



Board of Trustees Meeting

Tuesday, March 8, 2022

7:00 pm

Hyde Park Methodist Church

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
- Gavi Begtrup, Candidate for Ohio State Representative
- 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.

- Other committees or representative updates

6. Old Business

- Hyde Park School facility presentation
 - Scheduled for Wednesday 3/16 at 7pm on Google Meet
 - Note: Due to an error, some invites included two different URLs. The correct URL is meet.google.com/mfy-wrxi-rvk. We regret the error.
- 2022 Budget (Continued from February meeting) – Norm Lewis
 - At our February meeting, we approved the proposed budget to allow bills to be paid. Would we like to discuss it and possible revisions further tonight?

7. New Business

- Proposed Removal/Modification of Density Restrictions from the Cincinnati Zoning Code
 - Scott Hassell, Gary Wollenweber, Couper Gardner
 - Proposed Vote: As City Council considers the proposed changes on 3/15 and beyond, does HPNC wish to formally support or oppose the proposed change?
- Neighborhood Activation Fund - Scott Hassell
 - We need to plan and implement events, if you would like to help, contact Scott at hpncpres@gmail.com
- Planning for Annual Meeting, May 10, Clark Montessori
 - Discuss agenda
 - Awards for Students
 - Awards for Community Members
 - Guest speaker
 - Election of Trustees
 - Other considerations (e.g., use NAF funds to provide food?)
- Proposal to rotate in-person meetings around Hyde Park's schools – Dave Hapner
 - Proposed Vote: Rotate in-person meetings around HP schools
- Seeking chairs for two committees – Scott Hassell
 - Community Outreach & Development
 - Finance
- 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?
- *Invest In Neighborhood's, Presidents 101 Course* – Scott Hassell
 - Highlights, questions, discussion

8. Adjourn



Hyde Park School - Facility Expansion Presentation

- Scheduled for Wednesday 3/16 at 7pm on Google Meet
- Note: Due to an error, some invites included two different URLs. The correct URL is meet.google.com/mfy-wrxj-rvk. We regret the error.

The meeting will begin with a presentation by:

- Jill Sunderman, Principal, Hyde Park School
- Jamie Fairman, Project Manager, Cincinnati Public Schools
- Chris Dumford, VSWC Architects

HPNC will then facilitate a discussion with the community about the proposal.

City Budget Process Information Sessions

of the City's budget; the process of developing the budget; and how to provide your input during the process. Please join the City of Cincinnati's Office of Budget & Evaluation and Department of City Planning & Engagement for an informative and engaging educational session as we prepare for the FY 2023 Budget Update. During the session, you will learn the structure.

The sessions will be held on Thursday, March 10th and Tuesday, March 29th from 6 – 7:30 p.m. on Zoom. The same information will be covered each session. [Register for one of the sessions here](https://www.cincinnati-oh.gov/finance/cincinnati-budget-engagement/) or by going to <https://www.cincinnati-oh.gov/finance/cincinnati-budget-engagement/>. Registration is required to receive the Zoom link.

The City of Cincinnati is committed to equal access at meetings and facilities by providing reasonable accommodations for individuals with disabilities upon request. For questions or assistance, please contact: samantha.mclean@cincinnati-oh.gov | 513-352-4886

Liquor Control Application

- HPNC has received notice that First of Seven LLC has applied for D5 and D6 liquor permits for the following:
 - First of Seven LLC
 - DBA: Hammer & Nails Grooming for Guys
 - 3384 Erie Ave
 - 1st Floor & Patio Deck
- D5 permit = "Spirituos liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am."
- D6 permit = "Sale of intoxicating liquor on Sunday between the hours 10:00am or 11:00am and midnight. (not required if just selling beer, however, local option election laws may still restrict beer sales on Sundays)."
- For more detail, see <https://com.ohio.gov/divisions-and-programs/liquor-control/new-permit-info/guides-and-resources/permit-class-types>

- Comments must be transmitted by no later than 3/14

Neighborhood Summit

Invest in Neighborhoods will host their Neighborhood Summit on March 12, 2022 at Woodward High School. Please visit <https://www.investinneighborhoods.org/neighborhood-summit/> to learn more about the event!

Information from Cincinnati Fire Department

At the end of the meeting packet, please see "March 2022 CFD Report for Community Council Meetings" for information on a range of topics including:

- Smoke Alarms Installation
 - Have the Cincinnati Fire Department install smoke alarms in your home.
 - Please call the Fire Prevention Bureau at 357-7584. Or visit the website below.
 - <https://www.cincinnati-oh.gov/fire/fire-prevention/fire-prevention-forms/smoke-alarm/>
- Smart 911
 - The Cincinnati Fire Department is encouraging the public to sign up for Smart 911, an emergency communications tool that provides 9-1-1 call takers and first responders with additional critical information about participating residents.
 - This technology helps reduce response times and provide first responders with vital information that can help improve incident outcomes.
 - Information such as medical conditions to blood type to primary language can be place in user's Safety Profile as well as a Facility Profile about their current location.
 - Citizens can sign up for Smart 911 by going to www.Smart911.com.
 - Remember no one plans to call 9-1-1 but now you can plan ahead.



Board of Trustees Meeting

Tuesday, February 8, 2022

Meeting Minutes

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

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

Advance Notice of Absence: T. Roe, A. Rusche

1. Guests:

Cincinnati Police Department, District 2 Officer Christine Barry reported that violent crime is down 42.9% compared to 2021 and there have been no robberies since December, 2021. Property crimes are down 20%. 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 started in his new role as Branch Manager just yesterday (February 7), no updates to provide yet.

Hyde Park School---Principal, Jill Sunderman reported that registration for the 2022-2023 school year is open. Feb. 10 at 6 p.m. the school will host kindergarten information night in the gym and also on Google Meet. The 3rd grade information night will take place at 6 p.m. on February 24th. This June, a Summer Scholars program will be hosted at HPS (both half and full-day options), and all HPS students are eligible to register. The plans for the school's expansion are moving ahead. DSWC (Architects) is working with parents, staff, CPS and HPS administration on the project details. The plans include an expanded cafeteria, 8 new classrooms, steam lab, and new gym. On February 22 at 6:30 p.m. there will be an information session for HPS parents about the project via Google Meet. The project is expected to allow for student capacity between 600-650.

2. Approval of Consent Agenda

Without objection, the Consent Agenda was approved.

3. Officer Reports

President's Report: S. Hassell reported on the updated Urban Design Overlay District standards passed in October. The new process asks communities to make two lists: 1. identify the buildings in their

neighborhood that contribute to what makes the neighborhood what it is and 2. Which buildings in their communities are contribution and non-contributing to the neighborhood.

S. Hassell asked Trustees and residents to consider helping with the implementation of the NAF project funds.

4. Committee Reports

Zoning G. Wollenweber reported that Jay Andress has requested HPNC support of Wasson Way's request to Planning Department for a Zoning Study of the properties abutting and near Wasson Way. The Zoning Committee believes the request will compete for Planning Staff resources necessary to complete the HP Master Plan which at 5 years in making is still not complete and approved.

Jay Andress urged HPNC's support of Wasson Way's request to the Planning Department.

J. Buening shared that there are a number of things that the team working on the Hyde Park Master Plan would like to include, but the Planning Department has not allowed. She is concerned that supporting the Wasson Way's Zoning study will further stall the approval of the Hyde Park Plan.

