



**Board of Trustees Meeting
Tuesday, October 10, 2023
7:00 PM in Little Theater
Hyde Park Community United Methodist Church**

AGENDA
Subject to change

1. Welcome – Norm Lewis, Treasurer, presiding

2. Location of future meetings:

- Tuesday, November 14th, Hyde Park Community United Methodist Church, Little Theater

3. Guests (please limit comments to 3-4 minutes each)

- Cincinnati Police Department, Officer Christine Barry
- Cincinnati Fire Department, Lieutenant Dan Coletta
- Hyde Park Library, Ben Lathrop – unable to attend
- Cincinnati Recreation Center, Blake Williams
- Hyde Park School, Jill Sunderman / Gary Tate
- Withrow University High School, Resource Coordinator, Belinda Carson
- Clark Montessori High School, Resource Coordinator, Joyia R. Johnson

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

5. Guest Speaker

- Abby Friend – Derail the Sale

6. New Business

- 3024 Lavinia Development
 - Christian Dial, Dial Residential –Proposed zoning change from RMX to CNM at 3024 Lavinia Ave
 - Lavinia Avenue Residents – Discussion of proposed zoning change from RMX to CNM at 3024 Lavinia Ave

A PDF of Dial's presentation will be sent to HPNC Trustees with the Meeting Documents

7. Adjourn



HPNC President's Report

October 2023

Tommy McEvoy

HYDE PARK

BOARD OPENING

We have one trustee opening. If you are interested, please contact hpncpres@gmail.com to receive a candidate form.

NOMINATING COMMITTEE

The Executive Committee met on Wednesday, October 8th, via Google Meet, to discuss and then elect the official members of the Nominating Committee for this term. The five individuals have been contacted and I am waiting for them all to officially accept prior to identifying the Chairperson. My goal is to have this sorted out within the next week so we can move forward with candidate selection and a potential trustee appointment at the November meeting.

ZONING COMMITTEE, VICE CHAIR OPENING

We are still seeking trustee and non-trustee committee members. If you are interested, please email hpncpres@gmail.com.

HALLOWEEN ON THE SQUARE

Join us for Halloween on Hyde Park Square. It's sure to be fun and give you quite a scare.

- **When:** Saturday, October 28th
- **Where:** Hyde Park Square

Schedule/Events:

- 10:30 AM and 11:30 AM: Spooky Story Times hosted by the Hyde Park Library at the park in the middle of the square.
- 11:00 AM: Trick or Treat at the businesses on Hyde Park Square. Stop in for Scary Sips, Creepy Cocktails, and kid-friendly activities on the Parkside Patio.

PEDESTRIAN SAFETY ON AULT PARK AVE / ERIE AVENUE

Pedestrian safety continues to be a massive issue at the corner/intersection. Unfortunately, there was another bad accident here on September 18th. The Traffic and Safety Committee continues to push this issue with DOTE, but it is up to them and City leadership to make the necessary changes. We will continue to advocate for the community on this topic. If anyone else would like to share their voice here please reach out to me: hpncpres@gmail.com. You can also contact DOTE directly (<https://www.cincinnati-oh.gov/dote/about-transportation-engineering/office-of-the-director/>)

HPNC President's Report *continued*

CITY-WIDE

CINCINNATI COMMUNITY ENGAGEMENT POLICY

Cincinnati City Manager Sheryl Long has released the draft Community Engagement policy to the public! This policy will serve as a guide for city staff to strengthen community engagement efforts throughout the city. To learn more about the draft policy, please visit the website:

<https://www.cincinnati-oh.gov/engage/>.

Also, all members of the community are invited to join any of the community feedback events below. Please register at the link if you plan to attend: <https://forms.office.com/r/PcusnZQG8Y>

Tuesday, October 17 from 6-7:30 PM

Pleasant Ridge Rec Center, 5919 Ridge Avenue

Tuesday, October 24 from 6-7:30 PM

Hirsch Rec Center, 3630 Reading Road

Thursday, November 2 from 6-7:30 PM

McKie Rec Center, 1655 Chase Avenue

If you would prefer to provide feedback via the web, you can complete the Feedback Survey here:

<https://forms.office.com/r/qGiXyUB5FQ>

CINCINNATI FIRE DEPARTMENT RECRUITING

The Cincinnati Fire Department is accepting applications for Fire Recruit. The Office of the Fire Chief has asked that we help them share the opportunity to "join Cincy Fire & EMS." If you have any neighborhood events where you think their presence would be helpful, please reach out to

jesse.short@cincinnati-oh.gov.

NEIGHBORHOOD CATALYTIC CAPITAL INVESTMENT PROGRAM RFP

The Neighborhood Catalytic Capital Investment RFP is open for two more weeks. The program is designed to support pre-development and early action project proposals that lead to catalytic neighborhood projects. Please do not hesitate to contact the department for any questions regarding eligibility or other questions concerning with the application process.

The **deadline to apply is October 20, 2023 12 PM EST**. The application is available via the link below.

Applications must be submitted via email, too: (CommunityDevelopment@cincinnati-oh.gov).

<https://choosecincy.com/neighborhood-services/neighborhood-catalytic-capital-investment-rfp/>



HPNC FINANCIAL AND NSF REPORT
OCTOBER 2023

NORM LEWIS, TREASURER

HPNC received only 1 membership this month for \$19.11, and we wrote no checks.

We submitted our required verification of active status to Invest/NSP and our 3rd quarter 2023 NSP interim report.

HPNC FINANCIAL REPORT
AUG 7, 2023 TO OCT 10, 2023

RECEIPTS

10/2/23	Membership	\$19.11
TOTAL		\$19.11

DISBURSEMENTS

TOTAL			

The October Budget spreadsheet will be sent to HPNC Trustees as an attachment.



HPNC Committee Reports

October 2023

Education — Dave Hapner

- **Hyde Park School** — The 5th and 2nd grade classes of Ms. Fischer and Ms. Lorenz, respectively, are working on a project: “Hyde Park School is one of the newest CPS Community Learning Centers. How can we, as engaged citizens, help Hyde Park School Community Learning Center serve its neighborhood community?” We have met and detailed with the classes the evolution of the school from Mornington to Hyde Park Elementary in terms of architecture and overall history. Stay tuned here to view the proposed role for HPNC.
- **Clark Montessori** — Students in Ms. Strietmann's Erkinder (agriculture) classes continue to work on landscaping the Wasson Way Trail in conjunction with the landscape chair, Scott Holland, himself a former Clark parent.

Hyde Park Square — Blair Whitney

*Join us for Halloween on Hyde Park Square -
It's sure to be fun and give you quite a scare!*

WHEN: Saturday, October 28th

WHERE: Hyde Park Square

SCHEDULE/EVENTS:

10:30 AM and 11:30 AM:

Spooky Story Times hosted by the Hyde Park Library at the park in the middle of the Square.

11:00 AM:

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We hope you can join in on skele-brations!

PLAN Hyde Park — Janet Buening

The Steering Committee continues to meet monthly with Stacey Hoffman and other staff members of City Planning. We have now reviewed all four sections, and are in the process of substantially revision The Built Environment. We are now working between sessions with Stacey to complete work on the PLAN and present it to HPNC for acceptance and the community for review before submitting it to City Council for adoption.



