMMUNITY** development if handled sensitively. **Instead of incentivizing developers to create new master plans that destroy the sense of community we now enjoy, the better approach would be to incentivize developers and real estate agents to acquire these properties and build thoughtful residential structures sensitive to local architectural fabric.**

As stated above, within our pocket of North Avondale and Paddock Hills, we are a vibrant, diverse **RESIDENTIAL** community. We are rich with architects, engineers, landscape architects and interior designers who live in and cherish the unique architectural beauty of North Avondale. I am confident that any one of us would be happy to walk the neighborhood with the committee to identify these properties. Personally, I think North Avondale is **THE** most beautiful neighborhood in all of Cincinnati for all of the reasons already stated and it would be absolutely criminal to change this unique dynamic.

LEAVE NORTH AVONDALE ALONE!

Thank you,
Tracey Seibert
North Avondale Resident
President Harkness Design Group

Urbancsik, Jesse

From: Timothy Loy Sutherland [REDACTED]
Sent: Monday, June 3, 2024 12:51 AM
To: Aftab, Mayor; ClerkOfCouncilEmail; Cincinnati City Planning
Cc: NANA@northavondalecincinnati.com; Timothy Loy Sutherland; Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Walsh, Seth; Owens, Meeka; Keough-Jurs, Katherine
Subject: [External Email] CONNECTED COMMUNITIES
Categories: JU

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

External Email Communication

Timothy Loy Sutherland, ENG.
[REDACTED]
[REDACTED]

[REDACTED]

Mayor.Aftab@cincinnati-oh.gov

ClerkOfCouncil@cincinnati-oh.gov

801 Plum St
Cincinnati, Ohio 45202

RE: CONNECTED COMMUNITIES

Dear Mayor Aftab Pureval and Council Members,

As a resident deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I must express my strong opposition to the Connected Communities ordinance currently under consideration. NANA (North Avondale Neighborhood Association) recently voted and published their opinion on the following statement: "North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses for meaningful review, public participation, and approval by the community council of the impacted neighborhoods."

My Concerns on the Plan Include:

- 1) The proposed change in zoning. Specifically, the elimination of single-family homes and relaxed height restrictions and setbacks.
- 2) Reduction in parking requirements without a robust public transit system.
- 3) The proposal lacks safeguarding of neighborhood character, destroying our community's unique charm.

- 4) An accelerated decision, a sham of a public engagement process. The proposed ordinance was drafted and sent to the Mayor on April 17, 2023. In addition, the Urban Land Institute wrote the original plan on June 22, 2021; therefore, our comments and participation cannot be meaningful.
- 5) The plan does not consider community-driven development to preserve North Avondale's historical, architectural, and cultural heritage.
- 6) The plan does not consider the potential impact on the environment, green space, police, fire, sewer, stormwater, and water mains.

Additionally, the Council must address the following points before any vote on Connected Communities.

- 1) **Unintended Consequences**—A recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low-income people. Also, detrimental increases in housing density led to less affordability and increased crime incidents. Though I 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.
- 2) **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.
- 3) **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 to divide up single-family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (it is unlikely legal to do so).

North Avondale is an economically, ethnically, and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope the city will respect my concerns and not move forward until they are addressed.

Sincerely,

Timothy Loy Sutherland


c: NANA@northavondalecincinnati.com

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.

Urbancsik, Jesse

From: Todd Zinser [REDACTED]
Sent: Friday, May 31, 2024 5:17 PM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities
Attachments: City leaders doing a sales job on proposed zoning reforms Opinion (1) (1).pdf
Categories: JU

You don't often get email from tjzinser1@gmail.com. [Learn why this is important](#)

External Email Communication

The attached Op-Ed is being submitted for consideration at the meeting of the Equitable Growth and Housing Committee on June 4, 2024 and the City Council meeting on June 5, 2024.

Thank you.

Todd J. Zinser

Urbancsik, Jesse

From: Terry Robinson [REDACTED]
Sent: Sunday, June 2, 2024 8:41 PM
To: ClerkOfCouncilEmail; Aftab, Mayor; Cincinnati City Planning
Subject: [External Email] Connected Communities Zoning Ordinance

Categories: JU

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

External Email Communication

Our Hyde Park Neighborhood would be forever changed by your "Equitable" Housing plan. Our traffic increases daily and a drive down Victoria Lane, when Coffee Emporium is open, where we live demonstrates the problem. We do not need more traffic or cheap housing which would destroy the special character of our neighborhood. It sure looks like a tax grab and would certainly diminish the lovely neighborhoods within the city limits.