After several failed motions and more discussion among Trustees and residents, J. Buening moved, "That the HPNC support the Wasson Way Trail's request for an abutting property zoning study." Second by N. Lewis. One abstention, all other votes in favor. Motion carried.

5. Old Business

- A. DORA Update T. McEvoy introduced Rusty Herzog, City of Wyoming City Manager (and former Police Chief) to share Wyoming's experience since the establishment of their DORA. Rusty reported that the DORA has been a big success and with the expansive Wyoming Village Green in the middle of the DORA, many community events have been taking place and new restaurants have been opened, and several more soon to open. There have been very few problems since the implementation of the DORA, though trash removal has been a challenge. The businesses participating in selling drinks have worked with the City to provide additional trash removal (City provides can liners, businesses provide the elbow grease) to limit the additional burden/overtime pay to City employees and handle the additional trash.

Rusty shared that in Wyoming, the City purchases the cups for the DORA and sells them to the participating businesses. The expense is minimal really just the cost of the reusable cups. The area covered by the DORA is 3 blocks wide and 8-10 blocks long, and includes the City Center and Village Green. He encouraged any residents, businesses and Trustees to contact him with any additional questions. Contact Rusty via email at rherzog@wyomingohio.gov check out Wyoming's DORA page [DORA-Designated Outdoor Refreshment Area – Wyoming, OH \(wyomingohio.gov\)](#)

Thanks, Tommy, for making the connection with Rusty and thanks, Rusty, for sharing insights about Wyoming's DORA.

- B. Redevelopment of Baptist Church (Erie & Michigan Avenues) G. Wollenweber provided an update of the project plans and the variances that Falling Leaves will apply for (height, set-back, and demolition-requires a use variance). The greatest concern with the project is pedestrian safety on Michigan, insufficient line of sight to promote pedestrian safety. The developer suggests lights, mirrors, and warning bells as a solution. D. Hapner asked if the developer might consider tapering/beveling the side of the building to improve the sight line.

Gary Wollenweber moved that, "*HPNC supports the use, setback and height variances necessary for the redevelopment of 3460 Michigan Ave.*" Second by V. Woodham. All in favor, motion passed unanimously.

6. New Business

2022 Budget N. Lewis circulated the Excel spreadsheet/proposed budget with the meeting documents. The proposed categories comply with the requirements as set by NSP. The HPNC can make adjustments/revisions to the specific expenditures during the course of the year, but has to approve a compliant budget to begin with. N. Lewis moved, "*That the HPNC approve the proposed 2022 budget as circulated among Trustees.*" Second by A. Schutte. All in favor. Motion carried.

Adjourn: Without objection the meeting was adjourned at 8:39 p.m.

Sybil Mullin, Recording Secretary



HPNC Committee Reports

March 2022

DORA – Tommy McEvoy

There have not been any significant updates since our last meeting, where Rusty Herzog spoke. We have prepared a survey but have not yet shared it publicly. We will plan to do that sometime this week so that all members of the community can provide feedback.

Membership – Annie Rusche

- Membership Letter to Hyde Park Residents: Membership letter will be available online for residents and members to drop off at neighbors regarding information about becoming an HPNC member. This initiative will kick off membership marketing campaigns to increase membership.
- Follow Ups with Businesses: Communication with perks business members is taking place to evaluate how to improve the program and present new ways to communicate to the community.
- Goal Setting: New membership plan is being put in place to set membership goals for the remainder of 2022.

Education – Dave Hapner

I would like to propose via the consent agenda that we try to get as many of the (6) schools in Hyde Park to host one meeting per year. We have Clark Montessori for the May meeting, as usual, and commitments from both Withrow and HP that they would like to host as well (all CPS high schools are Community Learning Centers, so hosting groups like ours falls into that category). If the Board agrees, I will explore dates with Summit Country Day and Springer, since I've worked in the past with both.

Otherwise, all we would need for the initial ask is for Val to set a date with HP School and someone with an existing relationship with St. Mary to reach out to that school.

Treasurer Report and Neighborhood Support Program – Norm Lewis

One membership and NAF funding (\$10000) received. Need proposal/motion to guide how to spend NAF funds.

Feb 7,2022-Mar 6, 2022

RECEIPTS

2/13/22	Membership	19.11
2/11/22	NAF Funding	10000
TOTAL		\$10019.11

DISBURSEMENTS

		0
TOTAL		\$0



Zoning Code Text Change to All Districts allowing Multi-family Use - The Planning Commission considered the text change at its meeting on February 4, 2022. The proposed changes to increase multifamily received a tie vote 3/3 and did not pass. The text change has been revised to allow double the current density in RM districts. The revision allows unlimited density in CN-P, CN-M, CN-A and OL districts in Hyde Park. The building setbacks from the property line, height and off-street parking requirements do not change. Couper Gardiner from Zoning Committee will present and lead discussion on the text change. Several of the slides Couper will use are shown below. A few neighborhoods (Northside example) are in favor and many (Oakley, Mt. Lookout) are opposed. A Trustee motion and vote of favor or opposition to these text changes is recommended.

PROPOSED CHANGES TO ORIGINAL PROPOSAL

- The proposed updates to the proposed Ordinance based on community feedback received include:
 - Allowing for double the existing density permitted in residential multi-family districts (RM-0.7, RM-1.2 and RM-2.0) instead of unlimited. All other regulations (height, setbacks, parking requirements, etc. still apply).
 - Limiting the height in RM-0.7 multi-family to 50 feet instead of unlimited (with increased setbacks over 35 feet).
 - The maximum number of new residential units permitted per lot in the RMX zoning district remains three (matches current Zoning Code).

Existing Regulations shown in Blue.

Proposed changes shown in white boxes and on side annotations

	Zoning District	Density Requirement for Multi-family	
1-3 family	Residential Mixed (RMX)	2,500 SF per unit/parcel area	3 units max
2x	Residential Multi-family 2.0 (RM-2.0)	2,000 SF per unit/parcel area	
	Residential Multi-family 1.2 (RM-1.2)	1,200 SF per unit/parcel area	
	Residential Multi-family 0.7 (RM-0.7)	700 SF per unit/parcel area	
	Office Limited	1,200 SF per unit/parcel area	
	Office General	700 SF per unit/parcel area	
Unlimited	All Commercial Districts	700 SF per unit/parcel area	
	Removes the minimum lot size requirement		
	Urban Mix (UM)	700 SF per unit/parcel area	
	Manufacturing Limited (ML)	2,000 SF per unit/parcel area	
	Riverfront Residential/Recreational (RF-R)	2,000 SF per unit/parcel area	

* Rehabbing an existing building requires 500 SF/parcel area

ARGUMENTS IN SUPPORT OF ORDINANCE

- Increasing housing inventory will improve afford-ability across the city due to the natural forces of supply and demand.
- The city has reinvigorated its Engagement process, ensuring that communities will be involved in the development projects created by this Ordinance.
- Anti-density zoning (like our current system) has been linked to increased racial segregation by preventing affordable, more-dense housing from developing in lower-density (and historically white) neighborhoods.
- Our city cannot become more walkable, more green, and more interconnected without more dense housing.
- These changes do not guarantee an increase in density, they only remove restrictions that are outdated, that few other cities our size have, and that discourage development.
- This is just one tool of many that will solve the housing crisis across the city.