New Zoning Business

Proposed Zone Change 3024 Lavinia

Christian Dial, owner/developer, met with the Zoning Committee on September 7. The developer proposes to demolish the existing structures on 3024 and 3020 Lavinia (shaded parcels in CAGIS map below) and build a 20 unit multifamily rental building with 24 parking spaces on a 0.28 acre combined parcel. The map below shows the east end of O'Bryonville with Madison Road at bottom and Grandin Road intersection at upper right.



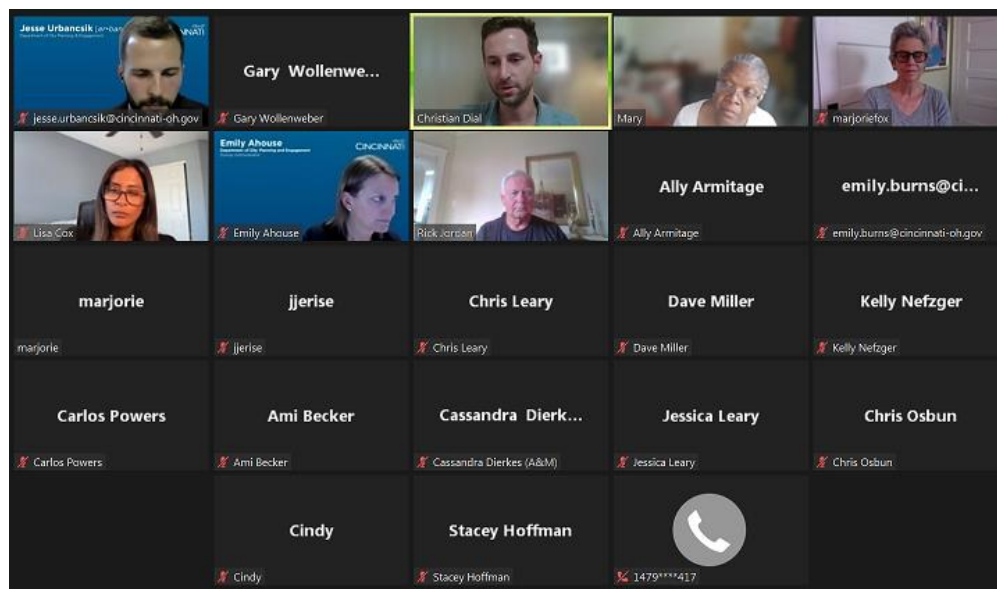
3020 Lavinia is zoned CN-M and 3024 is zoned RMX. Both are trapezoid lots with difficult development with RMX setbacks. The City frowns on a primary structure spanning two zoning districts. The development is possible with minimum variances if both parcels are in the CN-M district which allows zero front yard setbacks. Since a residential structure is proposed, the zoning committee does not see this as an expansion of commercial use.

An aerial photo, taken above Madison Road looking northeast, is shown below. At lower right foreground in photo is a commercial parking lot. Abutting the parking lot is 3020 Lavinia, abutting 3020 is 3024 Lavinia, followed by new 3 story multifamily construction at 3026 Lavinia.



The additional 20 units of housing near the O'Bryonville commercial district and the Madison Avenue bus line are a positive development anchoring the commercial/residential boundary. However, the apartment density, traffic and little extra parking for guests or a second vehicle per unit are negatives.

A public Staff Conference was held on September 23. The attendees are shown in the screen capture shown below. At least 11 Lavinia residents spoke against the project and the rezoning needed to construct it. There were no Lavinia residents speaking in favor. The Zoning Committee does not have a recommendation at this writing.



Cincinnati Tennis Foundation (Indoor Tennis Facility at Withrow Playfields.

The Zoning Committee plans to meet with CTF representatives on October 9. A verbal update will be provided at the monthly meeting on October 10.

Old Business

Sandwich Sign Ordinance – No new information on action by City to approve use in HP Urban Design overlay district. According to the Vice Mayor, the Ordinance has been delayed.

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.



Board of Trustees Meeting

Tuesday, September 12, 2023

Meeting Minutes

MEETING AT HYDE PARK COMMUNITY METHODIST CHURCH CALLED TO ORDER BY PRESIDENT T. McEVoy AT 7:03 P.M.

IN ATTENDANCE: B. FRAPPIER-SCHIRMANG, S. HASSELL, , D. LEE, N. LEWIS, T. McEVoy, S. MULLIN, B. SMYTH, B. WHITNEY, G. WOLLENWEBER, AND V. WOODHAM.

ADVANCE NOTICE OF ABSENCE: J. BUENING, D. HAPNER, AND A. SCHUTTE.

T. McEvoy, HPNC President, thanked the audience for being in attendance and referenced the agenda, officer reports, and last meeting's minutes. The October meeting will take place at HPCUM Church.

1. Guests:

Cincinnati Police Department, District 2 Officer Christine Barry distributed the neighborhood crime and traffic reports for the period. There was an 85% increase in property crime during the period. 2 B&E's: 1. suspect cut a lock on a shed and stole tools; 2. intoxicated suspect broke into a vacant apartment and caused property damage.

5 auto thefts (2 Hyundais, that were not recovered, and 3 others that were recovered).

A 2-week Traffic Blitz is scheduled to begin September 18th with 2 officers focusing on traffic violation hotspots (identified by the HPNC) M-F (speeding, distracted driving, etc.).

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—T. McEvoy for Manager, Ben Lathrop shared that the branch will be hosting a customer appreciation celebration on September 18 from 10am-6pm at their temporary location on Paxton in Hyde Park Plaza. Contact the branch at (513) 369-4456 <https://cincinnati-library.org/>. Email: hydepark@chpl.org

Oakley Recreation Center—Manager, Blake Williams shared that the gates have been installed at the entrance to Officer Sunny Kim Park on Erie by the tennis courts. 100 children participated in the CRC's summer programming. The new Recreation Center building construction is ahead of schedule and expected to be complete in October. The tennis and basketball courts have been completed, hoops installed, though nets yet to be placed. The afterschool programs are full with an 80-student waiting list. Trunk or treat will take place on Saturday October 28th at the center's parking lot. Blake shared that the Oakley Rec Center would like to partner with the HPNC on at least one event annually; any opportunities to work together are welcome.

Hyde Park School—Principal, Jill Sunderman shared that Mr. Tate, the former Assistant Principal has moved on and Jeannie Woods has replaced him. The construction on the new addition continues and the expanded lunchroom and 4 new classrooms are finished. Phase 2 (new gym) is underway. The school is looking for volunteer tutors and a crossing guard.

Elise Averdick, HPS Resource Coordinator, shared that the annual pumpkin chuck fundraiser will take place the first weekend in November, with games, snack, and fun for families. On September 21st at 6 p.m. the school will host a parent program to offer tips to help kids get back into the swing of school. The school is looking for help with its afterschool programming and hopes to find some community partners to get involved.

