



**Board of Trustees Meeting
Tuesday, April 9, 2024
7:00 PM in Little Theater
Hyde Park Community United Methodist Church**

AGENDA
Subject to change

1. Welcome – Tommy McEvoy President, presiding

2. Location of future meetings:

- Tuesday, May 14 , Hyde Park School

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

- Cincinnati Police Department, Captain Danita Pettis
- Cincinnati Fire Department, Lieutenant Dan Coletta
- Hyde Park Library, Ben Lathrop
- Cincinnati Recreation Center, Blake Williams
- Hyde Park School, Jill Sunderman
- 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. Guests

- Kevin Osborne – Public Engagement & Government Relations, Greater Cincinnati Water Works
- Lori Kirstein – Save Coney Islanders *tentative*

6. Old Business

- Wild Apricot website update – Alex Schutte

7. New Business

- Traffic Calming & Safety Discussion – David Hapner
- Bylaws Vote

8. Adjourn



HYDE PARK LIBRARY UPDATE

The official Grand Opening for the updated Hyde Park location will be Saturday, April 13, at 10:00. Please come by any time after 10:00 to see all the work they've done. We're so excited!

ZONING COMMITTEE, VICE CHAIR OPENING

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

GCWW LEAD SERVICE LINE REPLACEMENTS

Greater Cincinnati Water Works is starting a project soon in Hyde Park. You may be able to get your privately-owned lead service line replaced at no cost to you if you live on these streets: Besuden Court, Burch Ave, Clarkwood Place, Erie Ave, Kendall Ave, Madison Road, Mooney Ave, Stettinius Ave, or Villa Lane. Please see the map in the Neighborhood Updates section of our website for more details.

Call 513-651-LEAD (5323) or email us at lead@gcww.cincinnati-oh.gov for more information. Act now, while funding is available!

INVEST IN NEIGHBORHOODS 2024 NEIGHBORHOOD SUMMIT

In 2017, IIN held the "Building Equitable Futures" Neighborhood Summit. Since then, data is showing that inequality is getting worse, not better. IIN plans to re-visit this and learn from organizations, funders, community partners and community members what actions have been taken since then that are impactful, measurable, and sustainable, and are re-dressing inequity.

This year's Summit will focus on equity work in core areas of economic sustainability, safe and affordable housing, and healthier futures, and the related factors necessary for just and equitable futures. The event is on April 20, 2024, at Tangeman University Center, University of Cincinnati.

DORA UPDATE

During the December 2023 HPNC Monthly Meeting the following motion passed:

That the HPNC support the amended DORA application to increase hours of operation from 9 a.m.-11 p.m. every day, utilize designated DORA stickers in lieu of designated DORA cups, and replace the DORA sidewalk boundary stickers with temporary sidewalk tattoos.

In the time since, Austin Heidt et al. have been working with the City to get approval for the changes. They don't have an answer on everything at this time, but we will be sure to share an update once we have it.

In addition, they are planning on a more formal launch of the DORA in June of this year. As details come together, we will share them with the community.



HPNC Financial and NSP Report
April 2024

Norm Lewis, Treasurer

This month has been too quiet. We only spent \$200 for eclipse glasses, and we received 2 memberships. The too quiet part is we continue to wait for approval of our 2023 NSP final report, and we must receive that before we submit our 2024 NSP proposal. So please, try to delay 2024 NSP expenses for a while longer.



HPNC Committee Reports

April 2024

Education – Dave Hapner

Awaiting replies from (7) schools for student of the year award--due Friday, April 12.
Presentation at HPNC's May Annual Meeting.

PLAN Hyde Park — Janet Buening, *Chair*

Our scheduled meeting on March 26 had to be canceled because Stacey Hoffman, our project leader from City Planning, was not able to attend. We had hoped to do a final review and approval of the four content areas of the plan—Quality of Life, How We Move, Hyde Park Square, and The Built Environment—so we could present an overview of this work at the HPNC Annual Meeting. In subsequent email conversations, Stacey has advised that City Planning needs more time to put in the maps, charts, and other support materials before the PLAN is presented to the public, so presenting at the Annual Meeting was not going to be an option anyway. The Steering Committee next meets on April 23, 6:30pm, at Hyde Park Community United Methodist Church.

