***** AGENDA *****
CITY PLANNING COMMISSION
CITY HALL
COUNCIL CHAMBERS, ROOM 300
801 PLUM STREET
CINCINNATI, OHIO 45202
VIRTUALLY VIA ZOOM

June 2, 2023
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of May 19, 2023. (page 3)

CONSENT ITEMS – LEGISLATIVE

ITEM 1 A report and recommendation on a proposed sale of a portion of Johnston Park in Walnut Hills. (Halt) (page 8)

ITEM 2 A report and recommendation on proposed artwork on a City-owned retaining wall located on Dandridge Street in Pendleton. (Halt) (page 90)

DISCUSSION ITEMS – LEGISLATIVE

ITEM 3 A report and recommendation on proposed text amendments to modify Title XIV "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code, by ordaining new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by amending the provisions of Sections 1401-01, 1403-05, 1405-05, 1407-05, 1409-07, 1410-05, 1411-05, 1413-05, 1415-05, 1417-03, 1421-01, and 1501-12 to provide for the establishment of accessory dwelling units on the same lots as single-family dwellings throughout the City. (Couch) (page 115)

ITEM 4 A report and recommendation on proposed text amendments to modify Title XIV "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code by repealing and reordaining the provisions of Sections 1427-26 "Sandwich Board Sign Regulations" and Section 1437-09 "Development Standards in UD Overlay Districts," to allow the placement of sandwich board signs in the Urban Design Overlay Districts of College Hill, Hyde Park, and Mt. Airy neighborhoods. (Dienger) (214)

ITEM 5 A report and recommendation on a proposed zone change from Park and Recreation (PR) to Single-family Residential (SF-2) at 2133 Ravine Street in Over-the-Rhine. (Kellam) (page 228)

Continued

ITEM 6 A report and recommendation on a proposed Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School) in Evanston. (Kellam) (page 234)

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

May 19, 2023

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, May 19, 2023 was held virtually via Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on May 19, 2023 via videoconference (on Zoom). The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Byron Stallworth, Chair
Ms. Daniella Beltran, Commissioner
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Ms. Anne Sesler, Commissioner
Assistant City Manager, Mr. William "Billy" Weber, Commissioner

Excused: Mr. Jacob Samad, Vice Chair

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Mr. Charles Martinez, Law, Legal Counsel
Mr. Alex Peppers, City Planning & Engagement, Deputy Director
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Ms. Ashlie Wilkson, City Planning & Engagement, Senior Administrative Specialist

Mr. Stallworth called the meeting to order at 9:02 a.m. and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:
Approved the minutes from the April 21, 2023 and May 5, 2023 meetings.

Motion:	Ms. Kearney
Second:	Ms. Beltran
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays:	None
Excused:	Mr. Samad

Mr. Stallworth made a request to move Item 1 from the Consent Agenda to the Discussion Agenda due to members of the public wishing to speak.

Motion:	Mr. Eby
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays:	None
Excused:	Mr. Samad

Ms. Sesler was recused from Item 1 and placed in the Zoom waiting room.

Discussion Agenda – Legislative

ITEM 1

Mr. Urbancsik presented a report and recommendation on proposed public art installations in Ziegler Park in Over-the-Rhine and Pendleton. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

> **APPROVE** the proposed public art installations in Ziegler Park in Over-the-Rhine and Pendleton with the following condition:
>
> 1) That the artwork installation, size, and location is substantially consistent with the project description in Exhibit B and be reviewed and approved by Cincinnati Board of Park Commissioners and Cincinnati Recreation Commission staff at the time of permit review.

Speakers and Discussion:

Ms. Beltran asked to clarify the difference between Yukon Street and Hanover Street and Mr. Urbancsik identified the difference being that Yukon is the northern portion where the art would be located, and Hanover was the southern portion where no art was proposed. Ms. Kearney asked if the Board of Park Commissioners reviewed and provided feedback on the proposal as submitted by the applicant. Mr. Urbancsik deferred Ms. Kearney's question to the applicant.

Ms. Anna Barchick-Suter, with Cincinnati Center City Development Corporation (3CDC) and a member of the applicant team, stated they were working with the Department of Community and Economic Development and Cincinnati Parks to schedule a meeting with the Board of Park Commissioners for a review and approval of the artwork designs. Ms. Kearney asked if the proposed artwork had been presented to the Over-the-Rhine (OTR) Community Council. Ms. Barchick-Suter confirmed the artwork had not been presented to the community council but stated the OTR and Pendleton community councils were notified through a distribution list of community engagement sessions regarding the proposed artwork. Ms. Kearney asked if the communities provided comments on the final designs. Ms. Barchick-Suter stated the proposed artwork as submitted were concept designs and clarified that they wanted to receive the City's approval before requesting an artist to develop a full design.

Mr. Stallworth asked how many people attended the community engagement meetings. Ms. Barchick-Suter stated there were community engagement meetings held in the fall and spring and approximately 50 to 60 people attended. Ms. Barchick-Suter also stated surveys were conducted to include residents that were unable to attend the meetings confirmed approximately 220 responses were received in the fall survey and 125 responses were received in the spring. Ms.

Barchick-Suter explained the artwork development process and how the community feedback was utilized to create the design.

Mr. Frank Russell, property owner on Woodward Street, addressed the street closures that were approved by the City Planning Commission during the December 16, 2022 meeting with the contingency of a written agreement with the neighboring property owners and confirmed an agreement had not yet been offered and the conditions of the street closure approval had not been met. Mr. Russell asked what resources were available to property owners to notify the Commission if a condition had not been fulfilled by the applicant. Mr. Weber stated there were some legal components to Mr. Russell's statements that he was unable to address but said the access rights of individual property owners would be handled through 3CDC, the applicant, as the manager of the space. Ms. Barchick-Suter stated an agreement had been drafted and their attorney was working with the property owners' legal representation to schedule a meeting to discuss it. She explained that the agreement with the property owners had taken longer due to negotiations with the City Administration on a management agreement. Mr. Stallworth asked about a timeline for the agreement to be completed. Ms. Barchick-Suter stated she expected a meeting to be scheduled between the property owners and 3CDC within the next couple of weeks. Mr. Weber confirmed Ms. Barchick-Suter's statements regarding negotiations of the management agreement between 3CDC and the City Administration and provided June 16, 2023 as the target date to have the property owners' agreement resolved. Mr. Stallworth asked Mr. Martinez for guidance for the Commission due to Mr. Russell's statement that legal counsel had been secured. Mr. Martinez clarified the approval that was granted by the Commission in December incorporated a condition from a coordinated report and stated that the City Administration could bring the item back to the City Planning Commission to reassess the use of City property if a condition had not been satisfied.

Ms. Beltran asked Mr. Russell to clarify what he was seeking when addressing access. Mr. Russell stated a street had been blocked with bollards and said he was seeking access on a predictable basis and would like to know the grievance process if reasonable access was not provided. Mr. Weber confirmed Mr. Russell's concerns would be addressed by the June 16th target date.

Mr. Kevin Pape, property owner of 1318 Main Street, stated his support for the proposal as submitted by the applicant but reiterated Mr. Russell's statements regarding concerns of access. Mr. Stallworth asked Mr. Pape if the proposed target date Mr. Weber provided was acceptable. Mr. Pape stated Mr. Weber's target date was acceptable.

Commission Action:

Moved to approve the staff's recommendations for Item 1 on the Legislative Discussion Agenda.

Motion:	Ms. Beltran
Second:	Mr. Eby
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Stallworth, Mr. Weber
Nays:	None
Excused:	Mr. Samad
Recused:	Ms. Sesler

Ms. Sesler returned to the meeting via Zoom.

Director's Report

Ms. Keough-Jurs thanked the Commission for their time and reminded them that the next City Planning Commission meeting was scheduled for June 2, 2023 and announced the it would be lengthy and wished everyone a happy Memorial Day.

The meeting adjourned at 9:41 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

May 19, 2023

The minutes for the May 19, 2023 Regular Meeting are approved as distributed.

_____	_____
Katherine Keough-Jurs, FAICP, Director Department of City Planning	Byron Stallworth, Chair City Planning Commission
Date: _____	Date: _____

CPC ITEM # 1

Honorable City Planning Commission
Cincinnati, Ohio

June 2, 2023

SUBJECT: A report and recommendation on a proposed sale of a portion of Johnston Park in Walnut Hills.

GENERAL INFORMATION:

Location: Portions of Johnston Park adjacent to the Cincinnati Ballet
Petitioner: Cincinnati Ballet
Petitioner's Address: 1801 Gilbert Avenue, Cincinnati OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Site Plats and Legal Descriptions
- Exhibit C Board of Park Commissioners Approval
- Exhibit D Coordinated Report

BACKGROUND & ANALYSIS:

The petitioner, Cincinnati Ballet, is requesting to purchase a 0.1079-acre City-owned parcel of land which is part of Johnston Park. In 2021, the Cincinnati Ballet was granted an easement for the same area to have roadway access to a parking lot. The sale of the land will eliminate the need for the easement and provide the Cincinnati Ballet with full control over the driveway and their site, as shown on the location map and in Exhibit A. Legal descriptions and site plats are shown in Exhibit B.

The land sale was approved unanimously by the Board of Park Commissioners at their meeting on March 17, 2022. The sale was approved for $27,280, with the proceeds going into a Park Infrastructure fund, as described in Exhibit C. The proposed land sale was circulated to various City departments through the Coordinated Report (CR) process. No objections were noted, and the only recommendations were regarding utility coordination.

Notice of the proposed sale was sent to adjacent property owners, the Walnut Hills Area Council, and the Walnut Hills Redevelopment Foundation. The only correspondence at this time was related to residents wanting to learn more about the proposed sale.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed sale of a portion of land in Johnston Park is consistent with the Goal in the Compete Initiative Area of *Plan Cincinnati* to "become nationally and internationally recognized as a vibrant and unique city" (p. 121), the strategy to "promote Cincinnati's lifestyle", which aims to "capitalize on our historic character and cultural heritage" (p. 122).

The proposed land sale will make it easier for the Cincinnati Ballet to manage their building and site in the long-term, which helps Cincinnati's arts industry.

Walnut Hills Reinvestment Plan (2016)
The proposed sale of a portion of land in Johnston Park is consistent with the Future of Walnut Hills principles in the Walnut Hills Reinvestment Plan. In the category of Retail/Hospitality, the vision is for the neighborhood to be "a place to play and stay", and to "serve the region and the neighborhood by focusing on entertainment, food, arts and services at multiple price points". As stated, the proposed land sale will help promote the Cincinnati arts by helping the Cincinnati Ballet.