Source: Kennedy Heights Community Council: <https://www.kennedyheights.org/home/housing-city-hall-and-kennedy-heights>

ARGUMENTS OPPOSING THE ORDINANCE

- Cincinnati's neighborhoods are unique with very unique housing needs. A citywide change like this does not meet the needs of each neighborhood.
- While supporters claim that the Ordinance will improve affordable housing inventory, there is no language in the Ordinance declaring this as a goal, and no way to track success or define what success is.
- There are already case-by-case zoning variances granted, and ways for neighborhoods to request zoning changes so a citywide ordinance seems unnecessary other than to make the process easier for developers and possibly more difficult to stop developments a neighborhood does not support.
- The study presented by the Chamber points to several cities as examples of how this approach is successful, but community leaders who looked up articles about those cities found:
 - The cities implemented policies that were not identical to what Cincinnati is proposing.
 - The cities have only implemented these policies for three years or so, not providing enough data to prove long term success.
- Other community leaders researched policies that better matched what Cincinnati is proposing, and found that they are often referred to as "Upzoning," or, changing the zoning code to allow taller and/or denser buildings. These same community leaders found articles written about upzoning that indicated:
 - it often results in an increase to housing costs, particularly in the short term and in lower-income neighborhoods.
 - it has been seen to increase, and sometimes accelerate, gentrification.
 - areas with less restrictive zoning are not shown to have a greater growth in GDP; in fact, in some cases the GDP is growing noticeably more slowly in regions with loose zoning regulations, and growing faster in regions with more restrictive zoning regulations.

Source: Kennedy Heights Community Council: <https://www.kennedyheights.org/home/housing-city-hall-and-kennedy-heights>

HPNC Zoning Committee provided a letter with comments and concerns about the proposed changes which was and is again provided to Trustees separate from this report. Our biggest concern is there is no evidence the text change will increase affordable housing units in HP and may result in more teardowns of the lowest price/rental units in HP. The recent text changes do not alter the reasoning in the ZC letter.

Classification of Urban Design district buildings – Recent revisions to the UD chapter of Zoning Code directs the decision makers to consider whether the building adds or subtracts to the UD district before a building is demolished. Setbacks, height, architecture may be considered. Maria Dienger, City Planner, is heading a study of all buildings in all UD districts in the City. Community council input is sought. On Monday March 7, the Zoning Committee plans to make a first pass at classifying buildings in UD#4 and UD#11, Hyde Park Square business district and East Hyde Park business district respectively.

3460 Michigan Ave - Hyde Park Baptist Church re-development (Michigan and Erie) - Hyde Park Flats is a mixed-use redevelopment of the property that is currently home to the former Hyde Park Baptist Church on the Southeast corner of Erie Avenue and Michigan Avenue just off Hyde Park Square. Terrex Development & Construction is the developer and GRAD is the architect who are both working for the owner, Falling Leaves, LLC. Karl Gieseke is Principal Architect at Gieseke Rosenthal Architecture + Design, 2631 Erie, Cincinnati OH 45208. Tom Rowe is Principal Developer with Terrex Development & Construction, 3200 Madison Road, Suite 2B, Cincinnati, OH 45209 and former HPNC Trustee. The developer and the architect have met with the HPNC Zoning Committee, the HPNC trustees, the community via a public meeting facilitated by the HPNC, the Hyde Park Square Business Association, the neighbor to the South of the project (dentist) and the neighbor to the East (Cincinnati Public Library). To date, all meetings have generally been positive and supportive of the project.

Design of the Hyde Park Flats project has progressed to a point where the development team is prepared to present plans to the City in support of its variance requests (use, height and setback). The design package for the variance requests does not represent full architectural design, but does demonstrate essential components of the exterior design, including elevations, a site plan/footprint, landscaping and lighting. Should the developer's variance requests be granted by the City, the team will progress design toward permit drawings. A draft of the amended variance application and the corresponding design package has been shared with the HPNC Zoning Committee and substantially reflects the imagery and intent the developer and the architect previously shared with the HPNC and with the community.

The following are a few of the material changes to the design from those previously shared with the HPNC and community:

- The building is shown with four stories above grade vs. the five story options the team previously shared.
- Density has been reduced to 12 multifamily units (four on each residential floor).
- The driveway entry/exit + to the garage has been modified and has 25' of paved entry drive, with a 7' buffer zone for utilities and pedestrian visibility / vehicular calming.
- A cornice has been added to the parapet wall at the top of the building.

Hyde Park School Addition – The Zoning Committee met with representatives of CPS and the architects on February 7, 2022. The architects VSWC has completed design documents and are at a point that they would like to share the information with HPNC Zoning Committee. A public school is a conditional use in the SF-6 single family residential zoning district and any expansion will require a public hearing and approval of a new conditional use. No variances are required. The Zoning Committee did not see any design element that would prevent recommending support of the expanded conditional use to HPNC. A virtual public meeting was held for HPS parents on February 22. A virtual public meeting for the community follows:

Hyde Park School - Proposed Expansion - Virtual Meeting

When Wed Mar 16, 2022 7pm – 8pm Eastern Time - New York

Joining info Join with Google Meet
meet.google.com/mfy-wrxi-rvk

Join by phone
(US) +1 605-865-2177 (PIN: 389614947)

[More phone numbers](#)

Calendar wollenweber@fuse.net

Changed: The Hyde Park Neighborhood Council (HPNC) invites the community to a virtual meeting to learn about a proposed expansion at Hyde Park School located at 3401 Edwards Rd. The virtual meeting will be held on Wednesday, March 16 at 7pm at meet.google.com/mfy-wrxi-rvk

Please join us for a presentation by:

- Jill Sunderman, Principal, Hyde Park School
- Jamie Fairman, Project Manager, Cincinnati Public Schools
- Chris Dumford, VSWC Architects

Following the presentation, the HPNC will facilitate a discussion with the community about the proposed expansion.

Office Use at 2739 Observatory (SE corner of Michigan & Observatory) - Several months ago HPNC was contacted about replacing the sign for the medical office at 2739 Observatory in the RMX district. On March 3 the ZC Chair spoke to Vicky Meadows, Keller-Williams, and her client, the new owner of the property. The transfer occurred 10/12/2021. They want to expand the office use throughout the entire building and were directed by City Zoning (no name was recalled) to ask HPNC for an opinion. Office use (non-residential employees) in RMX district is not permitted. The principle permitted use is one, two or three family homes. The medical office use in the rear of the building is a legally established (prior to 2003) non-conforming use and I believe it would take a use variance to expand. The expanded use would be real estate marketing & property management personnel by persons who do not live on the premises in addition to the existing medical office use. New signs larger than what is permitted in RM districts would require additional variance. Parking for the expanded office use may need variances too.

The Zoning Committee and one abutting neighbor were queried and were not supportive of the request. The Chair informed Vicky and her client that HPNC historically was opposed to any expansion of commercial/office uses in SF, RM or RMX districts. I said HPNC not only had to be concerned about current owners use, but also any future owners use of variances because variances stay with the property, not the owner. I was told the selling realtor (not Vicky) had mis-represented the property as "RMX=residential mixed use" and owner could not afford to operate w/o expanding. He said he could tear down and subdivide and build two or three SF homes which does not look possible (see below). A two family structure may be possible without variances. There is no firm plan or HPNC action required at this time.

