



Board of Trustees Meeting

Tuesday, February 8, 2022

7:00 pm

Google Meet

Agenda

Subject to change

1. Welcome

2. Guests

- Cincinnati Police Department, Officer Christine Barry
- Hyde Park Library, Ben Lathrop
- Cincinnati Recreation Center, TBD/Joe Berta
- Hyde Park School, TBD
- Other Guests

3. Approval of Consent Agenda (Minutes, Officer Reports, Committee Reports)

4. Officer Reports

Reports have been posted to the HPNC website. Only items with questions or requiring discussion or votes will be discussed tonight.

- President's Report – Scott Hassell

5. Committee Reports

Reports have been posted to the HPNC website. Only items with questions or requiring discussion or votes will be discussed tonight.

- Zoning Committee – Gary Wollenweber
- Other committees or representative updates

6. Old Business

- DORA Update & Discussion – Tommy McEvoy
 - Guest Speaker: Rusty Herzog, City Manager, City of Wyoming
 - *The Wyoming DORA Experience*
- Redevelopment of Baptist Church (Erie & Michigan) – Gary Wollenweber
 - Discuss recommendation of Zoning Committee
 - **Expected Vote:** Adoption of recommendation of Zoning Committee
- Neighborhood Activation Fund (NAF) – Scott Hassell

- Seeking chairs for two committees – Scott Hassell
 - Community Outreach & Development
 - Finance

7. New Business

- Presentation of 2022 Budget – Norm Lewis
 - **Expected Vote:** Vote on approval of 2022 budget proposal
- *Invest in Neighborhood's* Presidents 101 Course – Scott Hassell
 - Highlights, questions, discussion
- Proposal to rotate in-person meetings around Hyde Park's schools – Dave Hapner
- SORTA plans for new benches with integrated advertising – Janet Buening
 - Proposal excludes neighborhood business districts, but applies to residential and all other zones
 - Does HPNC wish to take action? For example, request that that integrated signage abide by local zoning code?

8. Adjourn



Zoning and Planning

During Tuesday's meeting, please listen for updates on three key zoning and planning issues. These first two will likely be addressed during the Committee Reports section. The third will be addressed in Old Business.

- Proposed changes to Zoning Density. Council Member Keating's proposal did not pass Planning Commission (it tied 3-3). Council Member Kearney has requested ideas that could be more acceptable to communities.
- Urban Design Overlay District (UDOD) demolition standards. City has offered to help community councils prepare for the implementation of the new Urban Design Overlay District demolition standards. Hyde Park needs to make lists of contributing and non-contributing buildings within our 2 UDODs (HP Square, HP East).
- 3460 Michigan Ave - Hyde Park Baptist Church re-development (Michigan and Erie). During the Old Business section of the agenda, Zoning Committee Chair Gary Wollenweber will provide an update

Traffic & Safety

See the written report for details on the requests HPNC submitted to the City. My thanks go to Traffic & Safety Committee Chair Todd Roe for preparing these requests and meeting with both the City and community representatives.

Highlights - Invest In Neighborhood's Monthly Community Council President's Meeting, 2/3/22

- Interim City Manager John Curp joined the meeting for about 50 minutes before leaving to join a City snowplow crew during the height of the winter storm.
- The City is looking at a \$17 to 20 million budget shortfall due to reduced income tax revenue. The City wants to grow jobs in the city. The City wants to activate all the Cincinnati's neighborhoods, not just downtown.
- Community Council presidents expressed a broad range of concerns including
 - All city departments need to engage with the city's communities. It isn't enough to add "Engagement" to the name of the Department of City Planning. All departments need to engage. And do it sincerely and well.
 - City needs to increase enforcement of anti-dumping ordinances.
 - Increase Traffic Calming/Pedestrian Safety. Many neighborhoods indicated this is a priority. John indicated the Council and Mayor know and they are working on it.
 - City should make it easier for community councils to learn about and effectively engage in planning and zoning processes.
 - City should implement tools that can collect and present community support or opposition for formal changes (e.g., zoning and planning changes). Leveraging tools like CAGIS to show support or opposition by address could increase transparency.
 - John offered to meet with community councils or send Assistant City Managers or Department heads to community council meetings.



Board of Trustees Meeting

Tuesday, January 11, 2022

Meeting Minutes

Meeting via Google Meet called to order by President, S. Hassell at 7:02 p.m.