Withrow University High School—Resource Coordinator, Belinda Carson introduced two Withrow students, Pi'Son Brown and Sanaa May. The students expressed their appreciation of the HPNC and Hyde Park Community's support of their school programming, including the fulfillment of items from the school's Amazon Wishlist. The students distributed Withrow polo shirts to the Trustees as an expression of their appreciation. Leading up to Homecoming (Saturday Sept. 16), is spirit week and every day has a different theme for the students to dress up. The Homecoming parade will take place Friday, September 15, from Kendall to Madison, to Dana, and back to the football field. Please come and show your support by attending the parade. On September 21 from 6-7 p.m. the school is hosting a Literacy Day to provide support from reading specialists for students in grades 7-9. Belinda can be reached at (513) 363-9207 or Carsonb@cpsboe.k12.oh.us

Representative Rachel Baker—Ohio House District 27 introduced herself and shared information on state level issues she has been working on since she took office in January. A focus has been the state budget approval which includes increased school funding, free lunch for students that qualify, increased library funding.

She encouraged residents to contact her office by phone or email with suggestions for capital projects in Hyde Park: (614) 644-6886 and www.ohiohouse.gov/rachel-b-baker

Jan-Michele Lemon Kearney, Cincinnati City Council Candidate currently serves on City Council and is Vice Mayor. She was appointed to fill a vacancy on Council in 2020 and ran again successfully in 2021. She works tirelessly on community engagement and is a proponent of development and affordable housing. Cincinnati is 28,000 units behind in affordable housing. She is interested in “step-up” and “housing first” model programs whereby hotels are transformed into affordable housing for the homeless with on-site live-in mental health resources. She is also working on programs to reduce gun violence, and career partnering initiatives (apprenticeship programs) to support families and ensure a living wage. Kearney shared that the sale of the railroad is a sure deal and that the proceeds must be used for City infrastructure. Learn more about Jan-Michele www.KearneyforCincinnati.com.

Dominica Brantley, Advisor at CPS’ College, Career + Community Resource Center shared information about the program which serves CPS alumni, parents of CPS students, and CPS seniors. The Center is at the main CPS offices at 2651 Burnet Avenue, Room 1A. Its focus is to help students as they transition out of high school, remaining in college, or helping students determine a career pathway and earn a living wage. It was formed in 2022 and is committed to supporting CPS students and families succeed. The program’s hours are Monday-Friday 9 a.m.to 5 p.m. The Center is hosting a Career Symposium on November 14. Learn more about the program by visiting the center, via email at 3crc@cpsboe.k12.oh.us, or by phone (513) 363-0605.

Elizabeth Bartley, Executive Director Invest in Neighborhoods addressed the Board and Hyde Park residents explaining that Invest is the support organization for all Cincinnati Neighborhood Community Councils. In their own words:

Invest in Neighborhoods empowers community councils and their resident members, volunteers, and related community organizations to contribute to civic life and advance the quality of life in Cincinnati’s neighborhoods, by increasing capacities and competencies, assisting with resources, and promoting civic engagement. We envision a city of engaged and effective Community Councils working collaboratively to build strong neighborhoods.

The annual Neighborhood Summit hosted by Invest (March 11 at the Cintas Center, free and open to all) is an invaluable resource for all Council groups and Cincinnati residents:

The Neighborhood Summit is THE annual event which brings together hundreds of community leaders and volunteers, city officials and non-profits in a day long series of seminars and workshops aimed at helping citizens work effectively together to improve the quality of life in their neighborhoods.

Elizabeth also shared that there are funds available for Hyde Park (approximately \$10k) for operational support and improvement projects in our neighborhood. She encouraged the Board to apply and is happy to assist with the application process.

Learn more about Invest at www.investinneighborhoods.com

513-200-9782; Elizabeth Bartley bartley@investinneighborhoods.com

Atticus Hoover, campaign volunteer for Municipal Judge Candidate Samantha Silverstein addressed the Board and shared that Samantha is an adjunct professor at UC, Director in the Public Defender's Office, and has practiced law for 10 years. She hopes to implement smart plans and technology improvements for the into the antiquated Municipal Court system. Learn more about Samantha at: <https://electsamanthaforjudge.com/> Ms. Silverstein is endorsed by the Hamilton County Democratic Party, AFL-CIO, Planned Parenthood and Ironworkers Local 44.

2. Approval of Consent Agenda

B. Smyth moved to approve the Consent Agenda. Second by B. Frappier-Schirmang. All in favor. Motion carried.

3. New Business

WLWT News story of 4/6/2023 feathered a story about the dangerous traffic/pedestrian issues at the intersection of Erie and Ault Park Avenue. The story stated that the intersection at issue was not a priority for Hyde Park per DOTE's information. That was not entirely accurate as the HPNC was asked to provide its top 3 traffic/pedestrian safety concerns and Ault Park and Erie happened to be #4 (Hyde Park Square, Observatory and Edwards, and Linwood were the top 3 submitted). T. McEvoy has reached out to WLWT to provide clarification and ask for an updated story reflecting the more complete set of facts.

Board Openings S. Mullin shared that with the recent resignation of Alan Edwards and Annie Rusche, there were two vacancies on the Board. Having recently held several meet and greets with multiple interested candidates, the Nominating Committee recommended that Mike Olsen fill Alan Edwards' vacancy on the Board. S. Mullin nominated Mike, second by B. Frappier-Schirmang. The Board voted unanimously in favor of Mike's nomination. Welcome to the Board, Mike! The Nominating Committee will be accepting applications for the other vacancy in the coming weeks (candidate information sheet available on our website) and then will schedule a meet and greet for interested candidates.

Hampton Inn construction and Wasson Way, John Matulaitis a 38-year Hyde Park resident addressed the Board to express his concerns about the developer of the Hampton Inn project has not made any accommodation for drainage at the site. He is concerned that the Wasson Way will be covered with mud and debris from the site in a rain event. While the original site developer had planned to construct a tunnel, the present developer has no plans for a tunnel. Elizabeth Bartley suggested that we contact the City's Office of Environment and Sustainability which deals with drainage/swale matters. A Trustee suggested that we address the issue at 311.com to get the City's attention.

Term Limit Discussion, Trustee, B. Smyth, as a 10-year Board Member, suggested that the Board consider a discussion about term limits for Trustees. While the current code of regulations does not have a provision for limiting the terms of acting Trustees, it could be amended to include one. B. Smyth suggested that new and fresh faces on the Board would be a welcome change and allow for more ongoing resident engagement. We have had success in recent years recruiting active and hardworking new Trustees, which has been great and very productive for our Board. S. Hassell added that the Board's Committee members and Chairs need not be Trustees and we have had a number of engaged and active non-Trustees serving in those roles for years. The Board agreed to discuss the idea at our next meeting and gauge interest in and support for the recommendation.