Traffic and Safety – Dave Hapner

Here are the three items I'm working on:

1. Moving Clark Montessori crosswalk — At one time this was at the top of the list. We've been trying to get this done for 10 years, and in each of the past two school years, a student was struck (no fatalities). I kept hearing from DOTE they were waiting to hear from the school, and, apparently the building isn't talking, despite the fact that all of the parent/faculty and administration voted to move the crosswalk about 150 feet east, in front of the middle stairway, so students could cross in an isolated area with all the RRFBs, etc. moving to that spot. At some point, about three years ago HPNC voted unanimously to move it to that location as well. Actually, the HPNC voted twice to move it.
2. Ault Park Ave Crossing Erie — This is one that is begging to simply be moved off the curve, where drivers have at least 200 feet of straight line visibility re oncoming traffic.
3. Mooney Ave Crossing Erie — Drivers are ignoring the marked crosswalk and not stopping for pedestrians, even when they are already in the middle of the street. Proposed solution: Overhead rapid flashing beacons, pedestrian activated, same as at Michigan crossing Observatory.

Zoning Committee Report — Gary Wollenweber, *Chair*

New Zoning Business

Cincinnati Tennis Foundation (CTF) Tennis Facility at Withrow High School

CTF and Withrow School plan to build an indoor tennis facility at Withrow School located on east side (nearest Kendall) of athletic complex at the location of the two southern most existing outdoor tennis courts. They gave an overview of the project last year and promised to come back to HPNC after meetings with the neighbors had taken place. An update of the project was presented at the HPNC monthly meeting March 12, 2024. Most notable items:

- Proposed building setback is 50 feet from the east property line, a 34'-8" building height. No Variances will be required
- The setback zone on the east side will be landscaped with evergreen trees
- Parking will be on the west side of the building
- CTF will donate the building to Cincinnati Public Schools
- A conditional use approval by Zoning Hearing Examiner is required. No hearing date is announced.

The March 12 presentation is available on HPNC website:

<https://hydepark-cincinnati.org/meetings-minutes> There is no additional information at this time.

Connected Communities

The Zoning Committee (ZC) met on March 18 to discuss the proposed Connected Communities zoning relative to BOTH HPS and HP-East business districts:

- The positives of the proposed multifamily in SF-6 districts within ¼ mile Hyde Park business districts.
- The negatives of the proposed multifamily in SF-6 districts within ¼ mile Hyde Park business districts.
- The position HPNC should take on the proposed Zoning Change

There are multiple documents available at the Cincinnati Planning Department website:

<https://www.cincinnati-oh.gov/planning/connected-communities/>. (OR - Google "Connected Communities Cincinnati") Be sure to examine the map to determine the extent of the overlay districts.

The ZC discussed the impact of 2, 3 and 4 units built on 40ft and 50ft wide SF lots and absence of off-street parking for these units.

- We can't offer an opinion on development regulation relief and new regulations until the legislation is drafted. We expect additional relief in addition to multifamily use and off-street parking relief.

- We don't believe ZHE will deny any requested setback variances to squeeze a larger multifamily building on a 50 ft wide lot. (See 2739 Observatory)
- The nice SF looking 2, 3 and 4 family residences (slides 12, 13 & 14 in the undated Connected Communities Presentation) don't look anything like the usual four family boxes that are constructed.
- Business district parking already overflows into SF district for one block during daytime. Businesses don't allow employees to park on premises reserving on-site parking for customers/clients.
- Apartment residents, residents w/ driveways or inadequate driveways consume one block during evening and overnight. Not a good idea to eliminate required parking and add unit density. Could be adding 8 cars for a 4 unit apartment.
- No opportunity for electric charging if no off-street parking.
- The teardown of single family homes and replacement with multi-family rental will change the fabric of the neighborhood street architecturally and how residents interact socially.
- Traditionally, good zoning practices included transition zoning between multifamily and single-family. The proposed zoning scatters multifamily structures anywhere in the ¼ mile zone.
- There will be a reduced value for single-family sales next to an ugly-duckling multifamily or to the entire block when multiple multi-families are constructed.

The following additional comments were e-mailed to ZC:

Tommy McEvoy: My biggest concern at this point is that the City is unlikely to be able to react to all the feedback they're getting, and that they'll just move forward anyway. Maybe I'm wrong. With that potential approach (and its associated risks) in mind, I've been trying to think through some tactical stuff we could request:

- How this will impact UDOD, the Square, HPE, etc. and what we can do to "protect" the design ideals and standards we think are important for the neighborhood
- Once this is in place, what options do we have for remedy when things don't "fit" or when the neighbors and/or community find it disruptive or problematic

Norm Lewis: perhaps asking for MSD to study effects of increased density on sewer (and maybe reduced parking requirements) and just to gage effect in Hyde Park, I'm wondering how many ADU's have been approved in our neighborhood? I'm thinking the trend is convert (tear down) 2 family units in favor of McMansions....

Scott Hassell: City Planning has said historical district designation is a tool that could be used. And that the Syndicate triangle (Zumstein, Observatory, Madison) could be a place to start.

No HPNC position was recommended, ZC wants to see the legislation, expected in April, before making a recommendation.

Zoning Committee Report - *continued*

Old Business

Sandwich Sign Ordinance – No new information on action by City to approve use in HP Urban Design overlay district.