RECOMMENDATION:
The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

APPROVE the proposed sale of a portion of Johnston Park in Walnut Hills.

Respectfully submitted:

Andrew Halt

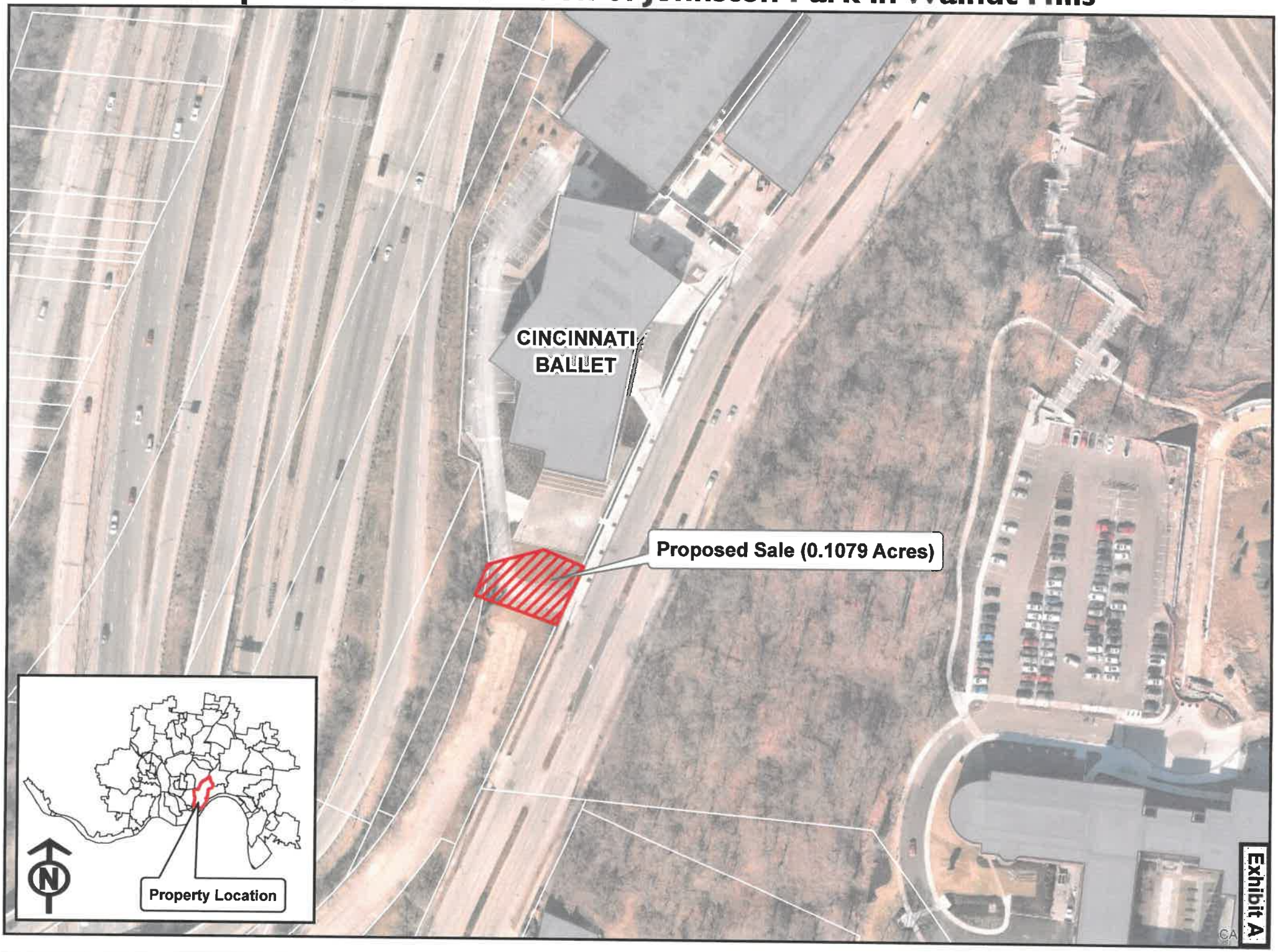
Andrew Halt, AICP, PE (PA), City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Sale of a Portion of Johnston Park in Walnut Hills



Legal Description & Plat of Conveyances Petitioned
Described separate *but combined* in value conclusion

1) Lawn Easement

Berding Surveying

GPS Surveying • 3D Laser Scanning

Description for: Cincinnati Ballet - Lawn Easement – 0.0432 Acres
Location: City of Cincinnati

Situated in Section 7, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the southeast corner of a tract conveyed to Cincinnati Ballet Holdings, Inc. in Official Record 14092, Page 340 said point also being in the west line of Gilbert Avenue;

Thence with the west line of said Gilbert Avenue, South 24°09'20" West, 27.80 feet;

Thence through the lands of the grantor, the following four (4) courses:

1. Along a curve to the right, having a radius of 14.00 feet, an arc length of 4.04 feet, a delta angle of 16°31'57", and being subtended by a chord bearing North 85°30'56" West, 4.03 feet;
2. North 77°14'57" West, 43.52 feet;
3. Along a curve to the right, having a radius of 9.00 feet, an arc length of 11.12 feet, a delta angle of 70°46'16", and being subtended by a chord bearing North 41°51'49" West, 10.42 feet;
4. North 06°28'41" West, 16.28 feet to the south line of aforesaid Cincinnati Ballet Holdings, Inc.;

Thence with the south line of said Cincinnati Ballet Holdings, Inc., North 73°56'48" East, 30.23 feet **AND** South 65°50'40" East 41.18 feet to the **POINT OF BEGINNING.**

CONTAINING 0.0432 ACRES, Subject to legal highways and easements of record.

The above described easement being part of the lands conveyed to the City of Cincinnati Official Record 13786, Page 1609 and Official Record 13824, Page 2086 of the Hamilton County Recorder's Office.

The bearings are based on Plat Book 470, Page 23. Prepared by G.J. BERDING SURVEYING, INC. on September 1, 2021. Based on an easement exhibit prepared by G.J. BERDING SURVEYING, INC. last revised on September 1, 2021.

Gerard J. Berding

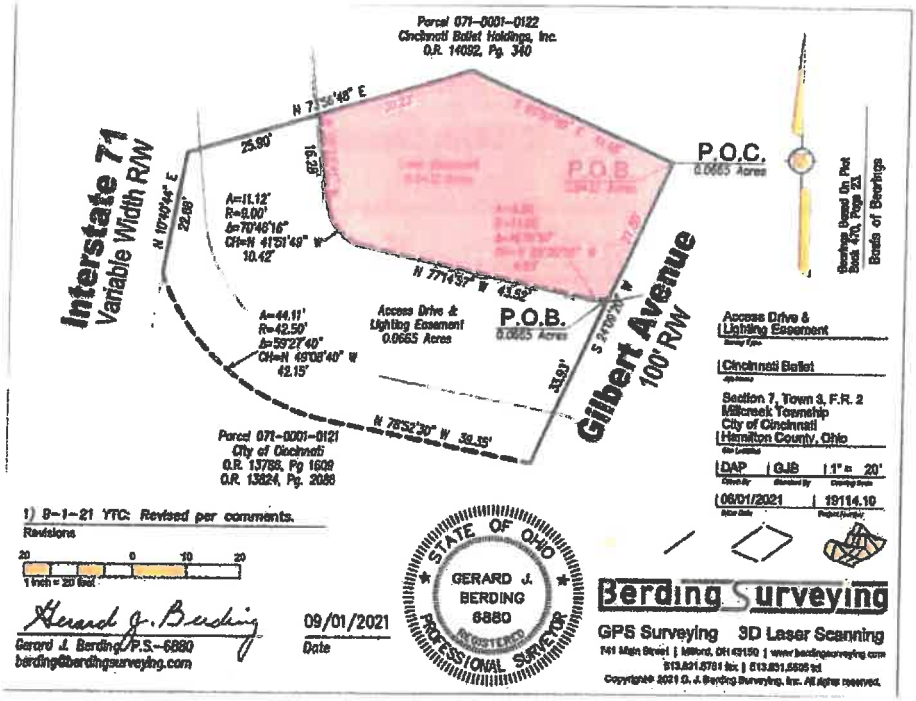
Gerard J. Berding P.S. 6880

September 1, 2021
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED
PROFESSIONAL SURVEYOR

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com



2)-Drive Easement

Berding Surveying

GPS Surveying • 3D Laser Scanning

Description for: Cincinnati Ballet - Access Drive & Lighting Easement
Location: City of Cincinnati – 0.0665 Acres

Situated in Section 7, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

COMMENCING at the southeast corner of a tract conveyed to Cincinnati Ballet Holdings, Inc. in Official Record 14092, Page 340 said point also being in the west line of Gilbert Avenue;

Thence with the west line of said Gilbert Avenue, South 24°09'20" West, 27.80 feet to the **POINT OF BEGINNING;**

Thence continuing with the west line of said Gilbert Avenue, South 24°09'20" West, 33.93 feet;

Thence through the lands of the grantor, North 78°52'30" West, 39.35 feet **AND** along a curve to the right, having a radius of 42.50 feet, an arc length of 44.11 feet, a delta angle of 59°27'40", and being subtended by a chord bearing North 49°08'40" West, 42.15 feet to a point in the east line of Interstate 71;