In Attendance: J. Buening, B. Frappier Schirmang, D. Hapner, S. Hassell, T. McEvoy, S. Mullin, N. Lewis, T. Roe, A. Schutte, B. Whitney, G. Wollenweber, and V. Woodham

Advance Notice of Absence: A. Edwards, A. Rusche, and B. Smyth

1. Guests:

Cincinnati Police Department, District 2 Officer Christine Barry reported that compared to 2020, violent crime is down 36%. In November and December robberies were slightly up, she cautioned residents to be aware of their surroundings when walking to their cars (2 auto thefts last month). Property crimes are down overall compared to last year. Officer Barry can be reached at 979-4480. Christine.Barry@cincinnati-oh.gov. Captain Danita Pettis can be reached at: 979-4444 Danita.pettis@cincinnati-oh.gov. Police non-emergency line 765-1212.

Hyde Park Library—Branch Manager Ben Lathrop introduced himself, and while he does not begin as the HP Branch Manager until early February, he is interested in hearing about the plans for the redevelopment of the Baptist Church as it is next door to the branch. Ben has lived in Hyde Park for 10 years and his children attend Hyde Park School.

Hyde Park School---Principal, Jill Sunderman reported that all CPS schools will be virtual until January 24th, due to staffing issues. The HPS is looking for a school cross guard and substitute teachers. Contact HPS if interested in applying (513) 363-2800. The building expansion discussion is ongoing.

2. Approval of Consent Agenda

V. Woodham moved to approve the Consent Agenda. Second by A. Schutte. All in favor. Motion carried

3. Old Business

A. Light Up Hyde Park S. Hassell thanked Annie Rusche for her stellar efforts in organizing and getting the word out for the second annual Light Up Hyde Park. Thanks Annie!

B. Redevelopment of Baptist Church (Erie & Michigan Avenues) Tom Rowe (Principal Terrex) and Carl Gieseke (Owner of Falling Leaves, LLC) introduced themselves and shared information about

the plans to redevelop the site. Falling Leaves purchased the property in July of 2021. The plan is to build an iconic building with a timeless design made of high-quality materials (lighter brick “tweed” masonry construction) to bookend the Square. The project, “Hyde Park Flats,” will be a 5-story structure, though not as tall as Michigan Terrace. The first floor will have 3 retail spaces (total of 5,200 sq. ft.) and signage will be very limited. Floors 2-5 will have a maximum of 4 residential units per floor. and floors 2-5 residential, 4 units per floor). Parking will be below the building as well as behind the building not visible from the street. Entrance to the site will be solely on Michigan. The project expects to need 3 variances: use, height, and setback. Terrex and Falling Leaves have met with the HPNC Zoning Committee twice and hope to continue on the collaborative and transparent process. The hope is for the project to be under construction by October of 2022.

- C. **Traffic & Safety** T. Roe reported that submitted HPNC’s 3 traffic-calming requests to DOTE (signals at Observatory/Edwards, Observatory between Madison and Edwards, and HP Square traffic calming). T. Roe will meet with DOTE next week and inquire if there are proposals that would be more suited for the broader larger scale citywide program for traffic calming vs. the short term/smaller traffic calming requests. It is possible the reclassifying St. Rt. 561 might be helpful in traffic calming along Observatory and Linwood.
- D. **Education** D. Hapner reported that the impetus for remote learning in CPS schools was precipitated by staff and nurses being out sick. At present the plan is for all of CPS to return to in person learning on Monday January 24.
- E. **Neighborhood Activation Fund** S. Hassell reported that the application has been submitted. If any Trustees or HP residents have any ideas on how to implement the programs, please reach out to Scott (hpnccpres@gmail.com).
- F. **Proposal to Remove/Reduce Density Restrictions in Zoning Code**—S. Hassell that the proposed changes to reduce density restrictions for certain types of zoning are on hold for the moment.
- G. **Linwood Avenue** HP Resident James Howe thanked T. Roe for addressing the motorist and pedestrian safety issues so well in his communications with DOTE, the Board, and residents.
- H. **DORA Update** T. McEvoy reported that the team has had ongoing conversations about pursuing the DORA designation in HP Square. Gio Rocco (former City Development contact) has moved into a new role, and that delayed some progress. The team suggested bringing Lynn Tetley as a guest speaker to our February meeting. Lynn was instrumental in spearheading the DORA designation in Wyoming. A survey to gauge community interest in and support of a Hyde Park DORA is being developed. G. Wollenweber added that a critical factor for many residents is likely whether the Park in the Square would be part of the DORA. The 6 open topics related to the DORA include: physical boundary, hour/days of operation, security/enforcement/signage, trash./sanitation, DORA cups, and general management structure.
- I. **Neighborhood Activation Fund** S. Hassell reported that he, A. Rusche, B. Whitney, J. Buening, and A. Edwards worked together on the application for NAF to encompass programming for Hyde Park Square as well as Hyde Park East. A. Edwards moved, “That the HPNC approve the proposed NAF Application for submission.” Second by T. McEvoy. All in favor, motion carried.

Adjourn: Without objection the meeting was adjourned at 8:27 p.m.