MESSAGE FROM SCOTT HASSELL

Per Gary's request, I am sending some URLs and 3 files to introduce you to Connected Communities.

WVXU coverage of initial announcement: <https://www.wvxu.org/politics/2024-01-29/aftab-pureval-zoning-reform-housing-density-connected-communities>

City planning websites about Connected Communities:

- Sign up for emails at <http://www.cincinnati-oh.gov/planning/connected-communities>
- Explore the concepts using the "Story Map" and use the mapping tool at <https://experience.arcgis.com/experience/341c80f53c764e0abd4199aeeb18b2de>

In addition, 3 attachments will be sent with the April meeting documents:

- My presentation at the February HPNC meeting where I introduced the topic and encouraged people to look at the City's story map. These slides were of course supplemented by my verbal explanation, so they may not be hugely helpful
- A 90-slide presentation used by the City to introduce the concepts.
- A compilation of questions submitted to the Mayor by community council representatives during a Zoom meeting about 2 weeks ago. There are no answers, just questions. Some of the comments were complaints about broader issues, but they may still be of interest.



BOARD OF TRUSTEES MEETING

TUESDAY, MARCH 12, 2024

MEETING MINUTES

MEETING AT HYDE PARK COMMUNITY METHODIST CHURCH CALLED TO ORDER BY PRESIDENT, T. McEVOY AT 7:00 P.M.

IN ATTENDANCE: J. BUENING, B. FRAPPIER-SCHIRMANG, D. HAPNER, S. HASSELL, D. LEE, N. LEWIS, K. MICHEL MARKS, T. McEVOY, S. MULLIN, A. SCHUTTE, B. SMYTH, B. WHITNEY, G. WOLLENWEBER, AND V. WOODHAM.

ADVANCE NOTICE OF ABSENCE: M. OLSON.

T. McEvoy thanked the audience for attending the meeting and announced that the April 9 meeting would be held in the Little Theater at the Hyde Park Community United Methodist Church.

1. Guests:

Cincinnati Police Department, District 2 Officer Will Holthaus introduced himself as the new neighborhood officer. He shared the Neighborhood Crime and Traffic Reports for the period. There were no violent crimes during the period. One rape was reported at District 2, but did not occur in Hyde Park. There were 9 property crimes, down by 35%. Overall, crime is down 40%. Officer Holthaus can be reached at (513) 979-4465. Christine.Barry@cincinnati-oh.gov. Captain Danita Pettis can be reached at: (513) 979-4444 Danita.pettis@cincinnati-oh.gov. Police non-emergency line (513)765-1212.

Hyde Park Library—Manager, Ben Lathrop shared that the temporary space in the Plaza will be closing in 2 weeks in preparation for the move back to the Erie building. Saturday, March 5, HP Branch programs will move to the Oakley Branch on Madison at Taylor. The Erie branch is coming along; the construction fencing has been removed, the parking lot is complete, and fire escapes have been installed. The seasonal outdoor story times at the Observatory will begin in April and continue through the summer. Contact the branch at (513) 369-4456. Web site: <https://cincinnati.org/>. Email hydepark@chpl.org.

Hyde Park School—Principal, Jill Sunderman reported that the construction continues at the school with the gym getting bricked; the project is expected to be completed by the end of summer. She requested that the HPNC consider making a \$200 donation to HP School for the purchase of eclipse glasses for students for the upcoming solar eclipse. The school’s PTO is hosting its annual Spring Celebration fundraiser (adults only) at MadTree on April 19. Tickets available on the HP School’s PTO website. There are still many volunteering opportunities at the school for special events, tutoring, and the school musical. Contact Alyse Averdick, Resource Coordinator to volunteer. Principal Sunderman offered to host the HPNC Spring Meeting in May. D. Hapner moved, **“That the HPNC Spring Meeting beheld at Hyde Park School on May 14, 2024 at 7 p.m.”** Second by G. Wollenweber, all in favor. Motion carried. Averdia@cpsboe.k12.oh.us. (513) 363-2800.

Withrow University High School—Resource Coordinator, Belinda Carson shared that the A/B Honor Roll celebration lunch was a big success, honoring 268 students for their accomplishments. Wednesday March 20 Withrow’s Black History Show will take place at 7 p.m. and is open to the public, admission is \$5, come support the students and their hard work. Tuesday, March 19, the school is hosting a Family Math Tutoring Event from 3:30-5:50. The 9th grade basketball team took the CMAC title this season! Withrow’s State Champion Rugby Team recently traveled to Washington, DC and toured the Black History Museum and Howard University. Belinda can be reached at (513) 363-9207 or Carsonb@cpsboe.k12.oh.us

Cincinnati Tennis Foundation—Withrow High School Project—Jeron Gray (Withrow Principal) and Randy Merrill, Architect with McGill Smith Punshon, Inc. spoke about the plans for the proposed indoor tennis facility at Withrow. The project would be a partnership between the Cincinnati Tennis Foundation (CTF) and Cincinnati Public Schools (CPS). CPS owns the property and CTF would fundraise/finance the project to rebuild 6 of the outdoor courts and construct an indoor facility with 3 courts, classroom space, and public restrooms. CTF would operate and manage the facility though under CPS’s ownership. Principal Gray shared his enthusiasm for the project and said it would serve all CPS schools in the district and be a great opportunity for Withrow students to pursue tennis and the facility would be used for many other activities for Withrow.