New Applications/New Hearings

Zoning Hearing Examiner hearings – All zoning hearings are now virtual hearings due to COVID-19 emergency orders. There are special instructions for participation (at end of this report).

Past due issues

The gate in the public right-of-way at the north (dead end) of Columbus Avenue abutting Wasson Way is still in place contrary to the decision of the Planning Commission authorizing the driveway easements for new residential construction underway.

Virtual Zoning Hearing Instructions

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this hearing will be conducted using video-conferencing technology. This hearing will be closed to in-person attendance to comply with social distancing requirements. The link above will allow you to join this hearing using the Zoom website. It is important that each participant familiarize themselves with the Zoom video-conferencing technology BEFORE joining the hearing. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – [link](#).

Important Disclaimers

- Applicants and/or Owners may choose to opt out of the video-conferencing option. If an Applicant and/or Owner elects to opt out, the hearing will be placed on hold until in-person hearings resume. If you are an Applicant and/or Owner that would like to opt out of the video-conferencing option, please reply to this email immediately.
- Please be mindful of your environment when participating in the hearing. All participants must ensure that they eliminate background noise and distractions during the hearing. All participants are required to dress appropriately.
- Please avoid using virtual backgrounds during the hearing. If you have used virtual backgrounds in previous Zoom meetings, please ensure that they are turned off prior to joining this hearing.
- In the event of any technical difficulties or unforeseen circumstances, the Hearing Examiner reserves the right to continue or postpone this hearing at their discretion.
- The Hearing Examiner reserves the right to remove any participant from the hearing at their discretion.

If you have additional questions or would like more information about these process changes, please reply to this email or visit www.cincinnati-oh.gov/boards.

HPNC Financial Report - 2022

HPNC report for 2022			Budget	Jan/Feb	March	April	May	June	July	August	September	October	November	December	Total
	Revised Mar 6, 2022														
BEGINNING OPERATING BALANCE			22910.78	22910.78	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,910.78
RECEIPTS															
	NSP - 2022		rec'd 2021												0.00
	Membership		500	57.33											57.33
	Halloween Event		300												0.00
	Fundraiser		500												0.00
	Invest In Neighborhoods		630												0.00
	Miscellaneous Donations		500												0.00
	NAF funding		10000		10,000.00										10,000.00
	TOTAL RECEIPTS		12,430	57.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,057.33
DISBURSMENTS															
	To Be Submitted to NSP														
	Newsletter														
	- Mailing		50												0.00
	- Printing		50												0.00
	HPNC Expenses														
	- Intern		600												0.00
	- Web Domain Fee		600	20.98											20.98
	- Post Office Box		146												0.00
	- D/O Insurance		0												0.00
	- Halloween Event		300	113.70											113.70
	- Annual Meeting		200												0.00
	Community Grants														0.00
	- covid school supplies		500												0.00
	- Wasson Way		750												0.00
	- Hyde Park East		500												0.00
	- Hyde Park School		1,000												0.00
	- HydeParkChurch Summe		250												0.00
	- Knox Church covid relief		250												0.00
	- HPCOA		1000												0.00
	- Ault Park Fireworks		1,442												0.00
	NSP Subtotal		7,638												
	Not Submitted to NSP														0.00
	HPNC Expenses														0.00
	- Ault Park Advisory Counc		50												0.00
	- Meet & Greet		100												0.00
	-Halloween Event														
	-membership		450												0.00
	Miscellaneous Expenses		200												0.00
	NAF projects		10,000												0.00
	TOTAL DISBURSMENTS		8438	134.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.68
ENDING OPERATING BALANCE			26,903	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	22,833.43	32,833.43