Sybil Mullin, Recording Secretary

Board of Trustees Special Meeting Baptist Church Redevelopment Community Meeting

Thursday, January 13, 2022

Special Meeting Minutes

Meeting via Google Meet called to order by President, S. Hassell at 7:03 p.m.

In Attendance: J. Buening, B. Frappier Schirmang, D. Hapner, S. Hassell, T. McEvoy, S. Mullin, A. Schutte, B. Smyth, B. Whitney, G. Wollenweber, and V. Woodham

Zoning Committee Members: Couper Gardiner and Michael Mauch

Special Guests Project Development/Construction/Architectural Team: Karl Gieseke (Falling Leaves, LLC), Tom Rowe and Peter Horton (Terrex, LLC)

Tom Rowe, Principal of Terrex, provided a brief introduction to the project: Falling Leaves purchased the property in July of 2021. The plan is to build an iconic building as a “bookend” to Hyde Park Square. The project will house 3 first floor retail spaces, parking behind the structure at and below grade, and 14-20 multi-family apartments in the 4 floors above the retail space. Each floor will have 4-5 units with balconies and French doors. The units will rent for \$4-6k/mo., and will all have at least 2br/2ba with an average size of 2,200 sq. ft. Falling Leaves will handle all the property management for the units. The team will work with the demolition contractor to repurpose some of the materials from the building. The church will re-use the stained-glass windows in their new location.

Karl Gieseke, Architect and Principal of Falling Leaves, provided a detailed description of the project appearance and building details. The design will be similar to other structures around HP Square but with a modest modernism. The proportions, materials and windows will be traditional. Entrance for residential tenants will be on Michigan as will be ingress/egress for parking.

The overall building height will be 58’, the parapet 62’, and elevator penthouse 72’, and all HVAC will be obscured from view by the parapet wall. Falling Leaves and Terrex have met with the HPNC Zoning Committee, HPSBA, and the HPNC and are requesting a letter of support for the project to proceed with the variance applications with the City. The HP Library is supportive of the project.

Questions and Comments from Zoning Committee members:

G. Wollenweber asked what variance the project contemplates. Use (for demolition of the current building), height, and setback.

C. Gardiner asked if there would be a cornice on the building similar to others on the Square. Karl Gieseke said it was not in the current plan but would be considered. C. Gardiner commented on the balconies shown on the renderings and inquired if the team could point to any local buildings with similar details, he added that the balconies were a great decorative design opportunity for the building.

M. Mauch inquired about the impact of the parking entrance to metered parking on Michigan. The entrance may displace a few parking spaces. M. Mauch also asked if the elevator/parapet could be added to the comparative renderings, and mentioned he too would like to see a cornice on the finished structure.

Questions and Comments from HPNC Trustees:

D. Hapner inquired about whether there would be any steps to alert pedestrians and drivers to the new parking ingress/egress on Michigan. T. Rowe said there would be lights and mirrors to optimize safety. D. Hapner also requested a greater setback on Michigan for pedestrian and motorist safety. T. Rowe said that would be unlikely.

J. Buening thanked the Terrex and Falling Leaves team for their willingness to share the plans and inquired if there would be any grade level parking, who will be able to use it and if there would be any parking south of the building. T. Rowe replied that the grade parking would not be visible from the street, it would be for residents and retail customers, and there would not be parking south of the project. J. Buening mentioned the new City program for bus benches with advertising banners and suggested that if the team was to purchase/install a tasteful bus bench prior to the implementation of the new program, it would be a welcome idea.

T. McEvoy asked if the team could show the current footprint of the church overlayed on the renderings to get a perspective of what the new structure will look like.

B. Frappier-Schirmang asked about greenery and the possibility of raised beds in front of the project. T. Rowe said there would be stand-alone planters in the semi-public space on Erie and the landscaping would be top quality around the building.

V. Woodham expressed her appreciation for the team's willingness to present and share the plans/ideas about the project and listen to the HPNC's and residents' input and comments about the plans.

B. Whitney shared that she likes the balconies and the project's "European flavor". She thanked the team for their transparency and willingness to have a dialogue with the Council and residents.

Questions and Comments from HP Residents:

Ben Z., Erie Avenue resident, walks his dog by the site daily and is concerned about the setback and will miss the yard/grass in front of the current building. The stark difference between residences with yards and then the new structure with little to no green space will be a big change. T. Rowe shared that the site is currently zoned for 0 setback. The compromise will be the semi-public space in front of the building with greenery and planters, and the setback will be 18' at the corner of Erie and Michigan. Ben Z. inquired about

the project's parking ingress/egress on Michigan and impact on local traffic patterns. T. Rowe offered that the low density of the project (14-20 units) should have little to no impact on traffic patterns in the area.