4. Adjourn: Without objection the meeting was adjourned at 8:34 p.m.

Sybil Mullin, Recording Secretary

HPNC Financial Report - October 2023

HPNC budget 2023			Budget	Jan/Feb	March	April	May	June	July	August	September/Oct	November	December	Total
	Revised Oct 10, 2023													
BEGINNING OPERATING BALANCE			19979.71	19979.71	19,658.95	18,843.83	28,782.81	26,869.92	26,879.57	27,307.49	26,754.82	26,773.93	26,773.93	19,979.71
RECEIPTS														
	NSP - 2023		9,872			9,872.00								9,872.00
	Membership		1,500	114.66	152.88	95.55	19.11	38.22	39.11	19.33	19.11			497.97
	Halloween Event		300											0.00
	Fundraiser		0											0.00
	Invest In Neighborhoods		630						868.00					868.00
	Miscellaneous Donations		500											0.00
	NAF funding		0											0.00
	TOTAL RECEIPTS		12,802	114.66	152.88	9,967.55	19.11	38.22	907.11	19.33	19.11	0.00	0.00	11,237.97
DISBURSMENTS														
	To Be Submitted to NSP													
	Newsletter													
	- Mailing		50			28.57			85.71					114.28
	- Printing		50											0.00
	-membership		400											0.00
	HPNC Expenses													
	- Intern		572											0.00
	- Web Hosting Fees		2,300		184.00			28.57	199.48	572.00				984.05
	- po box		200						194.00					194.00
	- D/O Insurance		0											0.00
	- Halloween Event		400											0.00
	- Annual Meeting		400				332.00							332.00
	Community Grants													0.00
	- Withrow		700											0.00
	-----Clark		700											
	- Wasson Way		600											0.00
	- Hyde Park East		700											0.00
	- Hyde Park School		700		600.00									600.00
	- HydeParkChurch IHN		600											0.00
	- Knox Church		0											0.00
	- HPCOA (55 North)		0											0.00
	- Ault Park Fireworks		1,500				1,500.00							1,500.00
	NSP Subtotal		9,872	0.00	784.00	28.57	1,832.00	28.57	479.19	572.00	0.00	0.00	0.00	3,724.33
	Not Submitted to NSP													0.00
	HPNC Expenses													0.00
	- Ault Park Advisory Council		50											0.00
	- Meet & Greet		100											0.00
	- Cintii Fire Museum						100.00							
	NAF projects		2,200	413.44										0.00
	Website Host fees		200	21.98	184.00									
	TOTAL DISBURSMENTS		12622.00	435.42	968.00	28.57	1932.00	28.57	479.19	572.00	0.00	0.00	0.00	3724.33
ENDING OPERATING BALANCE			20,160	19,658.95	18,843.83	28,782.81	26,869.92	26,879.57	27,307.49	26,754.82	26,773.93	26,773.93	26,773.93	27,493.35



3024 Lavinia Avenue Rezone

[DIALRESIDENTIAL.COM](https://dialresidential.com)



Founded in 2020, Dial Residential is a Cincinnati-based real estate developer and operator of custom-designed multifamily communities with a unique portfolio located in Cincinnati's most vibrant and active neighborhoods. Recent communities built include Mowbray Manor and Tributary 50.



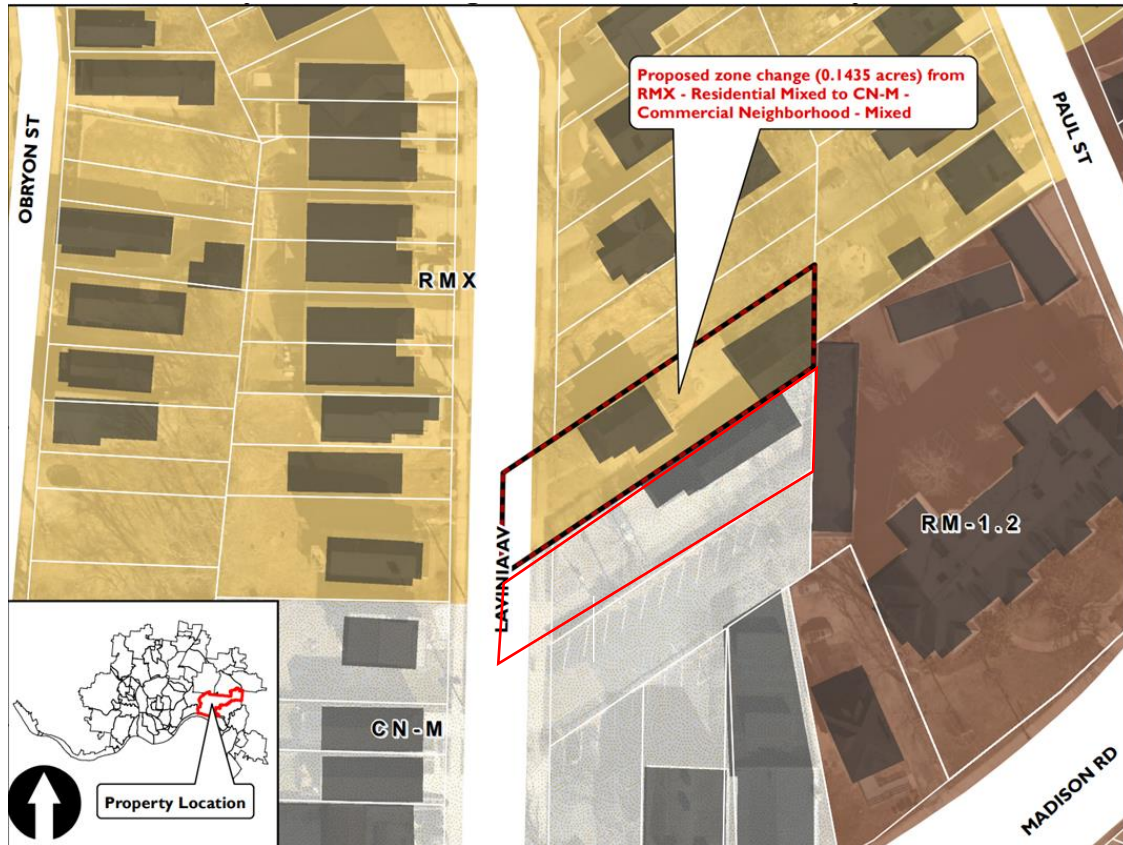
We don't take building lightly. We believe that every development is an opportunity to craft a project that adds value and aesthetics to the long-term fabric of a neighborhood and is an unforgettable experience for our residents. We pride ourselves on creating unique and exciting places to live that positively impact communities, incorporate creative, timeless design and sustainability.





3024 Lavinia Rezone

Zoning Overview



CN Commercial Neighborhood. To identify, create, maintain and enhance mixed-use neighborhood commercial centers that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of commercial and residential uses. Typical uses include retail, services, housing, office, open space, eating and drinking establishments and smaller-scale public and recreation and entertainment uses. Future development must be of a pedestrian-oriented commercial or mixed-use nature, serving the immediate neighborhood.