Background for Zoning Density Discussion

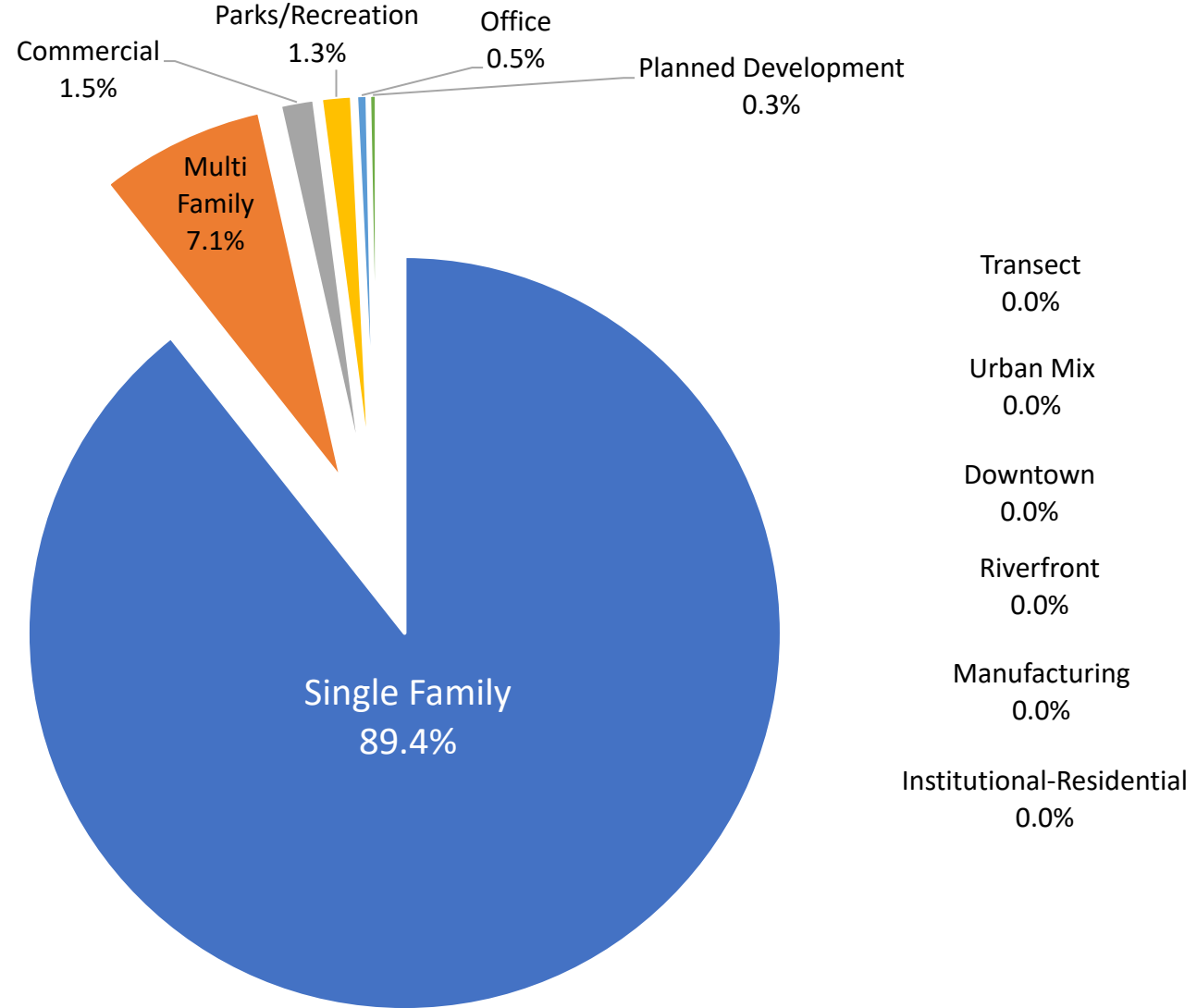
Hyde Park Neighborhood Council

3/8/22

Zoning Types present in Hyde Park

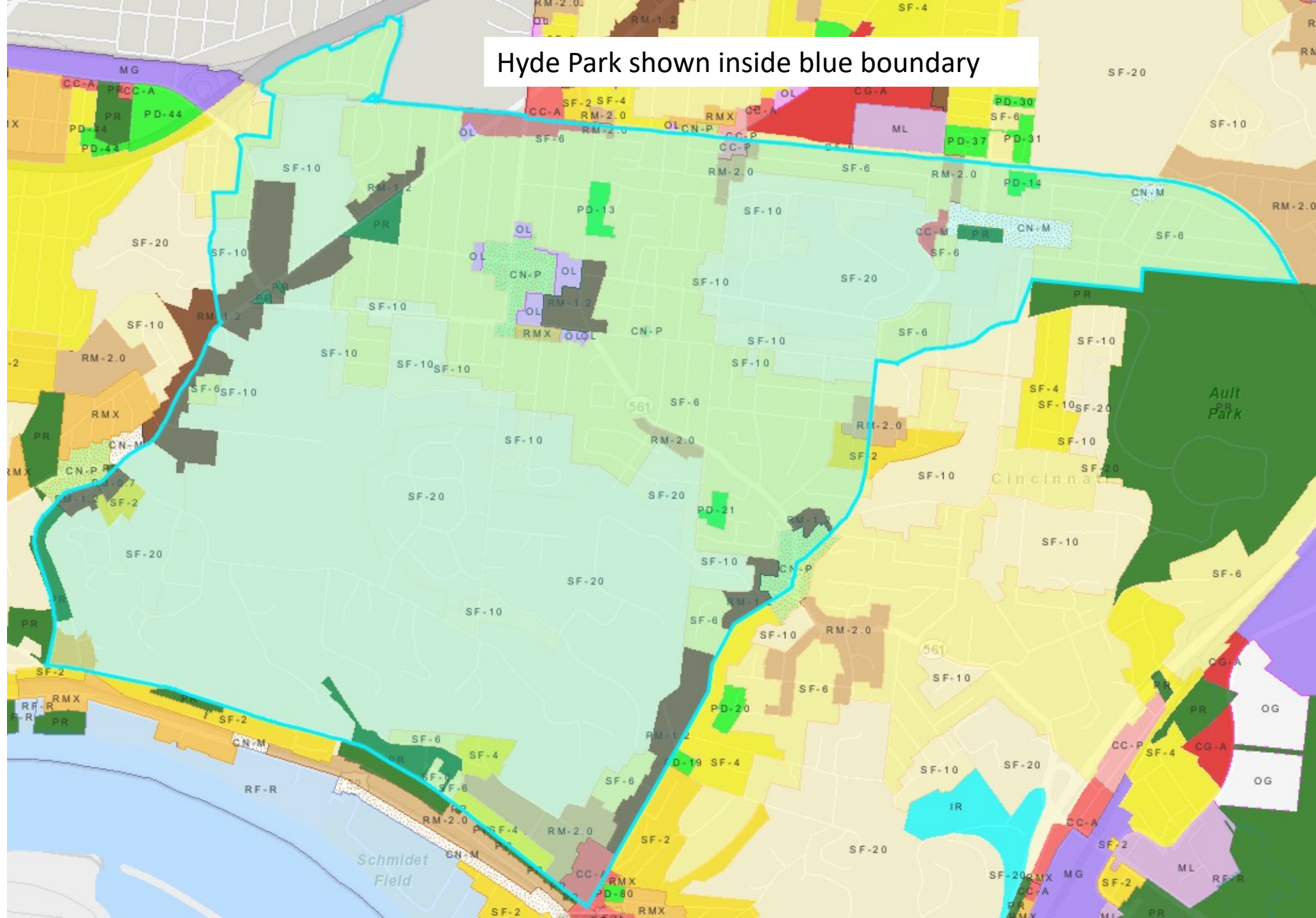
- Single Family (SF-20, SF-10, SF-6)
- Residential Mixed (RMX)
- Residential Multi-family (RM-2.0, RM-1.0, RM-0.7)
- Commercial (CN-P, CCA, CN-M, CC-M)
- Office (OL, OG)
- Park & Recreation (PR)
- Planned Development (PD)