Terry Robinson
[REDACTED]
[REDACTED]

Urbancsik, Jesse

From: [REDACTED]
Sent: Saturday, June 1, 2024 8:05 AM
To: Cincinnati City Planning
Subject: [External Email] Connected Communities

Categories: JU

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External Email Communication

I am against Connected Communities (“CC”) and the assertions and representations from the media, City Hall and City Leaders have been shocking. There has not been adequate time to digest the implications of removing single family zoning protections from targeted areas while preserving this protection for others. It is unfair and unjust. Further the are most dramatically targeted, those "tier 1 corridors" have a submarket vacancy above 7%, 5% is considered a "stabilized market". Removing zoning restrictions to allow developers an easier time to add more inventory to a submarket with excess inventory is not a solution to a problem, it is a gift to developers. And the failure to require an affordability component to ALL new projects, but rather rely on those that have a LIHTC component, mean only those in low-income areas will have this requirement, further concentrating subsidized housing, something for which the city is already being sued.

Vanessa Wong
[REDACTED]
[REDACTED]

Urbanicsik, Jesse

From: [REDACTED]
Sent: Friday, May 31, 2024 12:41 PM
To: Cincinnati City Planning
Subject: [External Email] North Avondale rejects Connected Communities

Categories: JU

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

External Email Communication

I am against Connected Communities ("CC") and the assertions and representations from the media, City Hall and City Leaders have been misleading at best. In addressing citizen concerns we are fed fantasies, dreams, and "trust us" platitudes.

Here are a few myths I have identified:

Myth: There has been broad community engagement and ample time to make concerns heard. **Fact:** A 150-page proposal released a little over a month ago, on April 11, 2024, was the first I heard that single-family zoning was being eliminated for my entire neighborhood, from St Bernard to Victory Parkway. A month, and the single most valuable asset I have and the neighborhood I have lived my entire life in will be forever altered, with no chance to push-back from me or my neighbors. I could write an entire Op-ed on what a check-the-box farce that May 17, 2024 "community engagement" Planning Meeting was, but that is for another day.

Myth: It is only the Community Councils opposing this initiative. **Fact:** Community Councils are made up of Community Volunteers to represent the Community. 200 citizens registered to speak at the May 17, 2024 Planning Meeting. Of the 9 people I heard in support of the initiative, 7 worked or represented developers, development corps, and/or investors in real estate, and 1 of the other 2 didn't even live in the city. The rest were opposed or asked for a pause to address serious concerns. No matter, the vote to pass was virtually unanimous.

Myth: This will address Cincinnati's Housing crisis in areas most needed. **Fact:** The most recent CoStar market study data states the East Cincinnati Submarket, encompassing both Tier 1 targeted Corridors (Reading Road and Hamilton Ave) and the land between them, that vacancy is over 7% (7.3% in the affordable sector). This means in the area targeted for the most dramatic lifting of zoning protections, 1 in 14 apartments sits vacant. In a submarket with 17,126 units, 1,216 are vacant right now. Why hasn't this been published?

Myth: This will not exacerbate the problem of concentrating affordable housing into already overburdened areas while also not requiring affordability components in new projects, rather relying on making LIHTC (Low Income Housing Tax Credits) more accessible. **Fact:** Only areas in "Qualified Census Tracts" or "Difficult Development Areas" qualify for Low-Income Housing Tax Credits. These are defined by HUD as areas having, "50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. Difficult Development Areas (DDA) are areas with high land, construction and utility costs relative to the area median income." (<https://www.huduser.gov/portal/datasets/qct.html>). Anyone can go onto HUD's website and see where these areas are in Cincinnati. Hint: they are not in Hyde Park but a lot are along Reading Road and Hamilton Avenue.

Myth: Those Tier One corridors "will have dedicated lanes, streetcar-like stops, and essentially act like light rail transporting thousands of people to Uptown and Downtown." Councilman Harris. **Fact:** As far as I can tell, this has no funding secured and has a current (2023) estimated cost of \$150 million for the Reading Road portion alone. These are unpaid for fantasies. Here are my fantasies: fix some potholes and maybe some traffic calming along already overly congested Reading Road.

Opinion: The disdain Mayor Pureval and Councilman Harris have shown for their constituents has been astounding. I can only assume they are not concerned about re-election but have their sights on higher office and are banking on financial support from all the developers, development entities, and real estate investors they are gifting my neighborhood and my home to. There has clearly been a huge investment in marketing Connected Communities, paid for by the taxpayer I assume, but lacking solutions for anyone but developers.