Pedestrian. This district designation is intended for areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops. Design standards will reinforce this character and require treatments that provide an interesting pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan or other documentation approved by the Planning Commission. (b) *Mixed.* This district designation is intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

CN-M and CN-P

<https://drive.google.com/file/d/1PvdalFmFNG0lvelbmXcU4zPAWjrzhitJ/view?usp=sharing>

https://drive.google.com/file/d/1Pw7CW-fjvx7o_sTRChS8un-uQPedFR14/view?usp=sharing

RMX

<https://drive.google.com/file/d/1PwC90CIIlMOUfqU3OBFH9iRyhSGn-mX0/view?usp=sharing>

https://drive.google.com/file/d/1PwmmBRXWZ35PIleotKKKB4mJ-MuYwK_2/view?usp=sharing





3024 Lavinia Rezone



Existing Conditions





3024 Lavinia Rezone

Existing Conditions





3024 Lavinia Rezone

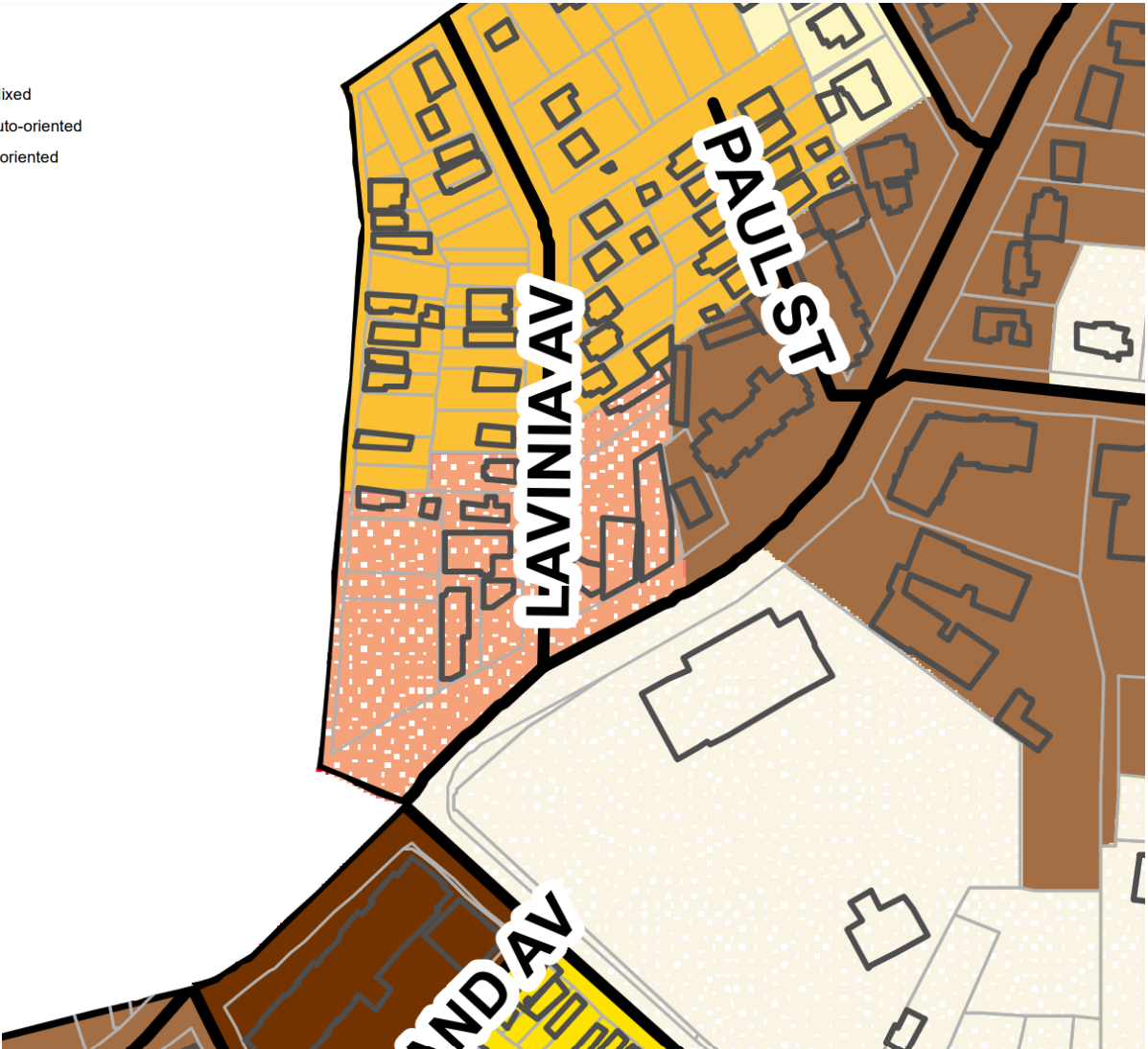
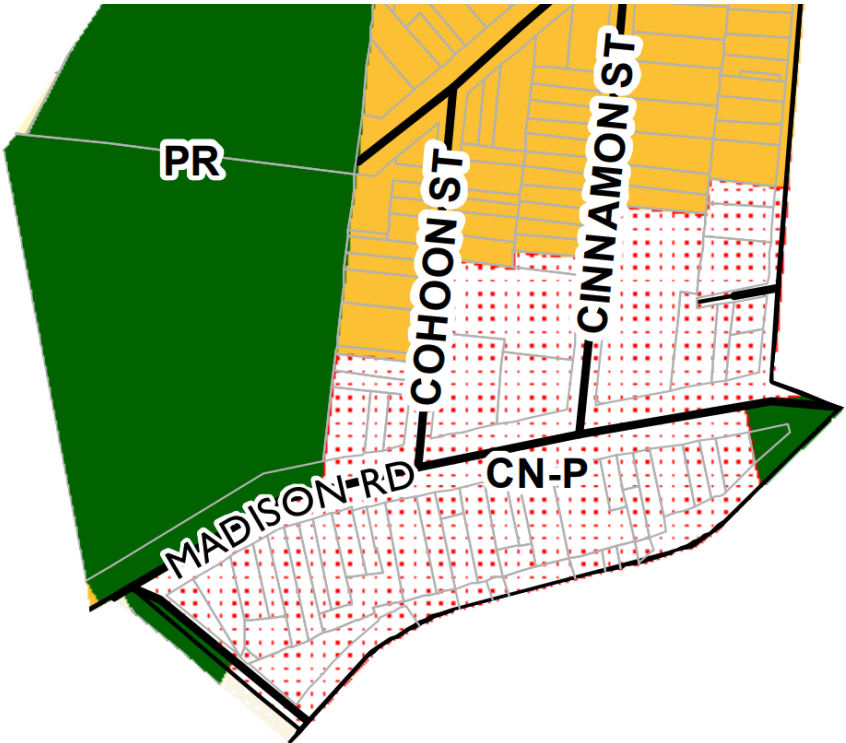
Zoning Overview