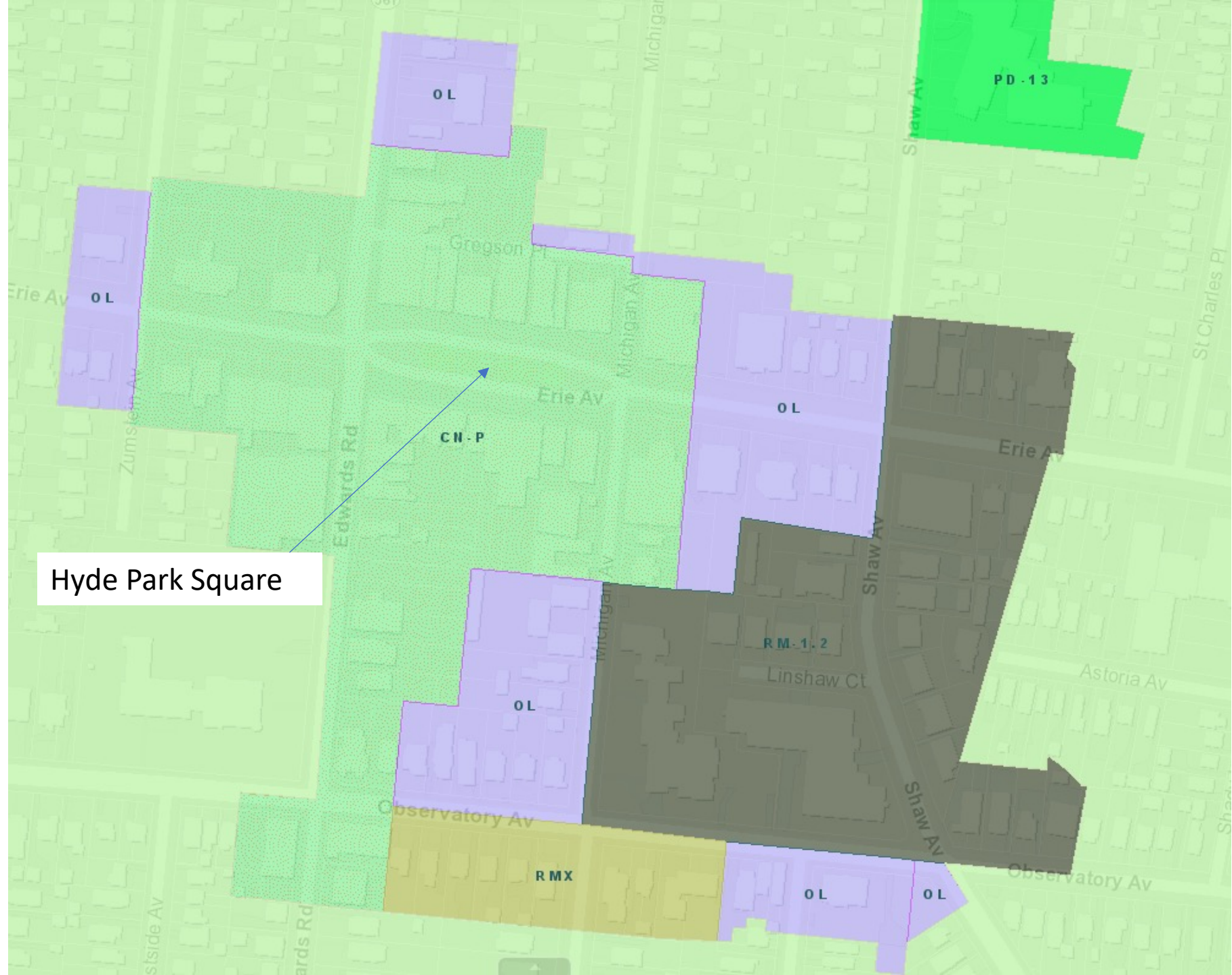
Hyde Park - Zoning Categories



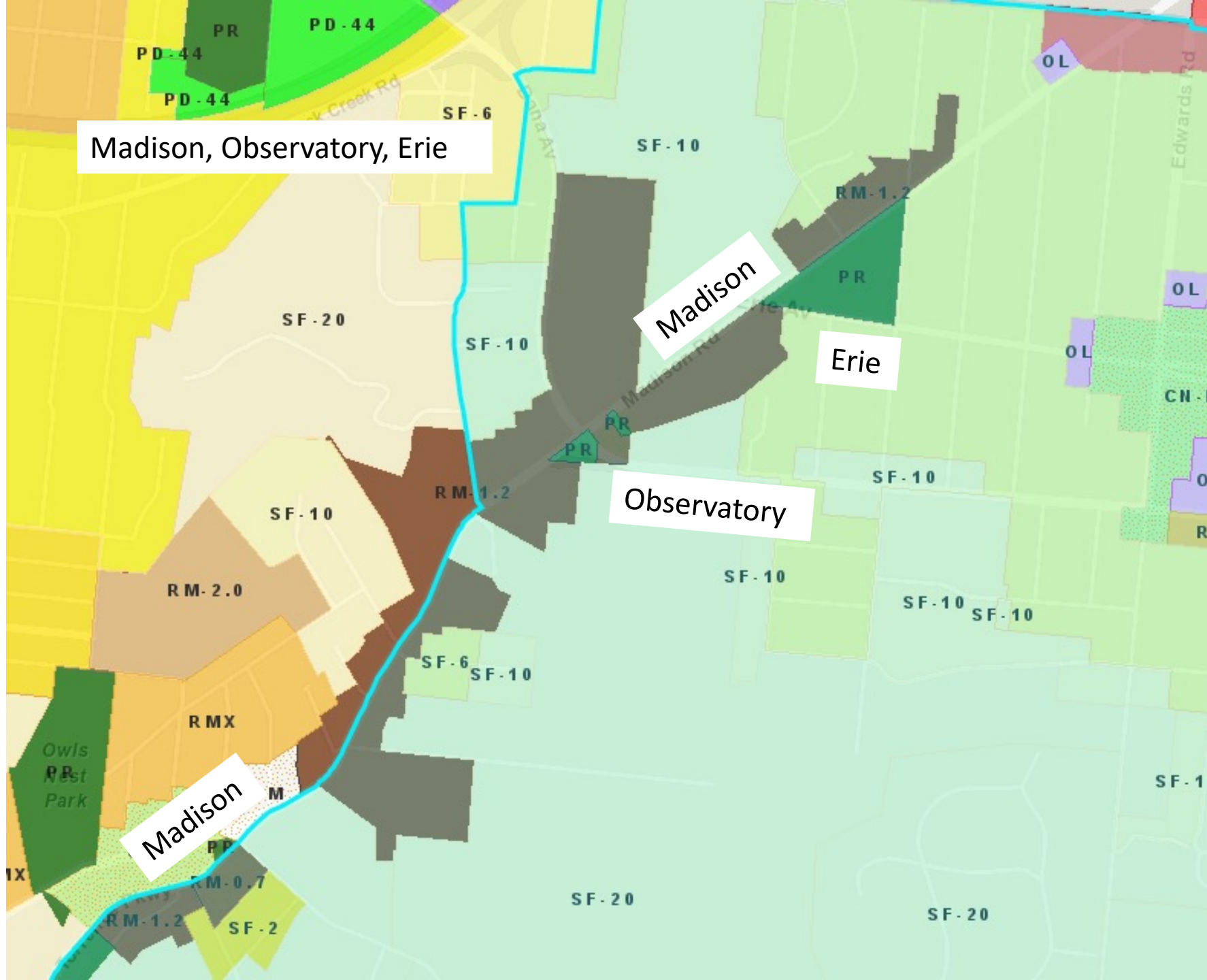
Note: Many thanks to Joe Groh for compiling data for communities across the city and making it easy to use.