J. Matulaitis, HP resident, thanked the team for engaging with the Council and neighbors at the beginning stages of the project. He grew up in NYC and expressed concern about the project being very out of character with Hyde Park. He believes the lack of green space will have a negative impact on Hyde Park and alter the neighborhood in a bad way. He is also concerned about the increased traffic that the project and others (Wasson) Tower) will bring to Hyde Park.

G. Wollenweber thanked the Falling Leaves and Terrex team for sharing the information, renderings, and dialogue with the Zoning Committee, HPNC, and HP residents. Next steps include the Zoning Committee deliberating and coming up with a recommended position for the Board's consideration related to the 3 proposed variances. Typically, the Committee will not have any formal position until the variance applications are submitted. Following the variance applications, the Zoning Hearing Examiner will set a public hearing then within 30 days the examiner will grant/deny the requested variances.

Adjourn: Without objection the meeting was adjourned at 8:24 p.m.

Sybil Mullin, Recording Secretary



HPNC Committee Reports

February 2022

DORA – Tommy McEvoy

We continue to have dialogue with both the business involved and the City of Cincinnati. Today, we have invited Rusty Herzog, the City Manager for The City of Wyoming, to speak with us and answer questions about Wyoming's DORA experience. Shortly after today's meeting we will be posting a survey so members of the community can share their thoughts/opinions/feedback about the HPS DORA plan. As part of the survey, we will include as much detail about the pending application as possible, so all members of the community are properly informed.

Jan/Feb Treasurer Report and Neighborhood Support Program – Norm Lewis

A combined Jan/Feb Treasurer report attached. Note 2022 budget proposal is shown in the Excel spreadsheet, and the board should approve a budget for the year (subject to change when needed)

Approved HPNC proposal for NAF (Neighborhood Activation Fund) for \$10000 is still expected. Note 3 memberships received, expenses for Halloween and Domain Name renewal.

Jan 1,2022-Feb 6, 2022

RECEIPTS

1/5/22	Membership	19.11
1/10/22	Membership	19.11
1/24/22	Membership	19.11
TOTAL		\$57.33

DISBURSEMENTS

1/18/22	Paypal	Dyandot domain name renewal	\$20.98
1/21/22	1482	Sybil Mullins for Halloween Expenses	\$113.70
TOTAL			\$134.68



February topics:

- 1) Update on DOTE Traffic Calming program
- 2) Additional random updates

Update on DOTE Traffic Calming Program

- **Background:** DOTE is leading a city-wide “traffic calming” program, with city funding to be used for curb bump-outs, speed cushions, and speed limit reductions. DOTE requested submissions from all 52 Cincinnati neighborhoods by January 28. DOTE will evaluate those submissions based on a number of criteria (traffic incidents, proximity to schools, proximity to business districts, etc.) and identify the “winning” submissions.
- **Updates:**
 - I met w/ DOTE on January 28, reviewed HPNC’s submission document, and then formally submitted the document to DOTE for their evaluation.
 - A copy of the HPNC submission is included below:
 - We are waiting to hear back from DOTE re: the “winning” submissions.
 - Based on commentary from DOTE, I am not expecting any of HPNC’s submissions to be approved
 - If our submission are not approved, we will aggressively pursue alternative avenues (and funding sources). DOTE is aware of this reality and has been very helpful in thinking through what “plan B” might look like

DOTE Traffic Calming: *Hyde Park Requests*

(1) **Observatory Ave – between Edwards and Madison** (*officially from Edwards to Peasehall*)

- This is one of the most heavily trafficked streets in Hyde Park as it is the access point to I-71, Clifton, and the Norwood Lateral for the surrounding neighborhoods AND many of the eastern suburbs
- This particular stretch of Observatory starts at Hyde Park School, which serves hundreds of students (most of whom walk to school each day) and ends at Peasehall (just prior to Madison Rd).
- As you are well aware, this portion of Observatory has been discussed/debated for literally *decades*. It’s probably time to fix this once and for all, now that funding seems to be available
- **We are seeking any/all interventions that will help calm traffic: curb bump-outs, speed cushions, and a reduction in the posted speed limit**
- In addition to issues w/ excessive speed, there is also a lot of “jockeying” by cars – swerving around each other due to confusion about whether Observatory is 2 lanes or 4. Cars routinely crash and often end up on sidewalks/yards, bringing pedestrians even further into play. Here are a couple pics from, just the past couple months, where cars have crossed onto sidewalks:



(2) Hyde Park Square – Erie Ave, between Edwards and Michigan

- This is easily the most pedestrian-heavy and auto-heavy location in Hyde Park, with significant retail, parks, restaurants, and schools immediately adjacent.
- Additionally, Hyde Park is in the process of applying for a DORA designation – including the park in the center of HP Square – which will likely add to pedestrian traffic
- Curb bump-outs already exist here, and they help significantly. “Paddle” signage has been installed at 2 of the 4 center crosswalks and they are also very effective (when they haven’t been demolished by cars). THANK YOU.
- Speed remains a huge issue and, with very limited visibility in/out of the park, pedestrians are constantly at risk. There was 1 fatality a few years ago, and countless injuries and near-misses.
- **Our request here is much simpler (and cheaper): speed cushions at each end of the square (immediately in front of the center crosswalks), and 4 paddle signs (1 at each crosswalk).** If speed cushions force cars to slow down, drivers will be far more inclined to see pedestrians AND abide by the posted paddle signs.