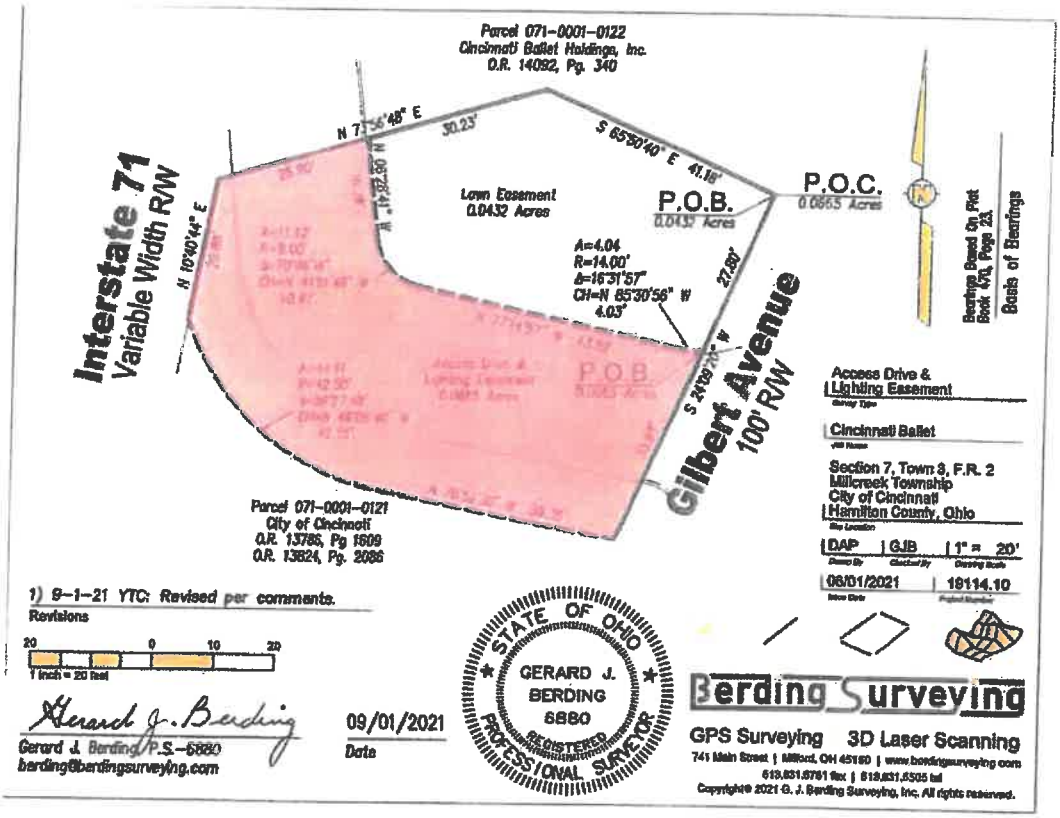
Thence with the east line of said Interstate 71, North 10°40'44" East, 22.88 feet to the southwest corner of aforesaid Cincinnati Ballet Holdings, Inc.;

Thence with the south line of said Cincinnati Ballet Holdings, Inc., North 73°56'48" East, 25.90 feet;

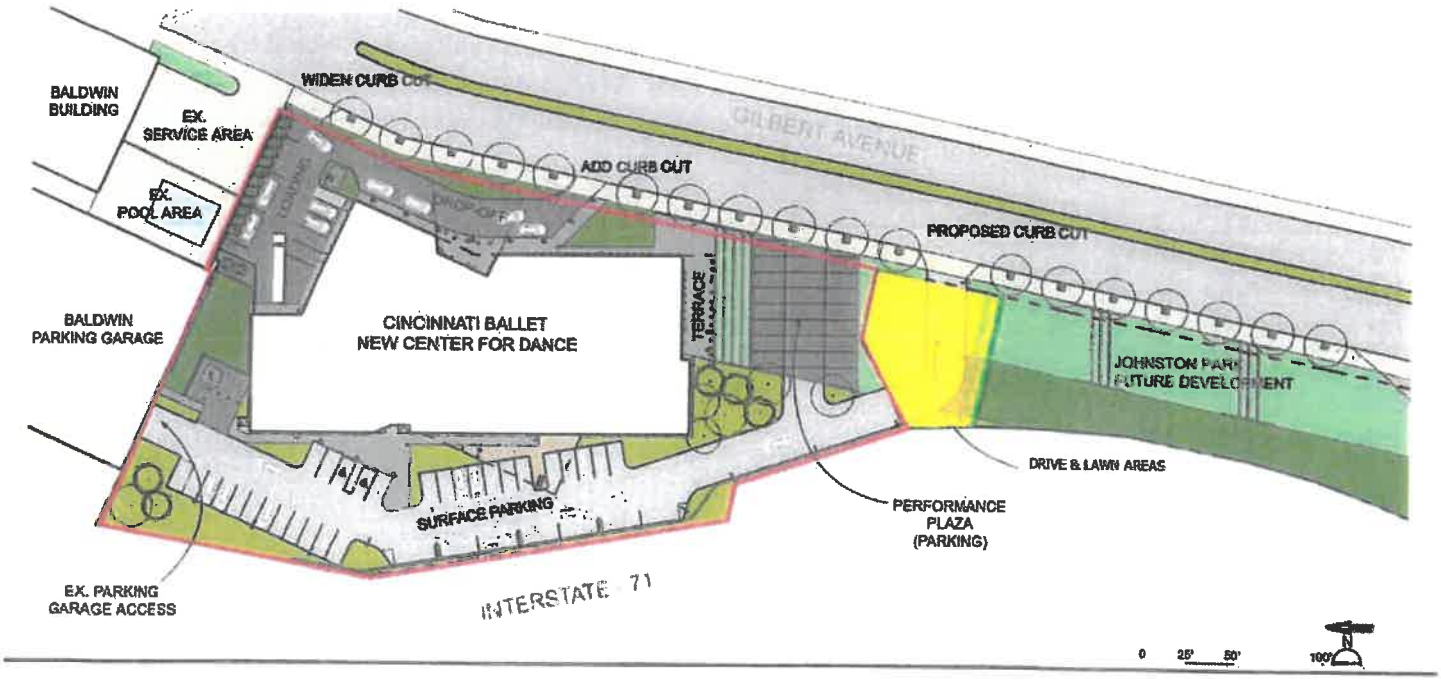
Thence through the lands of the grantor, the following four (4) courses:

1. South 08°28'41" East, 16.28 feet;
2. Along a curve to the left, having a radius of 9.00 feet, an arc length of 11.12 feet, a delta angle of 70°46'16", and being subtended by a chord bearing South 41°51'49" East, 10.42 feet;
3. South 77°14'57" East, 43.52 feet;
4. Along a curve to the left, having a radius of 14.00 feet, an arc length of 4.04 feet, a delta angle of 16°31'57", and being subtended by a chord bearing South 85°30'56" East, 4.03 feet to the **POINT OF BEGINNING.**

CONTAINING 0.0665 ACRES, Subject to legal highways and easements of record.



Original Site Plan edited by Appraiser for Fee Simple conveyance



BOARD OF PARK COMMISSIONERS
March 17, 2022

CALL TO ORDER

A meeting of the Cincinnati Board of Park Commissioners was held on this day at 950 Eden Park Drive. Commissioners present: President Jim Goetz, Vice President Linda Lee Thomas, Commissioner Brad Lindner, and Commissioner Molly North. Commissioner Susan Castellini was present via video conference. President Goetz called the meeting to order at 9:01 A.M.

Acknowledgement of Public Comments

President Goetz acknowledged and thanked the one in-public speaker regarding West Fork Rd. Park. Mr. Goetz noted public comments pertaining to the proposed Burnett Woods dog park and increased police patrols were received via email.

Approval of November 11 Special Meeting Minutes, December 16 Meeting Minutes, January 20 Meeting Minutes and February 17 Meeting Minutes

President Goetz motioned to approve the meeting minutes with a correction to the February 17 Ezzard Charles item. Commissioner North seconded. The motion passed by unanimous roll call vote.

ACTION ITEMS

Biochar Update

President Goetz asked to table this item and asked for more information regarding the business budget projections. Division Manager Crystal Courtney was in attendance to answer questions. She noted she would share budget information with Board prior to the next board meeting. President Goetz directed staff to continue with the current RFP process to not delay the progression on the project.

Vice President Thomas expressed a need for clarity on the location and possible traffic issues at the proposed Biochar location. Ms. Courtney reminded the group of the $400K Bloomberg grant secured for the development of this project which will be disbursed in April 2022 and will need to be spent within 2 years. President Goetz expressed support for the project and potential return on the investment but needed more information before adding an additional $500k to the $100k previously allocated for the project. Mr. Goetz also noted the need to explore additional grant opportunities to support the project.

Fiscal Year 2023 Operating Budget

Interim Director Neyer presented the major budget options from the City Council 15% decrease exercise. Mr. Neyer highlighted the Krohn Conservatory and Explore Nature Camps as revenue enhancing opportunities. Cost saving options included position vacancy allowance of $546K and potential removal of all part-time vacant 64.5 FTE seasonal positions. Mr. Neyer noted that his meetings with City Council have been positive, and Council understands that a 15% decrease would result in major staffing challenges, poor park conditions and possible closures.

President Goetz explained the difference between the base and target budgets and asked the board to discuss the reduction suggestions, budgets, and potential exception requests. The Commissioners agreed that removing part-time staffers is not the option to pursue. Commissioner North noted that this is the way the city is headed with all the loss of revenue over recent years and suggested more focused engagement of volunteerism to help support existing and future gaps. Commissioner Lindner mentioned making an easy process for volunteers to participate. Interim Director Neyer stated the department had almost $1.3M in volunteer labor hours over the past year. President Goetz encouraged development of new CPACs for parks that do not already have one to support labor and maintenance needs. Vice President Thomas noted more volunteers could be leveraged but is not a practical solution to the need which is essential part-time workers for the operations of parks.

Interim Director Neyer outlined four exceptions to add to the budget which included five positions: (1 admin specialist, 1 district crew leader, 2 CEV admin positions and 1 regional manager to support grant management).

President Goetz asked for the organizational chart to be analyzed to see if a position may be transitioned for the Regional Manager position. Funding support for the position would come from the Park Board trust account.

Park staff requests the Board approve the FY22 City Funds recommended budget and exceptions request.

Commissioner Lindner made a motion to approve the FY22 City Funds recommended budget. Commissioner North seconded. The motion passed by unanimous roll call vote.

President Goetz asked for the list of 2021 Park accomplishments to be shared with the Board.

Cincinnati Ballet Parcel Sale

Interim Director Neyer presented the board with a resolution on the sale of a .1079-acre parcel of land to the Cincinnati Ballet for $27,280.00. Two years ago, an easement was granted for a driveway and the future Johnston Park. If approved by the Board, City Council will also need to approve. Proceeds would go to Park Infrastructure Fund 752.

Commissioner Lindner made a motion to approve the Resolution for the sale of property to the Cincinnati Ballet. Commissioner Thomas seconded. The motion passed by unanimous roll call vote.

Contracts and Agreements – Adleta Asphalt Mt. Echo
Contracts and Agreements – Triton Services/ French House Exterior Paint - $181,000

Contracts and Agreements – Southwestern Ohio Services/ Pickleball Court Surfacing
Contracts and Agreements – Adleta/ Pickleball Court asphalt work - $430,000

Principal Architect Cindy France gave a briefly background for each contract and agreement items.