Hyde Park shown inside blue boundary

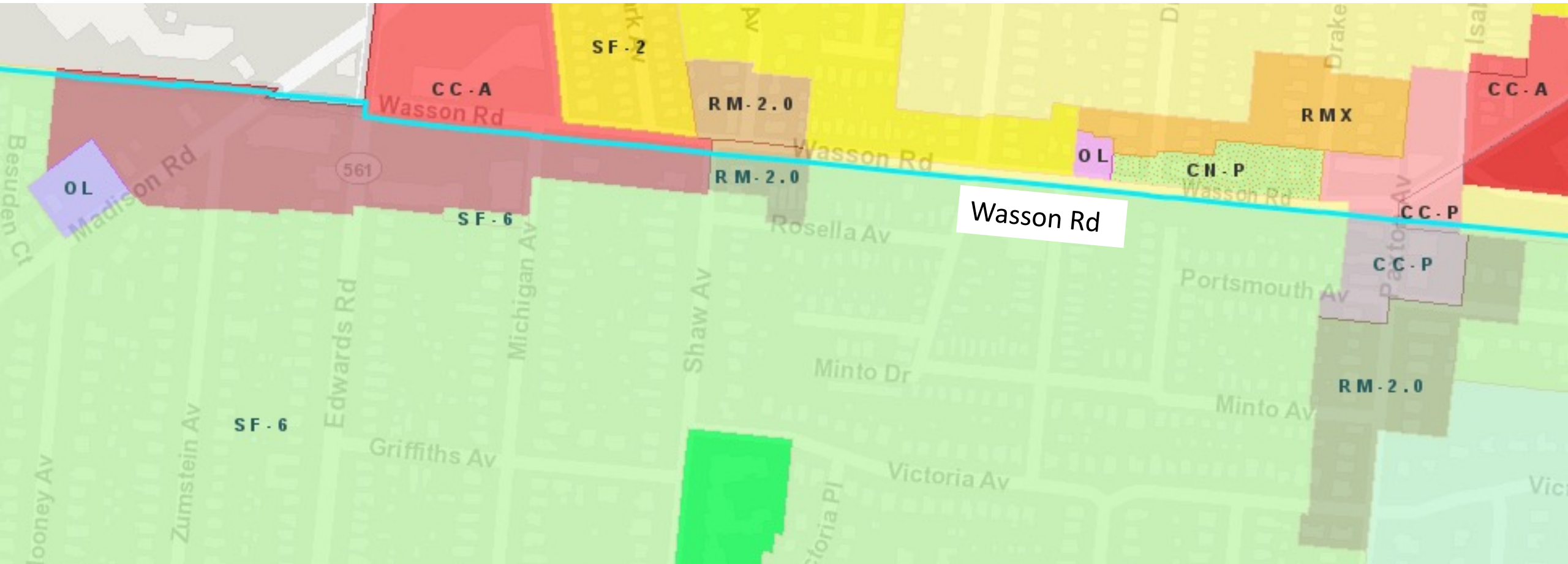




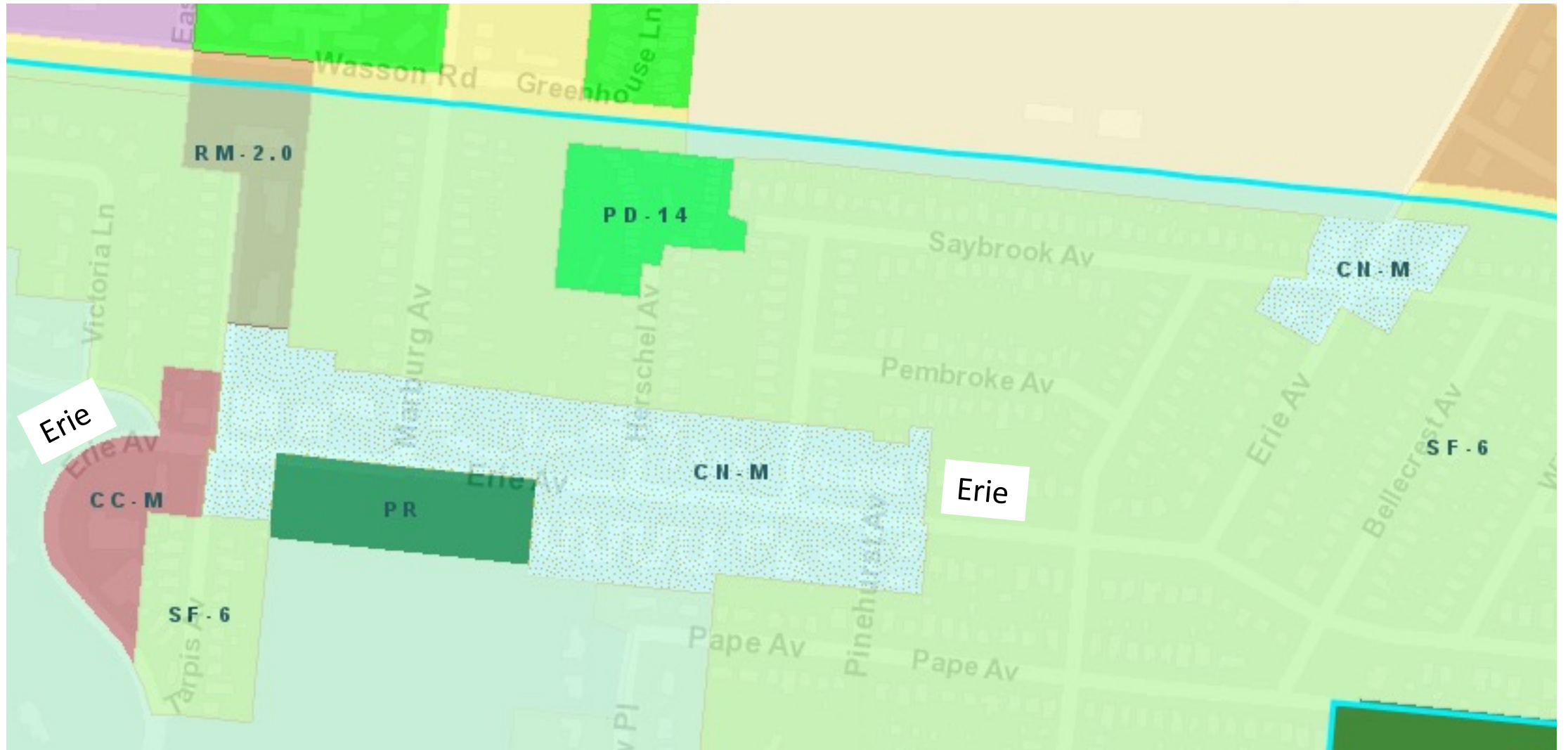
Hyde Park Square



Wasson Rd / Wasson Way



Hyde Park East



Proposed Density Changes for Hyde Park Districts

- Last spring Cincinnati Councilmember Liz Keating proposed a city-wide zoning amendment to increase housing density.
- The proposal has been discussed in multiple public meetings. The 22-slide presentation is available on the planning department's webpage.
- Based on feedback, the Planning Department's recommendation to the Planning Commission reduced the proposed density increase.
- On February 4th, with continuing concern from roughly forty, 3-minute limited speakers, the commission split its vote 3-3.
- On Tuesday, March 15, 2022, at 1:00 pm, the Equitable Growth & Housing Committee will consider approving the change.

PROPOSED CHANGES TO ORIGINAL PROPOSAL

- The proposed updates to the proposed Ordinance based on community feedback received include:
 - *Allowing for double the existing density permitted in residential multi-family districts* (RM-0.7, RM-1.2 and RM-2.0) *instead of unlimited*. All other regulations (height, setbacks, parking requirements, etc. still apply).
 - *Limiting the height in RM-0.7 multi-family to 50 feet instead of unlimited* (with increased setbacks over 35 feet).
- The maximum number of new residential units permitted per lot in the RMX zoning district remains three (matches current Zoning Code).

Existing Regulations shown in Blue.

Proposed changes shown in white boxes and on side annotations

Zoning District		Density Requirement for Multi-family	
1-3 family	Residential Mixed (RMX)	2,500 SF per unit/parcel area	<i>3 units max</i>
2x	Residential Multi-family 2.0 (RM-2.0)	2,000 SF per unit/parcel area	
	Residential Multi-family 1.2 (RM-1.2)	1,200 SF per unit/parcel area	
	Residential Multi-family 0.7 (RM-0.7)	700 SF per unit/parcel area	
Unlimited	Office Limited	1,200 SF per unit/parcel area	
	Office General	700 SF per unit/parcel area	
	All Commercial Districts	700 SF per unit/parcel area	
	Urban Mix (UM)	700 SF per unit/parcel area	
	Manufacturing Limited (ML)	2,000 SF per unit/parcel area	
	Riverfront Residential/Recreational (RF-R)	2,000 SF per unit/parcel area	

* Rehabbing an existing building requires 500 SF/parcel area

ARGUMENTS IN SUPPORT OF ORDINANCE

- Increasing housing inventory will improve affordability across the city due to increase in supply.
- The City is beginning to improve community engagement efforts, meaning communities may have more opportunity to influence new projects.
- Anti-density zoning (like our current system) has been linked to increased racial segregation by preventing affordable, more-dense housing from developing in lower-density (and historically white) neighborhoods.
- Our city cannot become more walkable, more green, and more interconnected without more dense housing.
- These changes do not guarantee an increase in density, they only remove restrictions that are outdated, that few other cities our size have, and that discourage development.
- This is just one tool of many that will solve the housing crisis across the city.