Hyde Park Boundaries

Legend

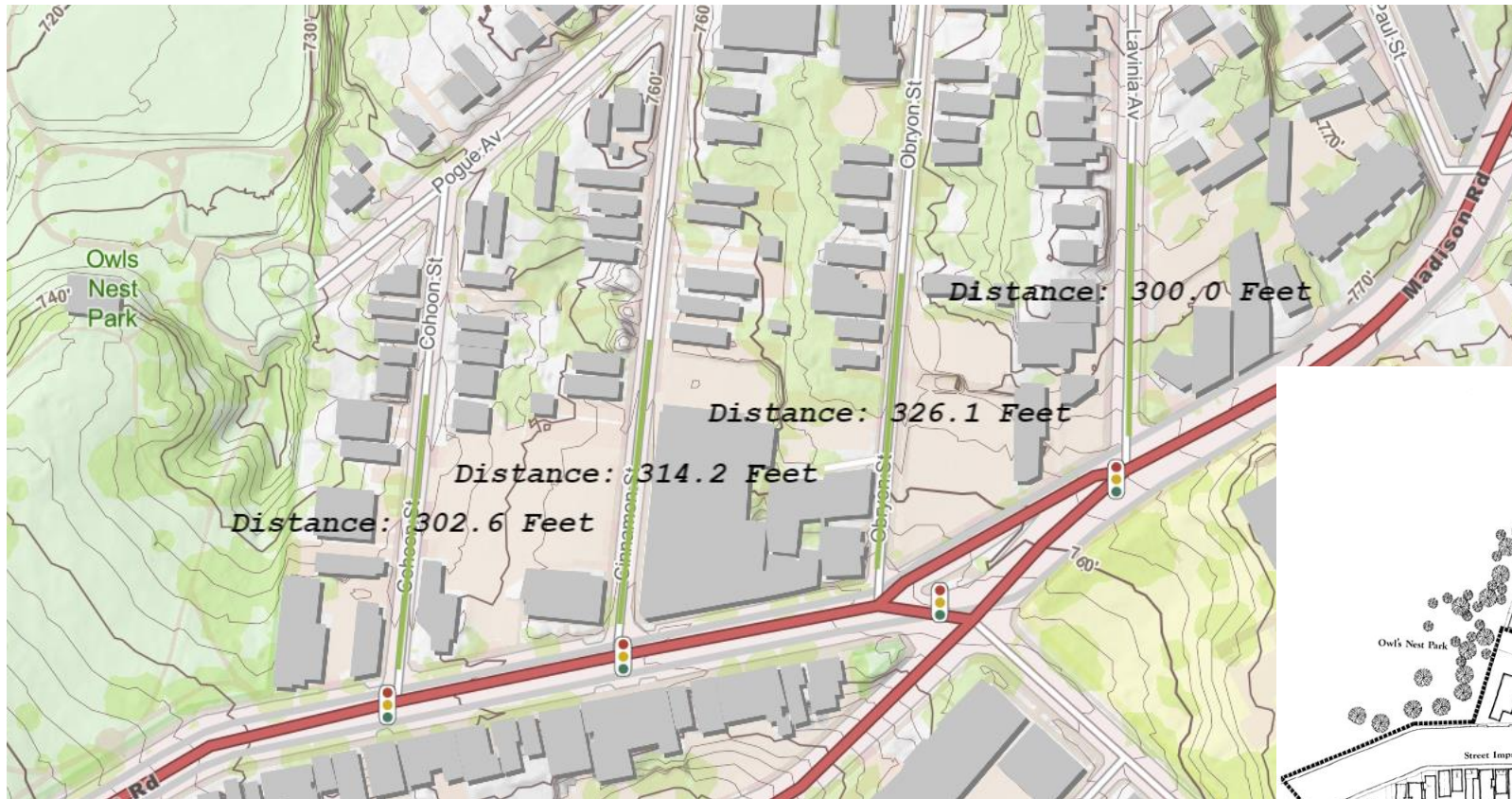
	Buildings		RMX: Residential Mixed - 1 to 3 units		CC-M: Commercial Community - Mixed
	Parcels		RM-2.0: Residential Multi-family - 2,000 SF of land per unit		CC-A: Commercial Community - Auto-oriented
	Railroads		RM-1.2: Residential Multi-family - 1,200 SF of land per unit		CG-A: Commercial General - Auto-oriented
	SF-20: Single Family - 20,000 SF lots		RM-0.7: Residential Multi-family - 700 SF of land per unit		ML: Manufacturing Limited
	SF-10: Single Family - 10,000 SF lots		OL: Office Limited		MG: Manufacturing General
	SF-6: Single Family - 6,000 SF lots		CN-P: Commercial Neighborhood - Pedestrian		PD: Planned Development
	SF-4: Single Family - 4,000 SF lots		CN-M: Commercial Neighborhood - Mixed		PR: Park and Recreational
	SF-2: Single Family - 2,000 SF lots		CC-P: Commercial Community - Pedestrian		

Evanston Boundaries





Ending of Commercial Districts Street by Street



Business District Map Published 1981





3024 Lavinia Rezone

Redevelopment Concept Overview

Future Dial Residential Development Plan



- The rezone would allow create the opportunity to develop the site into Eva Hall, a boutique multifamily development that fits the need of missing middle housing definition, and will include an elevator to promote accessibility and aging in place housing.
- The development would be custom-designed with a commitment to sustainability and enhancing the neighborhood and the streetscape.
- Our current building concept plan includes 19 units, a resident lounge on the top floor and a private parking garage with 25 spaces. Hiding the parking spots from view.
- Building would be 4 stories and 44-49' in height/
- Underground stormwater collection and treatment.
- Sidewalk would be widened 1' on frontage.
- Would increase greenspace and pervious surface area on sites by 200%+ than existing conditions.
- All lighting would be downlit and no lighting would go beyond the property line based on a site photometric plan.
- We will save the key healthy large growth trees buffering the neighbors to the east, we will use new landscaping to help create stronger barriers between neighboring properties and an improved streetscape on Lavinia.



3024 Lavinia Rezone

Redevelopment Concept Plan



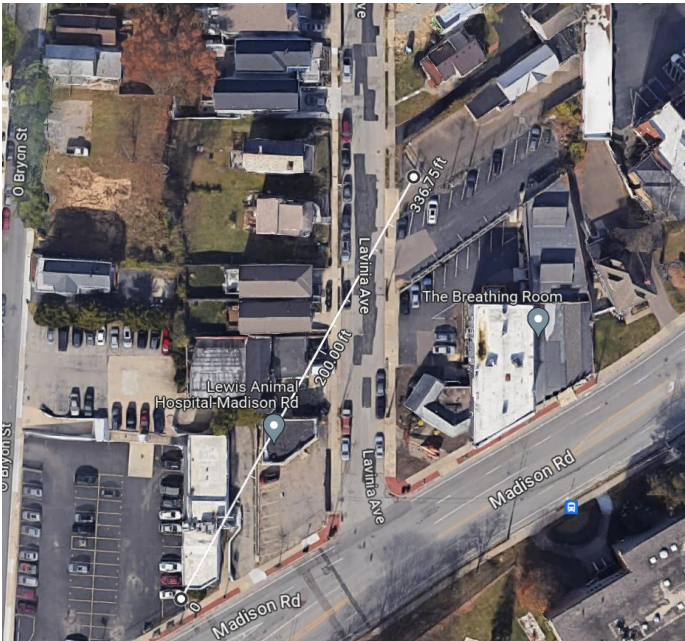


Dial Residential Eva Hall Parking Demand Study

Note - Building contains 19 units above a 25 car parking garage. 24 of the 25 spots are unreserved. Public lot located +/-300 feet from Project.

Studio Units Parking Demand @ 1/unit	5
One Bedroom One Bathroom Demand @1.3/unit	5
Two Bedroom Two Bathroom Demand @1.75/unit	15.75
Two Bedroom Plus Den Parking Demand @ 2/unit	2
Gross Parking Demand	28
Average Property Vacancy Factor of 95%	27
Nonreserved Spot Share Factor of 95%	25
Eva Hall Resident Parking Demand	24

51 Space Public Lot





3024 Lavinia Rezone

Plan Cincinnati Overview





Guiding Policy Principles

Build on our assests.