(3) Linwood Ave – between Observatory and Delta

- This stretch (I think) bridges both Hyde Park and Mt. Lookout, so it may also be included in Mt. Lookout’s submissions to this traffic calming program
- It connects two pedestrian-heavy business districts (HP Square and Mt. Lookout Square)
- There were recently 2 pedestrian fatalities on this stretch. It has been a problem from an auto traffic/speed standpoint for years.
- **We are seeking any/all interventions that will help calm traffic: curb bump-outs, speed cushions, and a reduction in the posted speed limit**
- Part of the challenge is that Linwood is part of SR-561, so traffic volume – particularly trucks – is higher than it otherwise would be. Elimination of the state route classification would be a HUGE step toward improving auto and pedestrian safety.
- **NOTE:** *this stretch of Linwood is in VERY close proximity to item #1 (Observatory), above. It is essentially an extension of the same, highly-trafficked route if you include the 2-block portion of Observatory from Edwards to Linwood. If there are any efficiencies that might come from linking these two stretches together into a single, larger intervention, we would of course welcome that. (engineering, surveying, labor, scheduling, cost-sharing, etc.)*

(4) Wasson Rd – between Edwards and Paxton

- This stretch of road is adjacent to Wasson Way, which continues to see increases in its already-significant pedestrian/cycling traffic. Wasson Rd. also serves as the connector between 2 sizeable business sectors: Rookwood and Hyde Park Plaza
- With construction of the new apartment complex on Wasson (spanning from Michigan to Shaw), population density, auto traffic, and pedestrian activity will increase significantly

- We are seeking any/all interventions that will help calm traffic: curb bump-outs, speed cushions, and a reduction in the posted speed limit

Additional Random Updates

- **CNBDU** – “community neighborhood business development unity” – a citywide initiative/organization focused on business districts. Could be an option to pay for speed cushions in HP Square. I am already meeting w/ the CNBDU’s leader in the next week.
- **Linwood + Observatory** – if neither is approved via the traffic calming program (above), DOTE indicated that we may be able to combine these two needs and work it as a single request w/ the city (since they are essentially adjacent/connected stretches of road).
- **Pedestrian “paddle” signs** – will no longer be supported by DOTE given the frequency of repair/replacement. DOTE is open to the idea of mounting the same paddles on the side of each HP Square cross-walk instead of in the center of the road.
- **Speed cushions** – DOTE has decided that only permanent (i.e. asphalt) cushions will be installed. The more temporary, rubberized solutions will NOT be used due to concerns w/ snowplows.
- **Self-funding** – I spoke w/ DOTE about HP possibly self-funding some of our requested solutions. This is a tricky/sensitive one given concerns about equity across neighborhoods. Concern is that HP’s residents should be safer just b/c HP has more money available to throw at the problem. I have made the case to DOTE – and will plan to escalate this perspective – that if HP can self-fund, it makes more \$\$\$ available for the City to use in other neighborhoods... so it actually HELPS w/ equity. Much more to come on this one
- **Linwood** – if not approved via traffic calming program, one potential solution identified in working w/ the local neighbors is to simply install a 4-way stop at Linwood/Cryer. This would break-up the extended stretch of road between Observatory and Paxton (which should help reduce auto speeds) and would also introduce an incremental crosswalk across Linwood. Waiting for response from DOTE on feasibility. One issue is that Linwood is a state route and, as such, has specific requirements regarding the spacing of signals/signs. More to come next month.

HPNC Financial Report - 2022

[illegible]

Hon. Planning Commission Members
Cincinnati Planning Commission
Cincinnati, Ohio 45202

January 30, 2022

Re: Feb 4 Agenda-Item 5 (Multifamily Density)



Dear Planning Commission;

Thank you for the opportunity to see the proposed text changes and make comments. While not considered by the Hyde Park Neighborhood Council (HPNC) Trustees, the proposed changes were considered by the HPNC Zoning Committee and the following are our comments.