Commissioner North asked for clarity on funding remaining for the pickleball project. Ms. France explained the budget needs to be reworked and additional funding may be needed to cover the

project scope. Interim Director Neyer mentioned the opportunity to fundraise with the private pickleball donors. President Goetz confirmed that the additional $250K was included in the park budget and expressed a need to make the process easier for the Park Board to receive donations. Commissioner Lindner suggested that funding for the lighting might be requested from the private pickleball donors.

Commissioner Castellini motioned to approve the four contracts as presented. Commissioner North seconded. The motion passed by unanimous roll call vote.

ACTION ITEMS

Trails and Kiosks

Division Manager Crystal Courtney gave an overview of the trail technician's analysis of the status of trail system. The two greatest issues are inconsistent signage and overgrown invasive species. Signs needed include: 195 trailheads, 243 intersection markers and potentially 83 kiosks.

Ms. Courtney reviewed the signage examples and methodology with the board She also noted the current $500k budget would take care of the entire park system sign need. The goal is to complete 10 parks per year, using contractors as needed. Completion target is 2025.

The board discussed inhouse sign printing, capacity for ongoing maintenance, trail difficulty rank, loop identifying, website direction to park features and local and national park sign examples. Vice President Thomas suggested consulting frequent trail visitors to get feedback on proposed signage. Commissioner North mentioned the opportunity to attract national park goers with a city marathon trail.

Commissioner Lindner asked if an inventory of rare and endangered plants in our parks exists. Ms. Courtney answered park staff is developing a master plan to help with conservation and land management. Commission Castellini highlighted Arizona's Pinnacle peak and the educational benefits and volunteer recognizing features of their signs which might be considered as we develop new signage.

Urgent Facility Needs & Future Park Amenity Closures

Principal Architect Cindy France briefly summarized the list of the urgent needs report. She explained that lack of funding for needed safety repairs could potentially result in some park features needing to close.

Commissioner North asked what the avenue is for funding. Interim Director Neyer answered that he will discuss with council and request 10% of the total needed for fair/ poor improvements and mentioned state and federal funding. Commissioner North suggested grants and to partner with the Park Foundation to help solve some repair issues. President Goetz affirmed the systemic issue, and that City Council understands Parks need a sustainable approach, established priorities and equitable spending.

Ms. France clarified that the list of urgent needs is in the order of park features that need to be closed first. Ms. France noted that after this report was prepared, they learned of a major electrical safety issue at Yeatman's Cove which may cost approximately $500 -750k to repair. Ms. France noted that if features cannot be maintained, possibly barricading as a safety precaution may be necessary until it can be properly managed.

DIRECTOR COMMENTS

Interim Director Neyer introduced Deputy Director Jenny Mobley who announced two recent retirees from Parks Operations, Jimmy Brunner, and Ricky Williams. More frequent staff recognition with a letter or website/ social media posting was briefly discussed.

Mr. Neyer shared that an offer has been accepted by the Planning and Design division manager candidate which needs board approval to continue the hiring process.

President Goetz made a motion to approve the hiring of Joel Gross to the Park Board. Commissioner Lindner seconded. The motion passed by unanimous roll call vote.

Mr. Neyer announced that the administration building restroom renovation is complete.

Mr. Neyer reported that a solution was found on Mr. Rumpke's property problems reported in the last meeting. Mr. Rumpke is responsible for repairs as the owner and an execution of a right of entry was completed.

Mr. Neyer noted that signs have been inventoried by Operations staff in the East and West Divisions. As a result, a total of 480 signs are prepared to be ordered from City Printing and will be installed by staff. Mr. Neyer noted a recognition at Mt. Airy is planned with the community to officially dedicate Cindee Walsh Circle with a new sign. Mr. Gallagher was pleased with the recognition of his career of service ceremony and the naming of the park in his honor.

OPEN COMMISSIONER DISCUSSION

President Goetz mentioned the draft Park Foundation MOU and asked for the commissioner to get comments to him, and Vice President Thomas and they will communicate with the Cincinnati Park Foundation.

Mr. Goetz noted the Owl's Nest procedure and Lytle Park MOU projects and the need to keep those projects moving forward. Mr. Neyer will be presenting the budget before City Council on Monday and encouraged commissioners to advocate for Parks whenever they have the opportunity.

Commissioner Lindner noted the Mt Airy bike skills project with park funding still needed and that a state capital funding request deadline was missed. President Goetz asked for staff to report on this item next month but encouraged any updates to be shared with the board prior to the next board meeting. Mr. Lindner noted mountain biking is now an official sport in high school and junior high with growing opportunity.

Commissioner North provided a brief update on the Director search. The search closed on March 1st. A special meeting has not happened, but Commissioner North requested an ongoing standing Executive session to discuss this information and the qualified candidates that have applied. The committee will need to determine whether to proceed with engaging an executive recruiter. Ms. North has a meeting scheduled with City HR and they currently have an RFP out for an executive recruiter.

EXECUTIVE SESSION

President Goetz made a motion to enter executive session under Revised Code Section 121.22(G) to discuss the appointment, employment, and compensation of a public employee or official. Commissioner Thomas seconded. The motion passed by unanimous roll call vote.

The executive session ran from 11:55 A.M. to 1:07 P.M.

ADJOURNMENT

The next regular meeting date is April 21, 2022.
President Goetz motioned to adjourn. The meeting adjourned at 1:08 P.M.

ATTEST:

PRESIDENT

DIRECTOR

CITY MANAGER'S
COORDINATED REPORT TO CITY COUNCIL

SUBJECT: CR#26-2022 – Sale of portion of Johnston Park

TRANSPORTATION/ENGINEERING – RECOMMENDATION — Date: 6/6/2022
Bob Vickrey

NO OBJECTION

PUBLIC SERVICES – RECOMMENDATION — Date: 4/19/2022
Joel Koopman

NO OBJECTION

METROPOLITAN SEWER - RECOMMENDATION — Date: 5/10/2022
Rob Kern

CONDITIONS

STORMWATER MGT UTILITY- RECOMMENDATION — Date: 4/20/2022
Nick Christopfel

CONDITIONS

GREATER CINCINNATI WATER WORKS - RECOMMENDATION — Date: 5/3/2022
Cheri Bush

OBJECTION OBJECTION REMOVED 5/2/2023 - SEE MEMO

ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT - RECOMMENDATION Date: 5/9/2022
Mary Poole

NO OBJECTION

CITY PLANNING - RECOMMENDATION — Date: 5/6/2022
Katherine Keough-Jurs

NO OBJECTION

DUKE ENERGY – GENERAL — Date: 6/3/2022
Michael Abel

NO OBJECTION

DUKE ENERGY, GAS - RECOMMENDATION — Date: 6/8/2022
Kirk Dube

CONDITIONS

DUKE ENERGY, ELECTRIC- RECOMMENDATION — Date:
Matthew Reis

NO RESPONSE

CINCINNATI BELL now altafiber- RECOMMENDATION — Date: 5/3/2022
Breck Cowan

CONDITIONS

SUBJECT: CR#26-2022 – Sale of portion of Johnston Park

FIRE DEPARTMENT – RECOMMENDATION
Chief Michael A. Washington, Sr.
Date: 4/21/2022

NO OBJECTION

POLICE DEPARTMENT – RECOMMENDATION
Interim Chief Teresa A. Theetge
Date: 5/4/2022

NO OBJECTION

BUILDINGS & INSPECTIONS
Arthur Dahlberg
Date: 4/20/2022

CONDITIONS

PARKS DEPARTMENT – RECOMMENDATION
Steve Schuckman
Date: 2/22/2021

NO OBJECTION

RECREATION COMMISSION – RECOMMENDATION
Matt Schiller
Date: 6/9/2022

NO OBJECTION

COMMUNICATIONS TECHNOLOGY- RECOMMENDATION
Chris Abernathy
Date: 5/10/2022

NO OBJECTION

city of
CINCINNATI
Interdepartment Correspondence Sheet

Date: June 6, 2022

To: Thomas R. Klumb, Real Estate Manager
From: Bob Vickrey, Deputy Director
Copies to: Nick Edge, Right-of-Way; CR File; Admin. File; Div. File
Subject: CR#26-2022 Sale of Portion of Johnston Park

The Department of Transportation and Engineering (DOTE) has no objection to the above request.

Please contact DOTE staff at 352-4887 if you have additional questions.

Bunch, Renee

From: Koopman, Joel
Sent: Tuesday, April 19, 2022 8:46 AM
To: CoordinatedReports
Subject: Re: CR #26-2022 Sale of Portion of Johnston Park

DPS has no objection.

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> on behalf of CoordinatedReports <coordinatedreports@cincinnati-oh.gov>
Sent: Monday, April 18, 2022 4:39 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com <david.cox@cinbell.com>; kirk.dube@duke-energy.com <kirk.dube@duke-energy.com>; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Please review attached. Responses are due by **May 12, 2022.**

Reneé Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

NOTICE: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is privileged or confidential. It is not to be transmitted to or received by anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It is not to be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via email or by calling the City of Cincinnati Law Department at (513) 352-3334, so that our address record can be corrected.

Bunch, Renee

From: Crawford, Thomas
Sent: Tuesday, May 10, 2022 1:23 PM
To: CoordinatedReports
Cc: Kern, Rob; Chen, Jeff
Subject: RE: CR #26-2022 Sale of Portion of Johnston Park
Attachments: CR 26 2022 Sale of Portion of Johnston Park (00362304xC2130).pdf; Annotation 2022-04-19 093916.jpg

Renee

MSD does not have an objection provided that the project contact Jeff Chen, P.E. at 513.244.1357 or jeff.chen@cincinnati-oh.gov to determine if the MSD storm water detention review for the project per Section 303 of the MSD Rules and Regs (as stated in MSD's Feb 18, 2021 and other previously reviewed CRs) will need to be revised and/or detention volumes or rates adjusted.

Thank you,

Tom Crawford, P.E.
Principal Engineer and Branch Manager | Development Services Branch - Wastewater Engineering
Metropolitan Sewer District of Greater Cincinnati (MSD)
Office: 513-557-7147

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <emily.ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Bunch, Renee

From: Christopfel, Nick
Sent: Wednesday, April 20, 2022 10:04 AM
To: CoordinatedReports
Subject: RE: CR #26-2022 Sale of Portion of Johnston Park

SMU has no objections provided the new driveway is not within 5ft of any existing storm inlet.