Cincinnati doesn't need to create a new city, we simply need to build on what we already have: our natural beauty (river, hillsides, parks and greenspace); our historic resources; our unique neighborhood character (we are, after all, a city of neighborhoods); our exceptional amenities (entertainment, recreation, culture, education); and our proximity and accessibility (you can get anywhere in the greater Cincinnati area in around 30 minutes).

The Plan Cincinnati recommendation:

Our neighborhoods are structured around centers of activity that contain all of the amenities that we need to go about our daily life. We will focus our development on these centers of activity, and strategically select areas for new growth.

Increase our population.

Increasing Cincinnati's population will result in a City with greater diversity, give us a larger pool from which to draw innovation, and increase our tax base. With some federal funding formulas based on population, an increase in population could translate to greater assistance in transforming our less-stable neighborhoods.

It is important to recognize, however, that Cincinnati wishes to remain a medium-size city. Bigger is not always better, and we want to find the right size for our city so that we can continue to have access to our vast array of big-city amenities but never lose our feeling of connectedness and the quality of life that comes with a more manageably sized city.

The Plan Cincinnati recommendation:

To do this we will be a vibrant city with a collection of "Neighborhoods of Choice," offering a full spectrum of housing options for people at all stages of life and welcoming and engaging public spaces.

Preserve or create a pedestrian-scaled city.

Much of our city is already walkable, but we want Cincinnati to become truly human-scaled by focusing on accommodating the person and not the automobile. We want to preserve our compact, walkable areas where they already exist and strategically create them where they don't. The key to modernization of our thriving urban city is to contemporize, but not suburbanize.

The Plan Cincinnati recommendation:

We will permeate our neighborhoods with compact, walkable mixed-use development, bikable streets and trails, and transit of all types (such as bus, light rail, bus rapid transit, light rail transit, streetcar/circulator vehicles, and passenger rail). The development of a Complete Streets policy and adoption of a Form-Based Code are tools that will help reach this goal.



Guiding Policy Principles

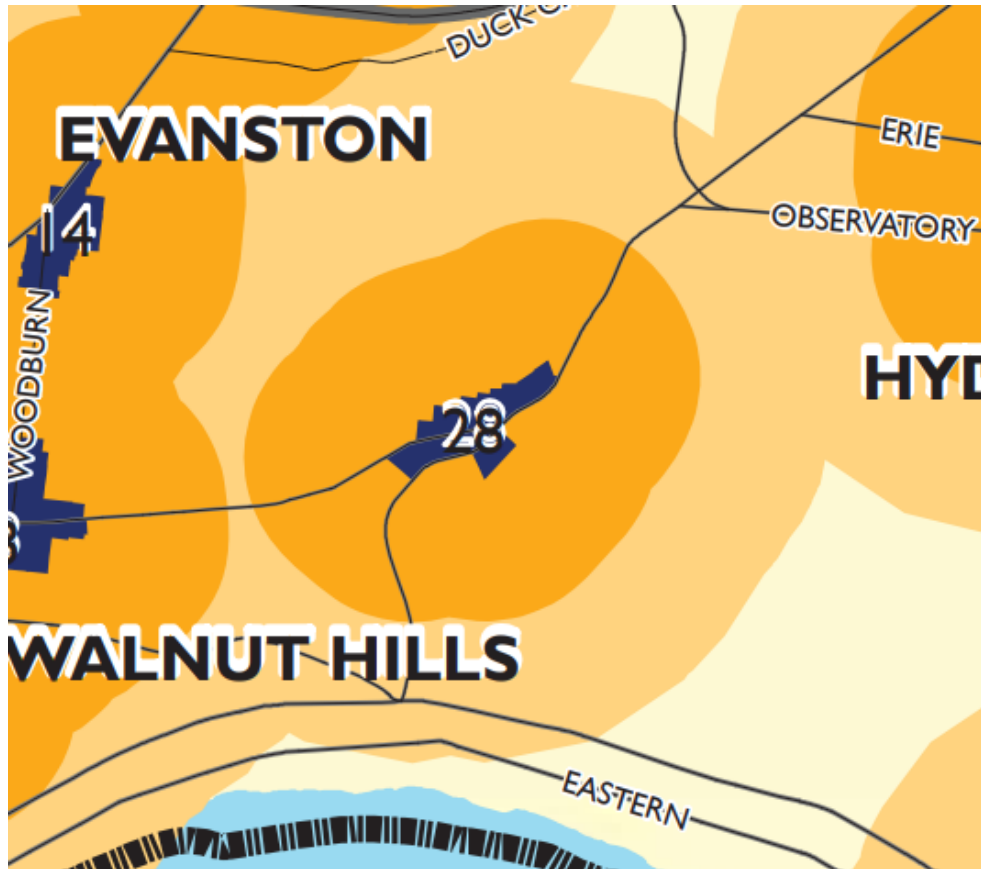
I. Focus revitalization on existing centers of activity.

Cities throughout the United States are trying to design communities around pedestrian-scale main streets surrounded by residential neighborhoods. In Cincinnati, we already have this, and it is one of our greatest assets.

Although most of these centers surround our Neighborhood Business Districts, they are more than simply commercial areas. They include civic infrastructure such as schools, churches, recreation centers, libraries, and post offices.

In order to strengthen these assets, Cincinnati must first improve neighborhood centers in order to meet the needs of surrounding residential neighborhoods. We also must invest in our existing infrastructure, focusing our resources into maintaining, evolving, or transforming the walkability of our existing centers of activity. We will locate new commercial and civic activities into our existing centers and discourage the creation of new centers in places that already have an existing center.

By leveraging the power of our existing assets we can create thriving urban places.



Legend

- Neighborhood Centers
- Compact Walkable Quarter Mile
- Compact Walkable Half Mile
- Cincinnati City Boundary
- River

Traditional Neighborhoods are primarily composed of single-family homes on lots that vary in size. There also may be small footprint, medium-density housing types – such as duplexes, fourplexes, rowhouses, and small apartment buildings – that are either typically along a major corridor or in areas transitioning from the single-family homes into a neighborhood main street. The neighborhood typically includes one or more main streets or corners stores within a short walking distance from a large percentage of homes that are an important part of their walkability. There is typically an interconnected network of streets and small to medium block sizes, unless interrupted with topography constraints or other natural or infrastructure breaks.