More housing units and more affordable housing units may be the goal, but we are uncertain this approach will accomplish both goals. We fear that allowing more density will encourage tear down of existing multi-family structures because the existing two family in RM2.0 on a 6,000 sq ft lot can be replaced with a six family. Each new unit may be smaller sq. ft. than existing but will be able to attract higher rent. The residents of the former two family are forced out and may not be able to pay the higher rent in the new building. We now have more housing units but less affordable housing. We see the same thing taking place in the single family housing market encouraged by the property tax abatement program. Hyde Park "starter homes", the \$250,000 to 300,000 price range have mostly disappeared replaced by re-habbed or teardown/new construction homes with sales prices 3 to 4 times higher. If the tax abatement applies to multi-family, this may be the gasoline that starts the bon-fire.

In the documents distributed for Staff Conference #3, Portland, Seattle and Minneapolis were cited as examples of cities that have implemented similar changes. Is there any evidence from those cities or any others that the multi-family density text changes they have made resulted in the desired outcome? More specifically, is there evidence that the Portland, Seattle and Minneapolis zoning density changes achieved any or all of the four goals cited on the Benefits of Density (document for Staff Conference #3)? Were there any undesired outcomes or unintended consequences?

Furthermore, we don't believe the simplistic linear formula that assumes constant total construction costs and divides the potential single unit(@\$10,000/month rent) into four units(@\$2500/month rent) and nine units (@\$1111/month rent) is appropriate. The only fair rent/income comparison would be if the single unit is assumed to have nine kitchens, nine full bathrooms, nine HVAC systems, nine electrical distribution panels and 14 parking spaces (@ 1.5 per unit) the same as the nine unit would require. We think the evidence will show the small home have increased cost per sq. ft. due to the cost of the electrical and mechanical systems.

There are other items that increasing density seems to be forgotten about by the promoters of this.

One is sewer and storm water piping. More density means more waste in the line. Tearing down small houses and increasing the coverage increases the hard surface runoff water to the sewers. Many of these areas still have combined sewer overflow piping which MSD is mandated to reduce. It has been our observation that the cost of increasing the sewer pipes and managing the storm water runoff is at the cost to the taxpayer, not the developer.

Second, it seems that increased traffic is not considered. HP experienced this with the recent Wasson Tower presentation at 3660 Michigan. More units, more traffic, more hard surface parking. Not many six families have underground or multilevel parking. This in turn can make for more run off as well as less green space. All things that don't seem to be considered in the increased density discussions.

Lastly, we worry about the people who bought in an area because of the lesser density. Why are their rights and desires any less important than a developer or the renter?

Should you or anyone with the City have any questions, please call me on 513-243-8719/513-608-3342.

Yours truly,

Gary Wollenweber, Chair
HPNC Zoning Committee

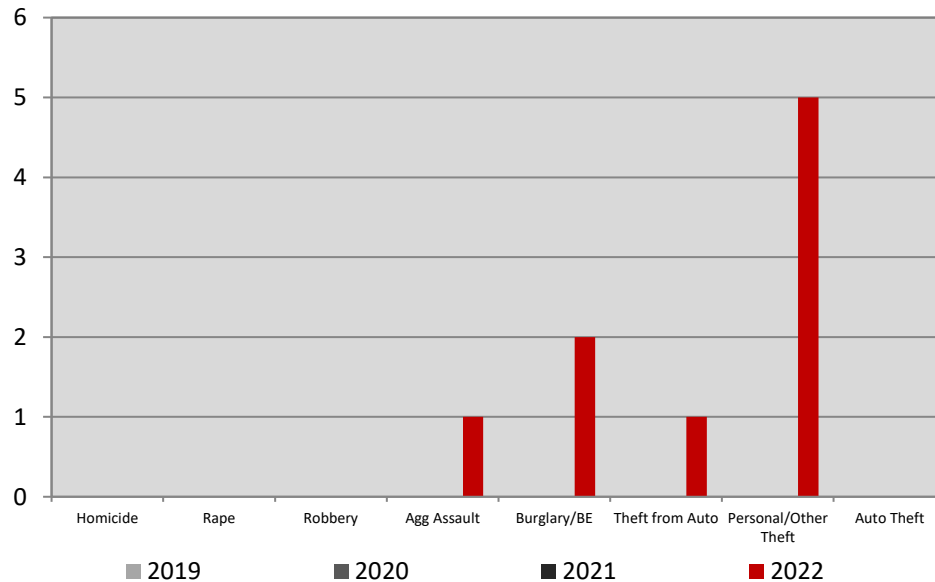
cc: President HPNC; HPNC Zoning Committee