Nick Christopfel
Engineering Technical Supervisor
Stormwater Management Utility
A Division of Greater Cincinnati Water Works
CINCINNATI STORMWATER MANAGEMENT UTILITY

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Please review attached. Responses are due by **May 12, 2022.**

city of CINCINNATI LAW

Reneé Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

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city of CINCINNATI

Interdepartment Correspondence Sheet

Date: May 2, 2023

To: Thomas R. Klumb, Manager, Law- Real Estate

From: Cheri Bush, Supervising Engineer, Greater Cincinnati Water Works

Copies to: Maria Meyer, Aaron Burkhardt, Engineering File

Subject: CR26–2022 – REVISED RESPONSE -Sale of a PORTION OF Johnston Park

The Greater Cincinnati Water Works (GCWW) revises its response and removes its objection to the sale of a portion of Johnston Park. GCWW does not object to the sale of subject property.

Upon coordination with the petitioner, the water main has been determined to be outside of the subject sale area. No conflict with the public water system exists and GCWW has no conflict with the proposed sale of city property.

CAB

city of CINCINNATI

Interdepartment Correspondence Sheet

Date: May 3, 2022

To: Thomas R. Klumb, Manager, Law- Real Estate

From: Cheri Bush, Supervising Engineer, Greater Cincinnati Water Works

Copies to: Maria Meyer, Engineering File

Subject: CR26-2022 – Sale of a PORTION OF Johnston Park

The Greater Cincinnati Water Works (GCWW) objects to the request to sale a portion of Johnston Park.

Within the requested area of sale is an existing 8-inch public water main, a public fire hydrant, and an active 3/4" water service branch (H-287576), which serves 1705 Gilbert Avenue (center island) and cannot be eliminated. This is located on the eastern side of the requested area.

GCWW can accept the previously requested access easement from CR 71-2021 but does not approve the sale of the property.

GCWW may consider the sale of the western side of the requested area . The petitioner would need to submit a survey showing the existing water main. GCWW would not allow any sale of property within 15 ft of the existing main. Petitioner should contact GCWW if more information about this option is requested. Cheri Bush of GCWW can be contacted at 513-591-7886 or cheri.bush@gcww.cincinnati-oh.gov .

CAB

CAB

OBJECTION REMOVED PER GCWW 5/2/2023 MEMO

Interdepartmental Correspondence Sheet

City of Cincinnati

May 9, 2022

To: Thomas R. Klumb, Manager, Real Estate Services Division

From: Markiea L. Carter, Director, Department of Community & Economic Development

Subject: **CR#26-2022 Sale of Portion of Johnston Park**

In response to the transmittal received April 18, 2022, and due on or before May 12, 2022 regarding the Sale of a Portion of Johnston Park,, the Department of Community and Economic Development (DCED) has **no objection, as we initiated the request.**

Please email Clinton.McIntosh@cincinnati.oh.gov or Greg.Koehler@cincinnati-oh.gov should you have additional questions, concerns, or if we can be of assistance.

Copy: Roy Hackworth, Division Manager, Housing, DCED
Bob Bertsch, Division, Manager, EDD, DCED
Robert Denham, Development Officer, MPT, DCED
Anthony Cadle, Development Officer 4, Housing, DCED
Renee Bunch, Senior Real Estate Specialist, Real Estate Service
Katrina Gragston, Senior Community Development Officer, EDD, DCED
Gerald Fortson, Senior Community Development Officer, EDD, DCED
Greg Koehler, Senior Community Development Officer, EDD, DCED
Lawrence Taylor, Community Development Officer, Housing, DCED

Bunch, Renee

From: Hoffman, Stacey
Sent: Friday, May 6, 2022 2:57 PM
To: CoordinatedReports
Cc: Peppers, Alex; Ahouse, Emily
Subject: RE: CR #26-2022 Sale of Portion of Johnston Park

The Department of City Planning and Engagement has no objection to the proposed sale.

Thanks, Stacey

Stacey Hoffman | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
513-352-4890 (p) | 513-352-4853 (f) | Facebook | Twitter | Website | Plan Cincinnati

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Please review attached. Responses are due by **May 12, 2022.**

Reneé Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

Bunch, Renee

From: Abel, Michael D <Michael.Abel@duke-energy.com>
Sent: Friday, June 3, 2022 11:16 AM
To: CoordinatedReports; Bunch, Renee
Cc: Orth, Jesse Douglas; Ries, Matthew M; Dornbusch, Matthew
Subject: [External Email] RE: [EXTERNAL] FW: CR #26-2022 Sale of Portion of Johnston Park

External Email Communication

Good Morning Renee,

Duke Energy Ohio, Inc. Enterprise Land Services has no objection to the sale of portion of City owned property per this request.

Thank you,

Michael D. Abel

DUKE ENERGY.

Senior Real Estate Representative, Distribution and Transmission
Targeted Underground Program
Submersible Program
Midwest Land Services Delivery
2010 Dana Avenue
Room EF320
Cincinnati, Ohio 45207
Office: (513) 458-4036
Fax: (513) 458-4264
Cell: (513) 781-7985
Michael.Abel@duke-energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Poth, Carol <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Dube, Kirk

Bunch, Renee

From: Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Sent: Wednesday, June 8, 2022 2:05 PM
To: CoordinatedReports
Subject: [External Email] RE: [EXTERNAL] FW: CR #26-2022 Sale of Portion of Johnston Park

You don't often get email from jesse.orth@duke-energy.com. Learn why this is important
External Email Communication

Renee,

Duke Energy Gas has no objections to sale of portion of Johnson Park in this area. We do have a gas main running along the east side of Gilbert Ave and gas services crossing Gilbert Ave periodically. We ask that prior to any work being completed locates be called in to confirm no work will be impeding gas facilities in the right of way for this project.

Thanks,

Jesse Orth
Distribution Project Specialist
Gas Operations
Cell - 513-906-0130
Jesse.Orth@Duke-Energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Wednesday, June 8, 2022 1:38 PM
To: Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: [EXTERNAL] FW: CR #26-2022 Sale of Portion of Johnston Park

*** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Response needed. Thank you

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman,

221 East Fourth Street
Building 121-900
Cincinnati, Ohio 45202

May 3rd, 2022

Renee Bunch
Law Department – Real Estate
801 Plum Street, Room 122
Cincinnati, OH 45202

Re: CR #26-2022
Sale of Portion of Johnston Park

Renee:

We have reviewed your letter dated April 18th, 2022 concerning CR #26. Our records indicate there are existing underground telephone facilities at this location. Cincinnati Bell can approve this request as long as the following conditions are met: The existing facilities must remain in place, in service an able to be accessed. Any damage done to the facilities, or any work done to relocate the facilities as a result as of this request will be handled entirely at the property owner's expense.

A copy of the coordinated report has been forwarded to Steve Tinch (513.566.3158) for review.

Please feel free to call me if you have any questions.

Thank You,

Kevin Gribben

cc: File

Kevin Gribben
Specialist – Structure Engineer
altafiber
(513) 565-7056 - Office
(513) 608-7005 - Wireless
kevin.gribben@cinbell.com

Bunch, Renee

From: Drummonds, Kimberly
Sent: Thursday, April 21, 2022 12:07 PM
To: CoordinatedReports
Subject: APPROVED CR #26-2022 Sale of Portion of Johnston Park

Good Morning Ms. Bunch,

District Chief Bosse has approved the report and stated:

- **No objections from operations.**

Thanks Much!

Ms. Drummonds
Assistant to Fire Chief Michael A. Washington, Sr.
Human Resource Liaison
Cincinnati Fire Department - Fire Chief's Office
430 Central Avenue, Cincinnati, Ohio 45202
Office: 513.352.6242 Fax: 513.352.1548

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Reaching for Excellence

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Please review attached. Responses are due by **May 12, 2022.**

city of CINCINNATI

Interdepartmental Correspondence Sheet

Date: April 29, 2022

To: Colonel Eliot K. Isaac, Police Chief

From: Sergeant Jeffrey Meister, District Four, Neighborhood Liaison Unit

Copies to:

CR #16-2022

Subject: PBM# 22-186 Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

District Four is in possession of PBM# 22-186 Gilbert Avenue Access Drive Easement needed at Gilbert Avenue in Walnut Hills. The easement will serve as access to the Cincinnati Ballet property and Baldwin Complex. This memo request is an amendment to the original approved easement.

In October 2021, Officer Derrick Johnson contacted Ms. Kathryne Gardette, President of the Walnut Hills Community Council. There were no objections from the community council regarding this request.

Sergeant Meister contacted Ms. Kathryne Gardette again through email in reference to the amendment and have not received a response. The easement would not interfere with emergency services to the community. District Four still does not have any objections.

JJM/S723

JJM/S723

5/2/22 - NO OBJECTION

Capt. M—1:5—/C110

D-4

Reviewed - mw/LTC4

5/4/22.

Bunch, **Renee**

From: Shad, Matthew
Sent: Wednesday, April 20, 2022 8:55 AM
To: CoordinatedReports
Cc: rsp, cr
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park
Attachments: CR 26 2022 Sale of Portion of Johnston Park (00362304xC2130).pdf

Renee:

Buidlings & Inspections CONDITIONALLY APPROVES the request subject to the following:

1. Immediately upon sale, the property shall be Consolidated with its parent parcel, Tax Parcel 0071-0001-0122.
2. It shall be ensured that the sale area have an access easement for vehicular circulation provided upon it to the benefit of adjacent Tax Parcel 0071-0003-0244.

Art Dahlberg | Director

City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202

513-352-2424 (p) | 513-352-2378 (f) | art.dahlberg@cincinnati-oh.gov

From: Dahlberg, Art <art.dahlberg@cincinnati-oh.gov>
Sent: Wednesday, April 20, 2022 8:51 AM
To: Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Ok to proceed

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com;

Bunch, Renee

From: Schiller, Matthew E
Sent: Thursday, June 9, 2022 7:57 AM
To: CoordinatedReports
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park
Attachments: CR 26 2022 Sale of Portion of Johnston Park (00362304xC2130).pdf

CRC has no objection.

Matt Schiller
Civil Engineering Technician
805 Central Ave. Suite 800
Cincinnati, OH 45202
C (513) 509-6775
P (513) 352-4044
CincyRec.org

Cincinnati Recreation Commission

@cincyrec

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Wednesday, June 8, 2022 1:37 PM
To: Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Response needed. Thank you!