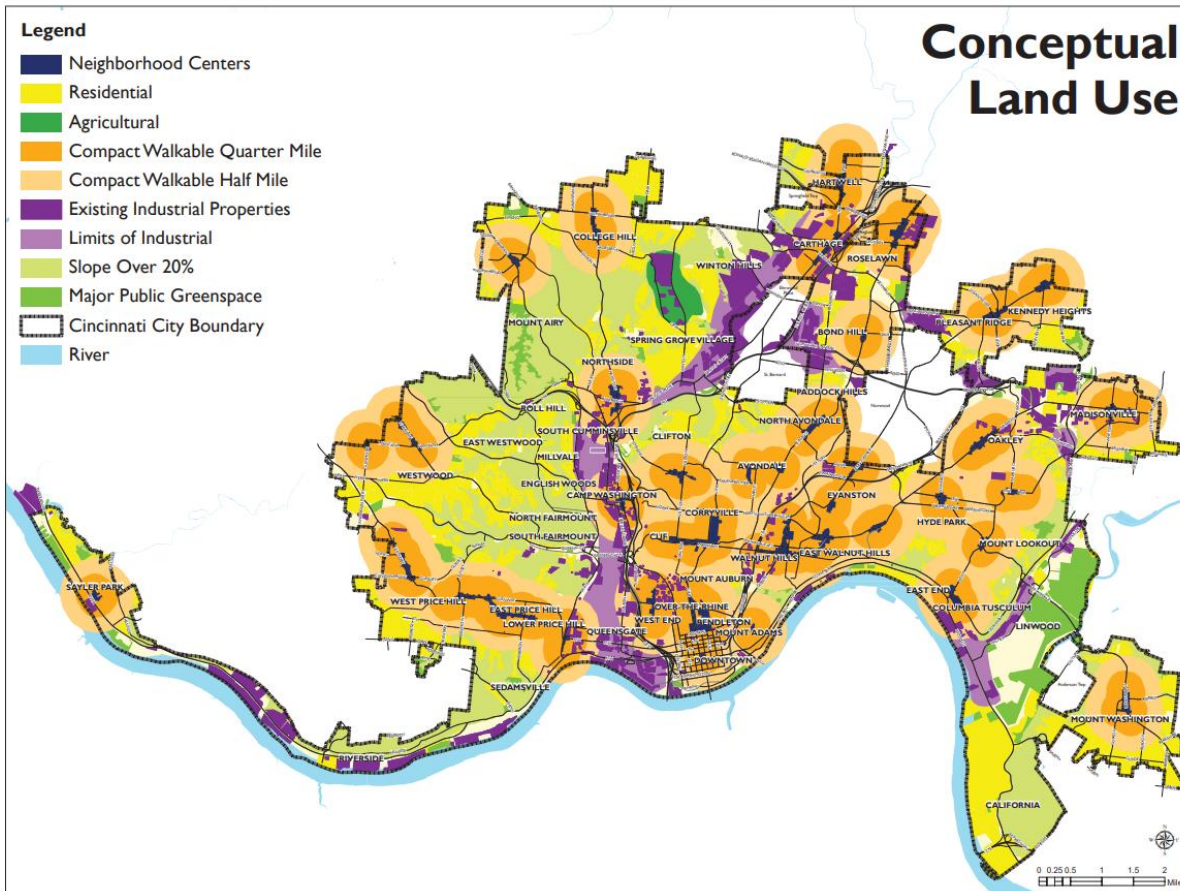
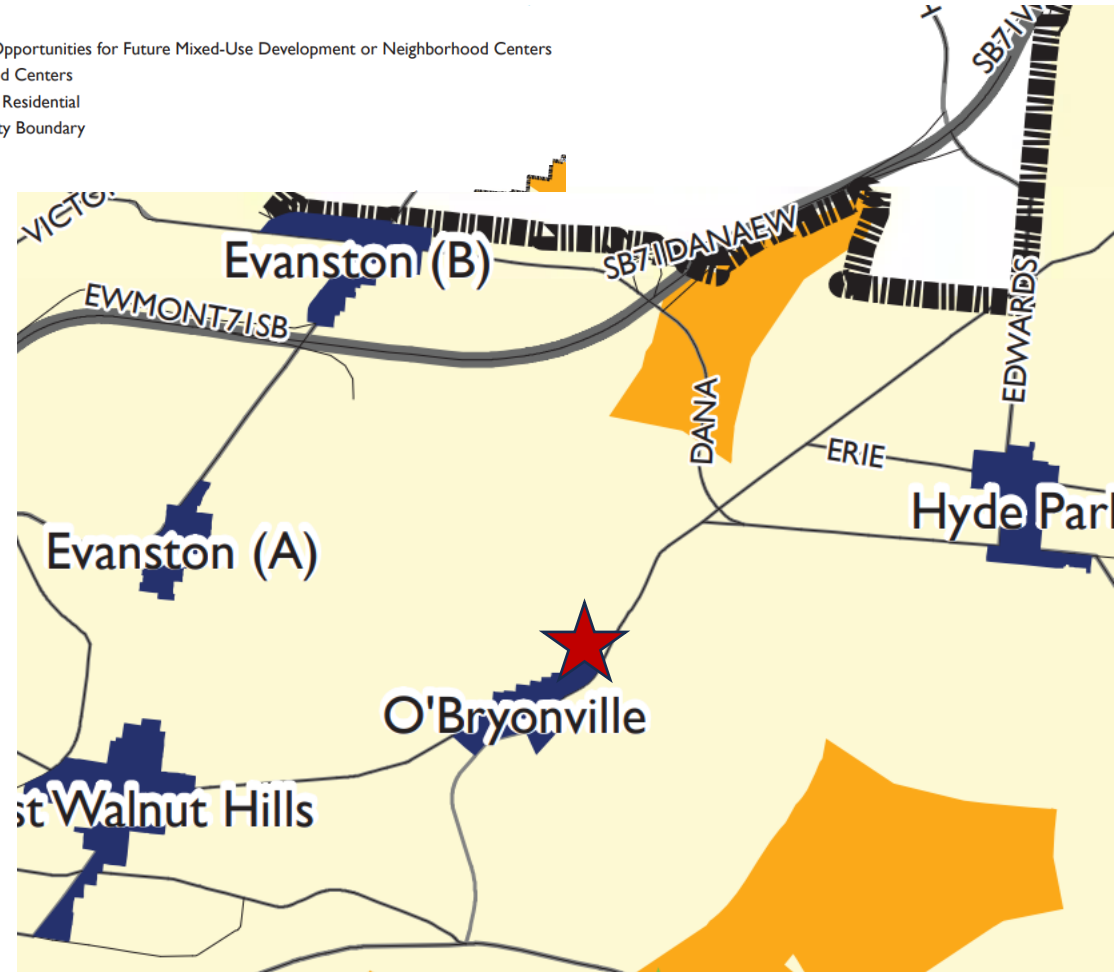
Maintain:

- Structures address the street in a consistent pattern.
- Primary location of parking is on-street or consolidated in lots or structures, preferably behind buildings.
- Pedestrians are buffered from traffic by a tree lawn, landscaping, street furniture, or on-street parking and there are few curb-cuts.
- Neighborhood services and amenities are located within the NBD or Compact Walkable area.
- NBD draws people from outside the neighborhood because of uses or character.
- There is a defined community gathering space in the NBD.
- The NBD is an appropriate size to maintain its uses, has low vacancy, has clear, visible boundaries, and pedestrians



Guiding Policy Principles

- Legend**
- ★ Preliminary Opportunities for Future Mixed-Use Development or Neighborhood Centers
 - Neighborhood Centers
 - Underserved Residential
 - Cincinnati City Boundary
 - River





3024 Lavinia Rezone

Maps

Legend

- Street
- Expressway
 - US & State Route
 - Arterial Road
 - Collector Road
 - Local Street
 - Highway Ramp
 - Alleyway
 - Railroad