Hyde Park Neighborhood Report

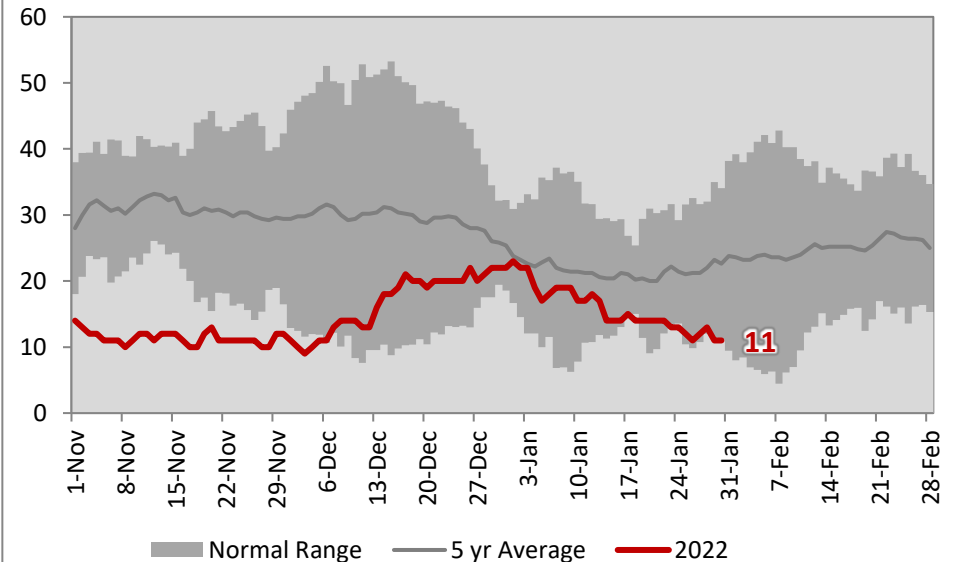
Hyde Park	Year-to-Date: 31-Jan						
				Avg:		% Change:	% Change:
Part 1 Crime	2019	2020	2021	2019-21	2022	Avg / 22	2021 / 2022
Homicide	0	0	0	0.0	0	N/C	N/C
Rape	0	0	0	0.0	0	N/C	N/C
Robbery	0	0	0	0.0	0	N/C	N/C
Agg Assault	0	0	0	0.0	1	↑ 1	↑ 1
Total P1 Violent Crime	0	0	0	0.0	1	↑ 1	↑ 1
Burglary/BE	0	0	0	0.0	2	↑ 2	↑ 2
Theft from Auto	0	0	0	0.0	1	↑ 1	↑ 1
Personal/Other Theft	0	0	0	0.0	5	↑ 5	↑ 5
Auto Theft	0	0	0	0.0	0	N/C	N/C
Total P1 Property Crime	0	0	0	0.0	8	↑ 8	↑ 8
Total P1 Crime	0	0	0	0.0	9	↑ 9	↑ 9

Hyde Park	Rolling 28 ending: 1/31/2022					
Part 1 Crime	Period 4	Period 3	Period 2	Period 1	% Change:	
	10/12/21 - 11/8/21	11/09/21 - 12/6/21	12/07/21 - 1/3/22	01/04/22 - 1/31/22		
						P3-P1
Homicide	0	0	0	0	N/C	N/C
Rape	0	1	0	0	↓ 1	N/C
Robbery	0	0	3	0	N/C	↓ 3
Agg Assault	0	0	1	0	N/C	↓ 1
Total P1 Violent Crime	0	1	4	0	↓ 1	↓ 4
Burglary/BE	0	0	0	2	↑ 2	↑ 2
Theft from Auto	1	0	4	1	↑ 1	-75.0%
Personal/Other Theft	2	3	4	5	66.7%	25.0%
Auto Theft	0	0	2	0	N/C	↓ 2
Total P1 Property Crime	3	3	10	8	166.7%	-20.0%
Total P1 Crime	3	4	14	8	100.0%	-42.9%