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Please review attached. Responses are due by **May 12, 2022.**

Bunch, Renee

From: Abernathy, Chris
Sent: Tuesday, May 10, 2022 9:28 AM
To: CoordinatedReports
Subject: RE: CR #26-2022 Sale of Portion of Johnston Park

ETS has no objection to this sale to the Cincinnati Ballet.

Chris Abernathy
Network Services
City of Cincinnati
513-352-6939(D)
Chris.abernathy@cincinnati-oh.gov

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, April 18, 2022 4:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: FW: CR #26-2022 Sale of Portion of Johnston Park

Please review attached. Responses are due by **May 12, 2022.**

Reneé Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

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city of CINCINNATI
Interdepartment Correspondence Sheet

DATE: April 18, 2022

TO: All City Departments

FROM: Thomas R. Klumb, Real Estate Manager

COPIES: File

SUBJECT: **CR#26-2022 – Sale of portion of Johnston Park**

This coordinated report is being circulated requesting the sale of a portion of Johnston Park originally requested as easement areas (CR #3-2021 and #71-2021) to be conveyed to Cincinnati Bell.

It is requested that a response be made **on or before May 12, 2022.** If this is not possible, please respond with anticipated response date and cause for delay.

Please investigate and forward your comments by email to Reneé Bunch in Real Estate Services or you may forward your responses to:

Thomas R. Klumb, Manager
Real Estate Services Division
801 Plum Street
Room 122, City Hall
Cincinnati, Ohio 45202

TRK/rb
Enclosures

Bunch, Renee

From:	Martinez, Charles
Sent:	Thursday, March 31, 2022 10:07 AM
To:	RLS, LAW
Cc:	Klumb, Tom; Bunch, Renee; Hoane, Trisa; Haynes, Marion
Subject:	RLS Request: Recirculation of coordinated reports 71-2021 and 3-2021 for sale of property at Johnston Park to Cincinnati Ballet
Attachments:	RE: Ballet Parcel Resolution signed

Good Morning,

Could you please log the following RLS:

Subject:	Recirculation of coordinated reports 71-2021 and 3-2021 for sale of property at Johnston Park to Cincinnati Ballet
Due Date:	September 30, 2022
Description:	Recirculate coordinated reports 7-2021 and 3-2021 for the sale of property at Johnston Park to the Cincinnati Ballet. This request includes a request to appraise the subject property, a property sale agreement, deed, and authorizing ordinance
Department:	Parks
Contact:	Cindy France
Type:	Coordinated Report, Appraisal, Contract, Deed, and Ordinance
Attorney:	Charles Martinez

Thanks,

Charles

Charles Martinez
Assistant City Solicitor
Law Department
513/352-3339 (o) | 513/352-1515 (f)
charles.martinez@cincinnati-oh.gov

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Legal Description & Plat of Conveyances Petitioned
Described separate *but combined* in value conclusion

1) Lawn Easement

Berding Surveying

GPS Surveying • 3D Laser Scanning

Description for: Cincinnati Ballet - Lawn Easement – 0.0432 Acres
Location: City of Cincinnati

Situated in Section 7, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the southeast corner of a tract conveyed to Cincinnati Ballet Holdings, Inc. in Official Record 14092, Page 340 said point also being in the west line of Gilbert Avenue;

Thence with the west line of said Gilbert Avenue, South 24°09'20" West, 27.80 feet;

Thence through the lands of the grantor, the following four (4) courses:

1. Along a curve to the right, having a radius of 14.00 feet, an arc length of 4.04 feet, a delta angle of 16°31'57", and being subtended by a chord bearing North 85°30'56" West, 4.03 feet;
2. North 77°14'57" West, 43.52 feet;
3. Along a curve to the right, having a radius of 9.00 feet, an arc length of 11.12 feet, a delta angle of 70°46'16", and being subtended by a chord bearing North 41°51'49" West, 10.42 feet;
4. North 06°28'41" West, 16.28 feet to the south line of aforesaid Cincinnati Ballet Holdings, Inc.;

Thence with the south line of said Cincinnati Ballet Holdings, Inc., North 73°56'48" East, 30.23 feet **AND** South 65°50'40" East 41.18 feet to the **POINT OF BEGINNING.**

CONTAINING 0.0432 ACRES, Subject to legal highways and easements of record.

The above described easement being part of the lands conveyed to the City of Cincinnati Official Record 13786, Page 1609 and Official Record 13824, Page 2086 of the Hamilton County Recorder's Office.

The bearings are based on Plat Book 470, Page 23. Prepared by G.J. BERDING SURVEYING, INC. on September 1, 2021. Based on an easement exhibit prepared by G.J. BERDING SURVEYING, INC. last revised on September 1, 2021.

Gerard J. Berding

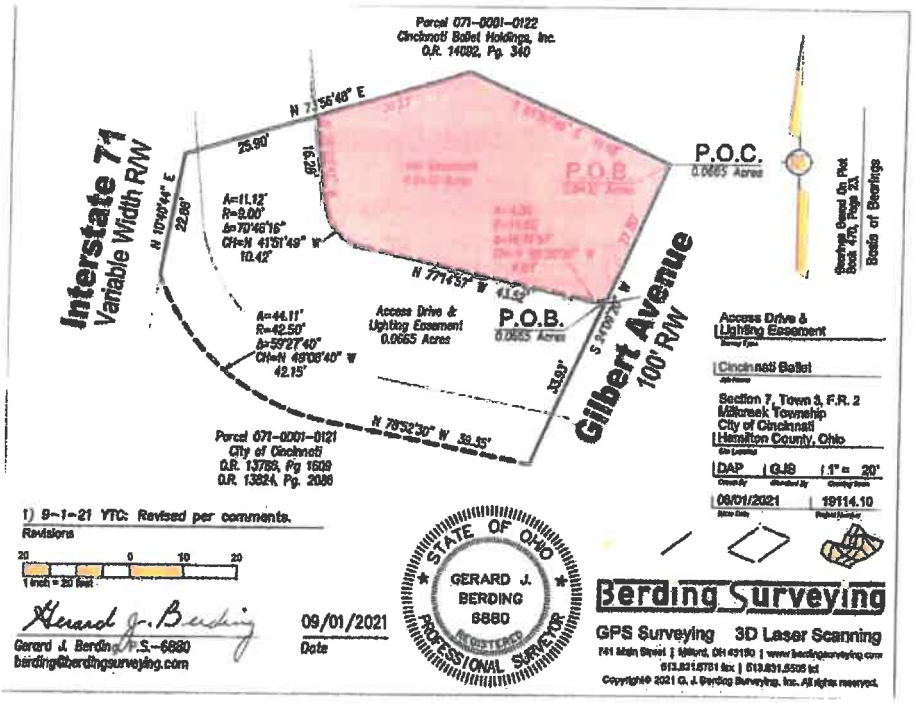
Gerard J. Berding P.S. 6880

September 1, 2021
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED
PROFESSIONAL SURVEYOR

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5595 tel • 513 831 6761 fax • www.berdingsurveying.com



2)-Drive Easement

Berding Surveying

GPS Surveying • 3D Laser Scanning

Description for: Cincinnati Ballet - Access Drive & Lighting Easement
Location: City of Cincinnati – 0.0665 Acres

Situated in Section 7, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

COMMENCING at the southeast corner of a tract conveyed to Cincinnati Ballet Holdings, Inc. in Official Record 14092, Page 340 said point also being in the west line of Gilbert Avenue;

Thence with the west line of said Gilbert Avenue, South 24°09'20" West, 27.80 feet to the **POINT OF BEGINNING;**

Thence continuing with the west line of said Gilbert Avenue, South 24°09'20" West, 33.93 feet;

Thence through the lands of the grantor, North 78°52'30" West, 39.35 feet **AND** along a curve to the right, having a radius of 42.50 feet, an arc length of 44.11 feet, a delta angle of 59°27'40", and being subtended by a chord bearing North 49°08'40" West, 42.15 feet to a point in the east line of Interstate 71;

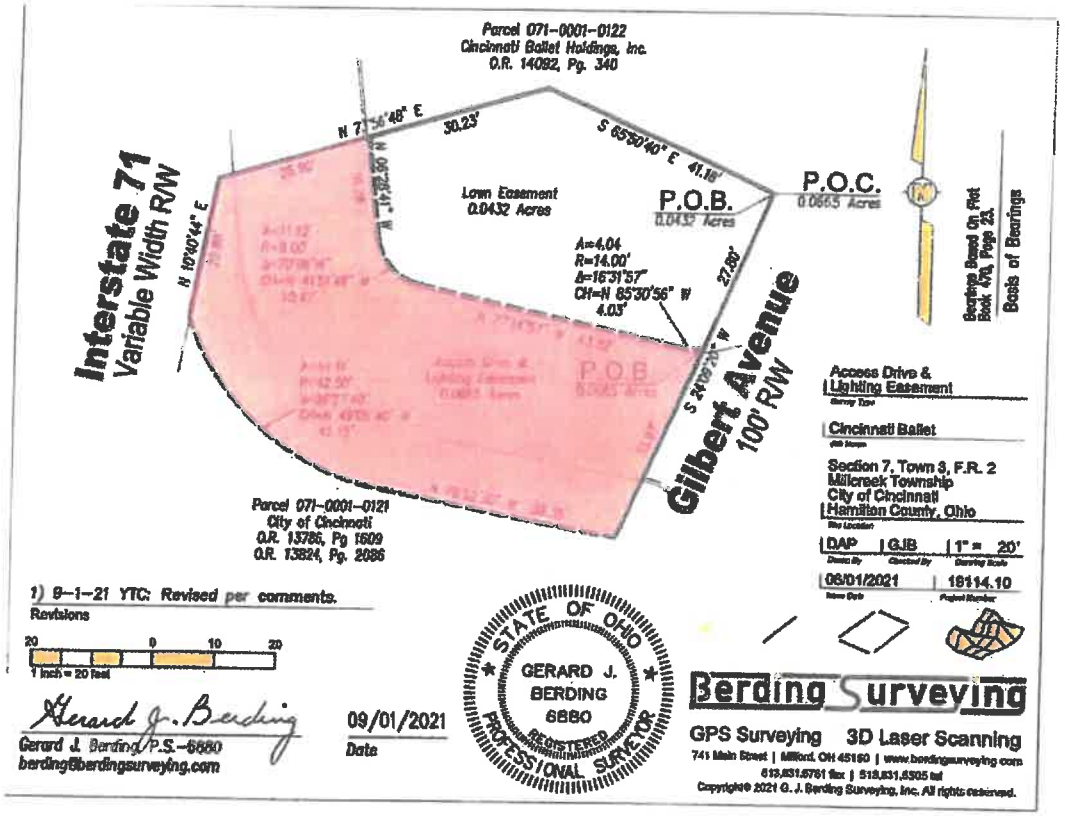
Thence with the east line of said Interstate 71, North 10°40'44" East, 22.88 feet to the southwest corner of aforesaid Cincinnati Ballet Holdings, Inc.;