Merrill said the plans were to maintain as much greenspace as possible and to have parking on the school side of the facility (away from neighboring residences). Lighting would be minimal, no outdoor lights for the courts, though exit doors would be illuminated for safety. The current sidewalk/path along the rear of the residences on Kendall would be removed. The current tree line would be maintained as much as possible and a landscape buffer of evergreen trees would be planted. The structure would be 34’ tall and 26,000 sq. ft. in area.

G. Wollenweber explained the process with the City for approval of the project. While no variances are being requested, because the school is a conditional use, the project requires an application to the City for approval of the conditional use and show that the proposed use of the new facility is compatible with the conditional use purpose of the school. CPS, as the property owner would submit the application/plans. The facility cannot be a private rec center or club. Merrill said he expects that they will submit their plans to the City within the next few months. HPNC will schedule a second public meeting to address this proposal and allow residents and CTF/CPS an opportunity to discuss and ask questions about the proposed plan. Until the actual plans are submitted to the City (and notices are sent to neighboring properties and the HPNC), HPNC will not take any action or hold a vote on whether to support/not support/have no comment about the project.

12-15 Kendall Avenue residents attended the meeting to express their collective opposition to the planned project. Bob Shaffer, Kendall resident, spoke on behalf of the neighbors. Their concerns included the loss of greenspace and obstructed view by the massive 34 ft. metal structure. This spot may be the largest centrally located public greenspace in the City and its loss would impact not just Hyde Park but the broader Cincinnati community. If the property is developed and the building is constructed, that green space is gone forever. The Hamilton County Landbank holds 1,200 lots, why is Withrow the optimal location for this project, there are likely other suitable sites. If the focus is to promote tennis learning within the CPS population, Walnut Hills High School already has a 5-court indoor facility that could readily serve the need.

Another longtime Kendall resident added that the 50 ft. distance from their property lines was of little consolation especially as the building would be a 35 ft. hulking obstruction. He shared that he and other Kendall residents pay substantial real estate taxes and asked if the building could be situated on another part of the property not abutting any residents' homes. He said, and other residents nodded in agreement, that the CTF would essentially be running a private club cloaked as a public facility because of CPS's ownership of the property.

The CTF PowerPoint will be available on the HPNC website soon. J. Buening encouraged Trustees and residents to walk the property to get a better idea of the plans and location of the proposed structure and proximity to residences.

2. Approval of Consent Agenda

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

3. Old Business

Connected Communities (“CC”)—S. Hassell The City continues to get the word out about the CC proposal and has developed a story map/deck with the details for residents to learn about the plan. The Housing Summit is scheduled for mid-March and CC will a focus. The process will move quickly: in early/mid-April the actual legislation for CC will be announced; in early May the Planning Commission will vote on the CC proposal; in late May the full City Council will vote on the proposed legislation.

Community Councils and residents are encouraged to weigh with their opinions and a big focus should be on how CC will affect UDOD’s. G. Wollenweber expressed concern about how the proposed changes allowing multi-family units in areas currently zoned single family will impact parking, traffic, and infrastructure in general.

J. Buening stated that an infrastructure study of the City’s sewer system should be undertaken before implementation of the proposed CC changes. T. McEvoy encouraged Trustees and residents to study the CC proposal/story map and come to our April meeting with comments, discussion points, and proposed motions/action steps.

4. New Business

Cincinnati Animal Care (“CAC”) Event—B. Whitney and V. Woodham shared a proposal for a “Chocolate Walk” on HP Square hosted by the HPNC and CAC. The even would likely take place over the Christmas holidays and would require buy in form the HPSBA to be successful. Ticket sales would benefit CAC. The event will take planning and it’s possible it would take place in conjunction with a HP Square holiday event to be planned.

Hyde Park Square Business Association updates: Mesa Loca has closed (corner of Edwards and Erie) and a new (more casual) Mexican restaurant will be opening in its place. Hyde Park Gourmet is moving along with its plans for a wine bar/event space in the adjacent retail space.

Adjourn: Without objection the meeting was adjourned at 8:25 p.m.

Sybil Mullin, Recording Secretary