Part One Reported Offenses: 2019-2022

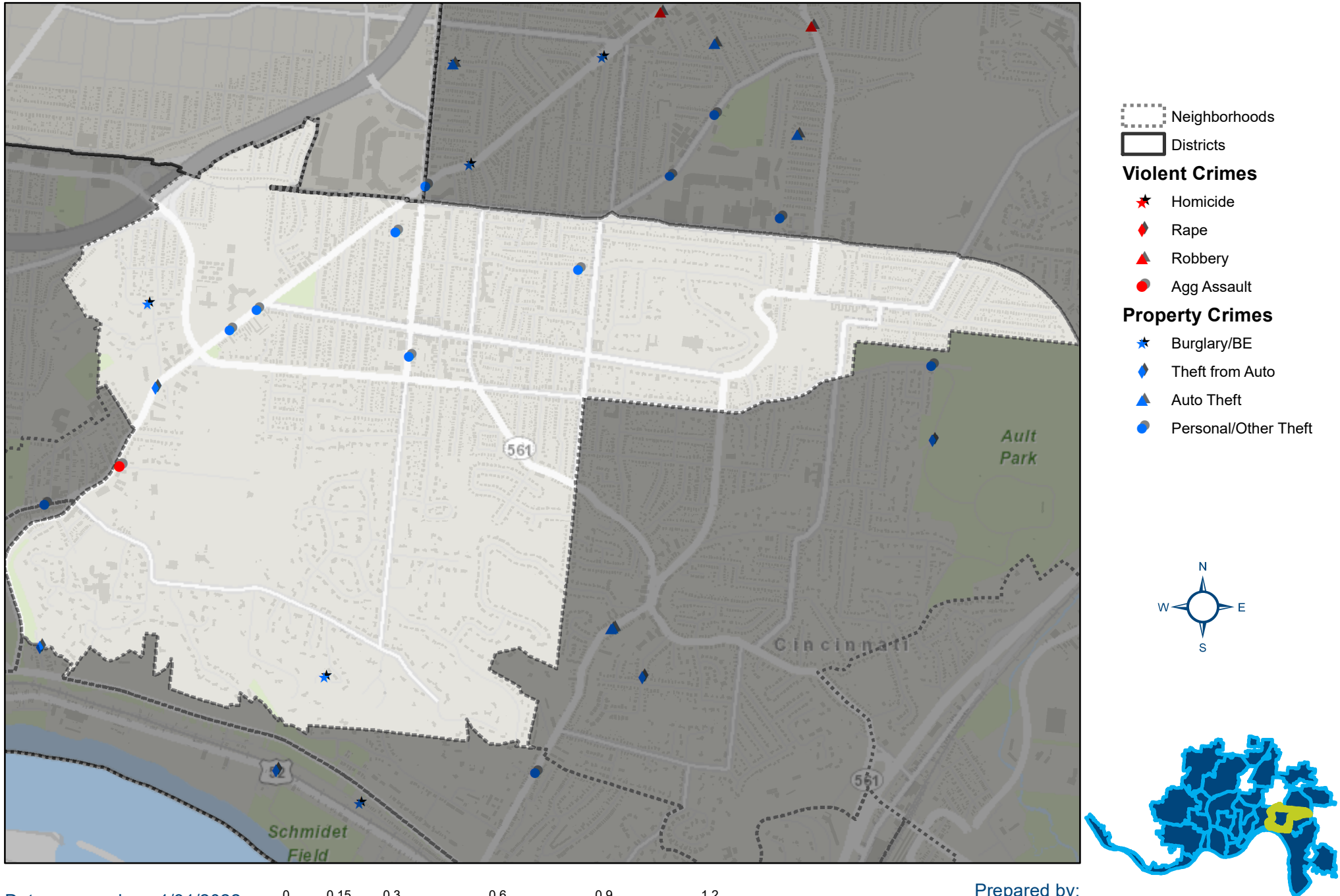


Rolling 28 Day Reported Offenses



HYDE PARK Neighborhood Crime Report: 28 DAY REPORTING PERIOD

*All information shown here are preliminary and subject to change



Neighborhood Block Report

HYDE PARK

1/31/2022

8:13



Burglary/BE

Incident No	Offense	Date of Offense	Street Block
229000724	Burglary	1/11/2022 10:33:11 AM	34XX HOLLY AV

Incident No	Offense	Date of Offense	Street Block
229001031	Burglary	1/14/2022 9:44:00 PM	XX HILL AND HOLLOW LN

Part 2 Offense

Incident No	Offense	Date of Offense	Street Block
229001966	Assault	1/27/2022 6:09:33 PM	24XX MADISON RD

Incident No	Offense	Date of Offense	Street Block
229000830	Criminal Damaging/Endangering	1/12/2022 12:40:00 PM	33XX EASTSIDE AV

Incident No	Offense	Date of Offense	Street Block
229001662	Violate Protection Order/Consent Agreement	1/23/2022 6:54:51 PM	32XX ERIE AV

Personal/Other Theft

Incident No	Offense	Date of Offense	Street Block
229C000021	Theft	1/6/2022 8:58:29 PM	29XX VICTORIA AV

Incident No	Offense	Date of Offense	Street Block
229C000033	Theft	1/7/2022 2:09:17 PM	24XX MADISON RD

Incident No	Offense	Date of Offense	Street Block
229C000032	Theft	1/10/2022 7:54:28 AM	36XX ZUMSTEIN AV

Incident No	Offense	Date of Offense	Street Block
229001190	Theft	1/17/2022 12:38:00 PM	24XX MADISON RD

Incident No	Offense	Date of Offense	Street Block
229002026	Theft	1/28/2022 4:10:00 PM	35XX VISTA AV

Theft from Auto

Incident No	Offense	Date of Offense	Street Block
229000774	Theft	1/11/2022 10:17:00 PM	23XX MADISON RD