Thence with the south line of said Cincinnati Ballet Holdings, Inc., North 73°56'48" East, 25.90 feet;

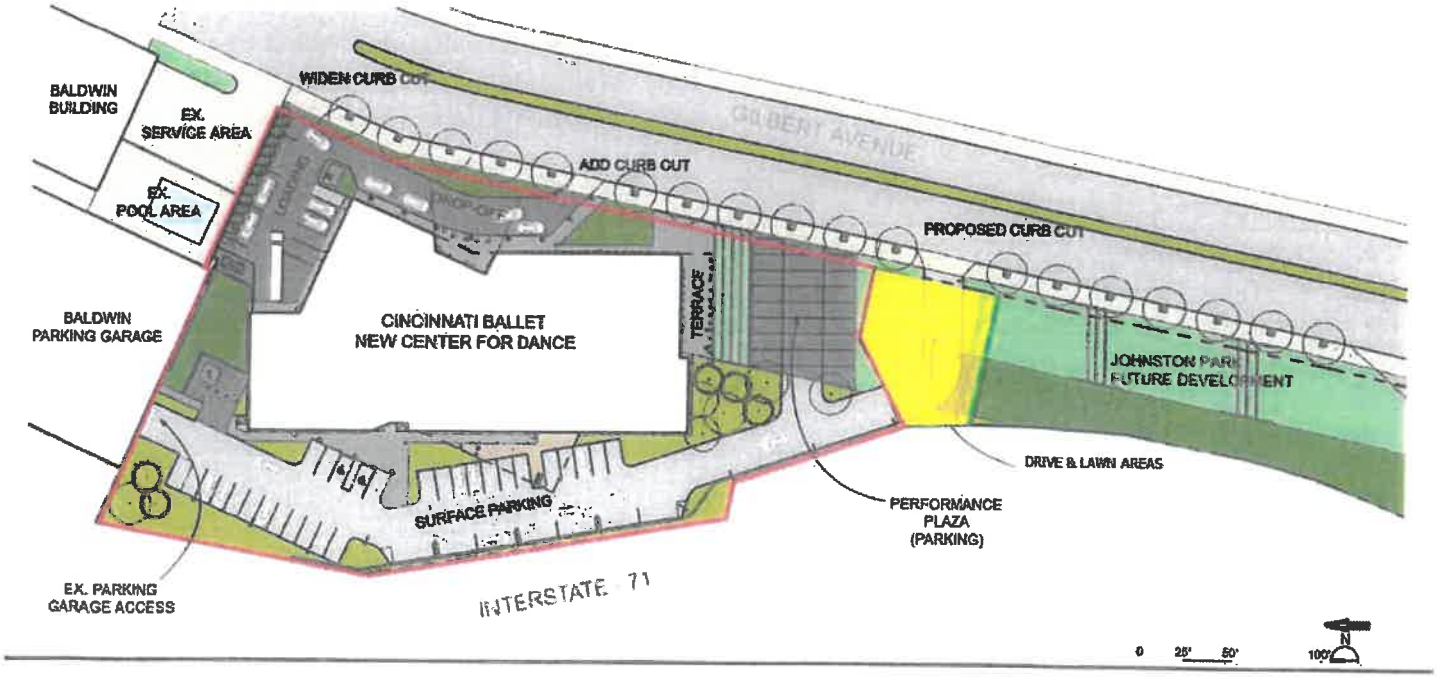
Thence through the lands of the grantor, the following four (4) courses:

1. South 06°28'41" East, 16.28 feet;
2. Along a curve to the left, having a radius of 9.00 feet, an arc length of 11.12 feet, a delta angle of 70°46'16", and being subtended by a chord bearing South 41°51'49" East, 10.42 feet;
3. South 77°14'57" East, 43.52 feet;
4. Along a curve to the left, having a radius of 14.00 feet, an arc length of 4.04 feet, a delta angle of 16°31'57", and being subtended by a chord bearing South 85°30'56" East, 4.03 feet to the **POINT OF BEGINNING.**

CONTAINING 0.0665 ACRES, Subject to legal highways and easements of record.



Original Site Plan edited by Appraiser for Fee Simple conveyance



CITY MANAGER'S
COORDINATED REPORT TO CITY COUNCIL

SUBJECT: CR#71-2021 – Gilbert Avenue Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)

TRANSPORTATION/ENGINEERING – RECOMMENDATION — Date: 10/29/2021
Bob Vickrey

CONDITIONS

PUBLIC SERVICES – RECOMMENDATION — Date: 10/7/2021
Joel Koopman

NO OBJECTION

METROPOLITAN SEWER - RECOMMENDATION — Date: 11/2/2021
Thomas Crawford

NO OBJECTION

STORMWATER MGT UTILITY- RECOMMENDATION — Date: 10/8/2021
Nick Christopfel

CONDITIONS

GREATER CINCINNATI WATER WORKS - RECOMMENDATION — Date: 10/15/2021
Erwin Mamacos

CONDITIONS

ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT - RECOMMENDATION Date: 10/7/2021
Mary Poole

NO OBJECTION

CITY PLANNING AND ENGAGEMENT - RECOMMENDATION — Date: 10/7/2021
Katherine Keough-Jurs

NO OBJECTION

DUKE ENERGY – GENERAL — Date: 10/26/2021
Michael Abel

NO OBJECTION

DUKE ENERGY, GAS - RECOMMENDATION — Date: 10/7/2021
Kirk Dubé

NO OBJECTION

DUKE ENERGY, ELECTRIC- RECOMMENDATION — Date:
Matthew Reis

NO RESPONSE

CINCINNATI BELL - RECOMMENDATION — Date: 10/26/2021
Breck Cowan

NO OBJECTION *CONDITIONS*

SUBJECT: CR#71-2021 – Gilbert Avenue Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)

FIRE DEPARTMENT – RECOMMENDATION — Date: 10/7/2021
Chief Michael A. Washington, Sr.

NO OBJECTION

POLICE DEPARTMENT – RECOMMENDATION — Date: 10/21/2021
Chief Eliot Isaac

NO OBJECTION

BUILDINGS & INSPECTIONS — Date: 10/15/2021
Arthur Dahlberg

NO OBJECTION

PARKS DEPARTMENT – RECOMMENDATION — Date:
Cynthia France

NO RESPONSE

RECREATION COMMISSION – RECOMMENDATION — Date: 10/7/2021
Bill Weinheimer

NO OBJECTION

COMMUNICATIONS TECHNOLOGY- RECOMMENDATION — Date: 10/11/2021
Chris Abernathy

NO OBJECTION

city of
CINCINNATI
Interdepartment Correspondence Sheet

Date: October 29, 2021

To: Thomas R. Klumb, Real Estate Manager

From: Bob Vickrey, Deputy Director

Copies to: Nick Edge, Right-of-Way; CR File; Admin. File; Div. File

Subject: CR#71-2021 Gilbert Avenue Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR#3-2021)

The Department of Transportation and Engineering (DOTE) has no objection to the above request provided the following conditions are met:

1. The petitioner is required, at their own expense, to provide the City with an acceptable legal description for the easement area that meets the recordable standards of the Hamilton County Recorder's Office. It must be approved by DOTE.

2. A DOTE street opening permit, obtained by a DOTE licensed street contractor, is required for all private improvements in the public right-of-way. All improvements in the public right-of-way must be built to City standards, policies and guidelines. Application for permits may be made at Room 425, City Hall, 801 Plum Street. Please note that plan drawings (2 sets), to be reviewed by DOTE, must be attached to the permit application.

3. The proceeds from the easement shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City's Real Estate Services Division in connection with the easement, and that the City's Finance Director is hereby authorized to deposit amounts in excess thereof, if any, into the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757. The City's Finance Director is authorized to transfer and appropriate the proceeds from the easement of the right-of-way property, net of real estate service fees, from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to Capital Improvement Program Project Account no. 980x233x212306, "Street Improvements". The Ordinance shall include this condition.

Please contact DOTE staff at 352-4887 if you have additional questions.

Bunch, Renee

From: Koopman, Joel
Sent: Thursday, October 7, 2021 9:05 AM
To: Bunch, Renee
Subject: Re: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

DPS has no objection.

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com <david.cox@cinbell.com>; kirk.dube@duke-energy.com <kirk.dube@duke-energy.com>; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Please review attached. Responses are due by November 3, 2021.

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

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Bunch, Renee

From:	Crawford, Thomas
Sent:	Tuesday, November 2, 2021 11:00 AM
To:	Bunch, Renee
Cc:	Kern, Rob; Parker, Steven; Chen, Jeff
Subject:	RE: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s
Attachments:	CR 71 2021 Gilbert Ave Access, Lighting and Lawn Area Easements (recirc of CR 3 2021) (00350174xC2130).pdf; Annotation 2021-10-07 103443.jpg

Renee

MSD does not have an objection provided that the project contact Jeff Chen, P.E. at 513.244.1357 or jeff.chen@cincinnati-oh.gov to determine if the MSD storm water detention review for the project per Section 303 of the MSD Rules and Regs (as stated in MSD's Feb 18, 2021, CR comments) will need to be revised and/or detention volumes or rates adjusted.

Thank you,

Tom Crawford, P.E.
Principal Engineer and Branch Manager | Development Services Branch - Wastewater Engineering
Metropolitan Sewer District of Greater Cincinnati (MSD)
Office: 513-557-7147

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <emily.ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>

Bunch, Renee

From: Christopfel, Nick
Sent: Friday, October 8, 2021 10:44 AM
To: Bunch, Renee
Subject: RE: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Hello Renee,

SMU has no objections provided the drive access is not within five feet of any existing storm structure.