ARGUMENTS OPPOSING THE ORDINANCE

- Cincinnati's neighborhoods are unique with unique housing needs. A city-wide change like this does not meet the needs of each neighborhood.
- While supporters claim that the Ordinance will improve affordable housing inventory, there is no language in the Ordinance declaring this as a goal, and no way to track success or define what success is.
- There are already case-by-case zoning variances granted, and ways for neighborhoods to request zoning changes so a citywide ordinance seems unnecessary other than to make the process easier for developers and possibly more difficult to stop developments a neighborhood does not support.
- The study presented by the Chamber points to several cities as examples of how this approach is successful, but community leaders who looked up articles about those cities found:
 - The cities implemented policies that were not identical to what Cincinnati is proposing.
 - The cities have only implemented these policies for three years or so, not providing enough data to prove long term success.
- Other community leaders researched policies that better matched what Cincinnati is proposing, and found that they are often referred to as "Upzoning," or, changing the zoning code to allow taller and/or denser buildings. These same community leaders found articles written about upzoning that indicated:
 - it often results in an increase to housing costs, particularly in the short term and in lower-income neighborhoods.
 - it has been seen to increase, and sometimes accelerate, gentrification.
 - areas with less restrictive zoning are not shown to have a greater growth in GDP; in fact, in some cases the GDP is growing noticeably more slowly in regions with loose zoning regulations, and growing faster in regions with more restrictive zoning regulations.

Prior HPNC Zoning Committee letter

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,

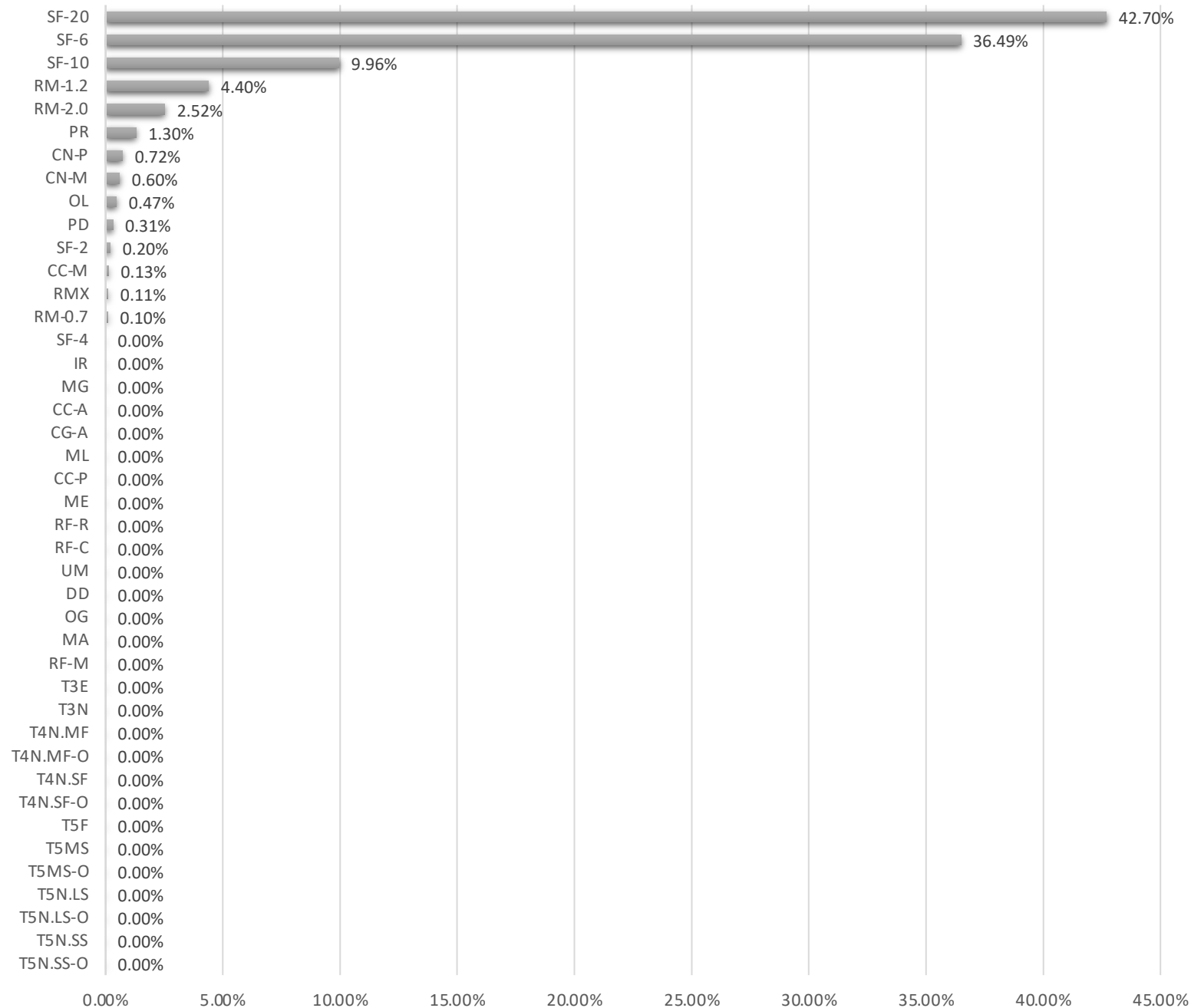

Gary Wollenweber, Chair
HPNC Zoning Committee

cc: President HPNC; HPNC Zoning Committee

Discussion with Q&A

Motion/Vote on Propose change

Zoning District % Of Total



Note: Many thanks to Joe Groh for compiling data for communities across the city and making it easy to use.



March 2022 CFD Report for Community Council Meetings

- (INSERT previous month run totals Fire/EMS)
- Discuss trend info (if applicable)
- **March 2022** Main Topics:

Top Causes Of House Fires, Practice a Fire Escape Plan, Smoke Alarm Installation, Smart 911



- Stay in the kitchen while you are frying, grilling, boiling, or broiling food.
- Keep anything that can burn at least 3ft from heating equip
- Electrical distribution or lighting equipment ranked first in direct property damage, and third among the major fire causes in the number of home fires, fourth in home fire deaths, and tied for third in home fire injuries.
- An estimated annual average of 18,100 (5%) reported home structure fires started by smoking materials
- On average, 21 home candle fires are reported each day. Keep candles at least 12 inches from anything that can burn.

Practice a Fire Escape Plan

- Create a home fire escape plan with two ways out of every room (ex. a window and a door). Choose a place to meet outside that is a safe distance away from your home.
- Practice a home fire drill with your family during the day and at night at least twice a year. Make your goal to escape in under two minutes. Sometimes that is all the time you will have to get out of the house safely.
- Choose one person to be responsible for getting infants and young children out of the home. Have a back-up person just in case the primary person is unable to help.
- If there is a lot of smoke, get low and crawl out of the house

Smoke Alarms Installation

Have the Cincinnati Fire Department install smoke alarms in your home.

Please call the Fire Prevention Bureau at 357-7584. Or visit the website below.

<https://www.cincinnati-oh.gov/fire/fire-prevention/fire-prevention-forms/smoke-alarm/>

Smart 911

The Cincinnati Fire Department is encouraging the public to sign up for **Smart 911**, an emergency communications tool that provides 9-1-1 call takers and first responders with additional critical information about participating residents.

This technology helps reduce response times and provide first responders with vital information that can help improve incident outcomes.

Information such as medical conditions to blood type to primary language can be place in user's Safety Profile as well as a Facility Profile about their current location.

Citizens can sign up for **Smart 911** by going to **www.Smart911.com**. Remember no one plans to call 9-1-1 but now you can plan ahead.