Nick Christopfel
Engineering Technical Supervisor
Stormwater Management Utility
GREATER CINCINNATI WATER WORKS

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Please review attached. Responses are due by **November 3, 2021.**

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

city of CINCINNATI

Interdepartment Correspondence Sheet

Date: October 15, 2021

To: Thomas R. Klumb, Manager, Law- Real Estate

From: Erwin Mamacos, Senior Engineer, Greater Cincinnati Water Works

Copies to: Maria Meyer, Cheri Bush, Mike Lawson, Engineering File

Subject: CR71–2021 – Gilbert Avenue Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)

The Water Works has no objection to the subject Gilbert Avenue access drive easement (Johnston Park/Ballet).

Within the subject easement there is an existing 8-inch public water main, a public fire hydrant, and an active 3/4" water service branch (H-287576), which serves 1705 Gilbert Avenue (center island).

Any damage to the existing 8" water main, public fire hydrant or the active water service branch, as a result of the construction within this subject easement area, would be repaired at project expense and at no cost to the Greater Cincinnati Water Works.

The petitioner's contractor must contact OUPS to have the water main field located and marked. Any questions regarding the OUPS request should be directed to Mr. Mike Lawson. You can reach Mr. Lawson via email at Mike.Lawson@gcww.cincinnati-oh.gov or contacting him by phone at 513-591-7870.

ECM ECM

Interdepartmental Correspondence Sheet

City of Cincinnati

October 7, 2021

To: Thomas R. Klumb, Manager, Real Estate Services Division

From: Markiea L. Carter, Director, Department of Community & Economic Development

Subject: **CR#71-2021-Gilbert Avenue Easement (Johnston Park Ballet) And Lawn Area Easements**

In response to the recirculated transmittal received October 6, 2021 and due on or before November 3, 2021, regarding Gilbert Avenue Easement (Johnston Park Ballet), the Department of Community and Economic Development (DCED) has **no objection.**
Please email Greg.Koehler@cincinnati-oh.gov or Robert.denham@cincinnati-oh.gov should you have additional questions, concerns, or if we can be of assistance.

Copy: Roy Hackworth, Division Manager, Housing, DCED
Bob Bertsch, Division, Manager, EDD, DCED
Lindsey Florea, Division Manager, MPT, DCED
Robert Denham, Development Officer, MPT, DCED
Anthony Cadle, Development Officer 4, Housing, DCED
John Reiser, Development Officer 4, MPT, DCED
Renee Bunch, Senior Real Estate Specialist, Real Estate Service

Katrina Gragston, Senior Community Development Officer, EDD, DCED
Gerald Fortson, Senior Community Development Officer, EDD, DCED
Greg Koehler, Senior Community Development Officer, EDD, DCED
Lawrence Taylor, Community Development Officer, Housing, DCED

Bunch, Renee

From: Hoffman, Stacey
Sent: Thursday, October 7, 2021 1:50 PM
To: Bunch, Renee
Cc: Peppers, Alex
Subject: RE: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

The Department of City Planning and Engagement has no objection to the proposed easements.

Thanks, Stacey

Stacey Hoffman | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
513-352-4890 (p) | 513-352-4853 (f) | Facebook | Twitter | Website | Plan Cincinnati

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Please review attached. Responses are due by **November 3, 2021.**

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)

Bunch, Renee

From: Abel, Michael D <Michael.Abel@duke-energy.com>
Sent: Tuesday, October 26, 2021 6:47 PM
To: Bunch, Renee
Cc: kirk.dube@duke-energy.com; Ries, Matthew M; Poth, Carol; Dornbusch, Matthew
Subject: [External Email] RE: [EXTERNAL] CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

External Email Communication

Good Evening Renee,

Duke Energy Ohio, Inc. Enterprise Land Services has no objection to the request for easements on a portion of this City of Cincinnati property.

Thank you,

Michael D. Abel

DUKE ENERGY.

Senior Real Estate Representative, Distribution and Transmission
Targeted Underground Program
Submersible Program
Midwest Land Services Delivery
2010 Dana Avenue
Room EF320
Cincinnati, Ohio 45207
Office: (513) 458-4036
Fax: (513) 458-4264
Cell: (513) 781-7985 (NOTE: NEW NUMBER)
Michael.Abel@duke-energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William

Bunch, Renee

From: Dube, Kirk <Kirk.Dube@duke-energy.com>
Sent: Thursday, October 7, 2021 9:05 PM
To: Bunch, Renee; Ries, Matthew M; Abel, Michael D
Subject: [External Email] RE: [EXTERNAL] CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

External Email Communication

Duke Energy Gas has no objection to this request.

Kirk Dubé
DUKE ENERGY.
Supervisor – Field Services
MW Dist. Project Specialists
Cell – (513)508-8883
kirk.dube@duke-energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Poth, Carol <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Dube, Kirk <Kirk.Dube@duke-energy.com>; Ries, Matthew M <Matthew.Ries@duke-energy.com>; Abel, Michael D <Michael.Abel@duke-energy.com>
Subject: [EXTERNAL] CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

*** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Please review attached. Responses are due by November 3, 2021.

City of CINCINNATI LAW

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services

Cincinnati Bell
connecting what matters

221 East Fourth Street
Building 121-900
Cincinnati, Ohio 45202

October 26th, 2021

Renee Bunch
Law Department – Real Estate
801 Plum Street, Room 122
Cincinnati, OH 45202

Re: CR #71-2021
(Gilbert Ave Access Drive, Lighting and
Lawn Area Easements-recirc of CR #3-2021)

Renee:

We have reviewed your letter dated October 6th, 2021 concerning CR #71. Our records indicate there are existing underground telephone facilities at this location. Cincinnati Bell can approve this request as long as the following conditions are met: The existing facilities must remain in place, in service and able to be accessed. Any damage done to the facilities, or any work done to relocate the facilities as a result as of this request will be handled entirely at the property owner's expense.

A copy of the coordinated report has been forwarded to Steve Tinch (513.566.3158) for review.

Please feel free to call me if you have any questions.

Thank You,

Kevin Gribben

cc: File

Kevin Gribben
Specialist – Structure Engineer
Cincinnati Bell Telephone
(513) 565-7056 - Office
(513) 608-7005- Wireless
kevin.gribben@cinbell.com

Bunch, Renee

From: Drummonds, Kimberly
Sent: Thursday, October 7, 2021 10:49 AM
To: Bunch, Renee
Subject: APPROVED! RE: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Ms. Bunch,

District Fire Chief Bosse has approved Coordinated Report Number# 71-2021 and stated.

"Operations has no objections."

Thanks Again!

Ms. Drummonds
Assistant to Fire Chief Michael A. Washington, Sr.
Human Resource Liaison
Cincinnati Fire Department - Fire Chief's Office
430 Central Avenue, Cincinnati, Ohio 45202
Office: 513.352.6242 Fax: 513.352.2548

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Reaching for Excellence

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

city of CINCINNATI

Interdepartmental Correspondence Sheet

Date: October 15, 2021

To: Colonel Eliot K. Isaac, Police Chief

From: Officer Derrick Johnson, District Four, Neighborhood Liaison Unit

Copies to:

Subject: PBM# 21-469 Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

District Four is in possession of PBM# 21-469, Gilbert Avenue Access Drive Easement needed at Gilbert Avenue in Walnut Hills. The easement will serve as access to the Cincinnati Ballet property and Baldwin Complex. The original easement was approved and noted in PBM# 21-066. This memo is a recirculation to the original easement requesting additional lawn area.

Officer Derrick Johnson contacted Mrs. Kathryne Gardette, President of the Walnut Hills Community Council. There were no objections from the community council regarding this request. The easement would not interfere with emergency services to the community. District Four does not have any objections.

DJ

10-19-21 / no objection
Community no objection
Lt. J. Cunningham, #372

10/19/21
NO OBJECTIONS FROM D-4
Capt. [illegible]

Renewed - mvg/LTC4
10/21/21

Bunch, Renee

From: Shad, Matthew
Sent: Friday, October 15, 2021 11:11 AM
To: Bunch, Renee
Cc: rsp, cr
Subject: FW: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Renee:

(Reiterating our response from CR #3-2021
Buildings & Inspections has NO OBJECTIONS to the proposed request. The applicant in Building Permit 2020P04252 requested the pedestrian plaza, removal of the south curb cut on the ballet property, and anticipated a curb cut/driveway easement on the Park property as now presented. The permit was issued in anticipation of this easement.

Art Dahlberg | Director

City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202

513-352-2424 (p) | 513-352-2378 (f) | art.dahlberg@cincinnati-oh.gov

From: Dahlberg, Art <art.dahlberg@cincinnati-oh.gov>
Sent: Friday, October 15, 2021 9:13 AM
To: Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>
Subject: RE: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Ok to proceed

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William

Bunch, Renee

From:	Weinheimer, William
Sent:	Thursday, October 7, 2021 8:13 AM
To:	Bunch, Renee
Subject:	CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s
Attachments:	CR 71 2021 Gilbert Ave Access, Lighting and Lawn Area Easements (recirc of CR 3 2021) (00350174xC2130).pdf

The Cincinnati Recreation Commission has no objection to CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements.

Bil Weinheimer
Civil Engineering Technician
805 Central Ave. Suite 800
Cincinnati, OH 45202
P 513-352-4615
C 513-378-6735
cincyrec.org

Cincinnati Recreation Commission

@cincyrec facebook.com/cincyrec

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Subject: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

Please review attached. Responses are due by **November 3, 2021.**

Bunch, Renee

From:	Abernathy, Chris
Sent:	Monday, October 11, 2021 12:47 PM
To:	Bunch, Renee
Subject:	RE: CR #71-2021 Gilbert Ave Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)s

ETS has no objections to this easement request.

Chris Abernathy
Network Services, ETS
805 Central Ave, Ste 300
Cincinnati, OH 45202
(513)352-6939 - Desk, (513) 352-6210 - Fax
chris.abernathy@cincinnati-oh.gov

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, October 6, 2021 5:40 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Mamacos, Erwin <Erwin.Mamacos@gcww.cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
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Please review attached. Responses are due by November 3, 2021.

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

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city of CINCINNATI
Interdepartment Correspondence Sheet

DATE: October 6, 2021

TO: All City Departments

FROM: Thomas R. Klumb, Real Estate Manager

COPIES: File

SUBJECT: **CR#71-2021 – Gilbert Avenue Access Drive, Lighting and Lawn Area Easements (Johnston Park/Ballet) (recirc of CR #3-2021)**

This coordinated report is being recirculated requesting an additional easement for a lawn area.

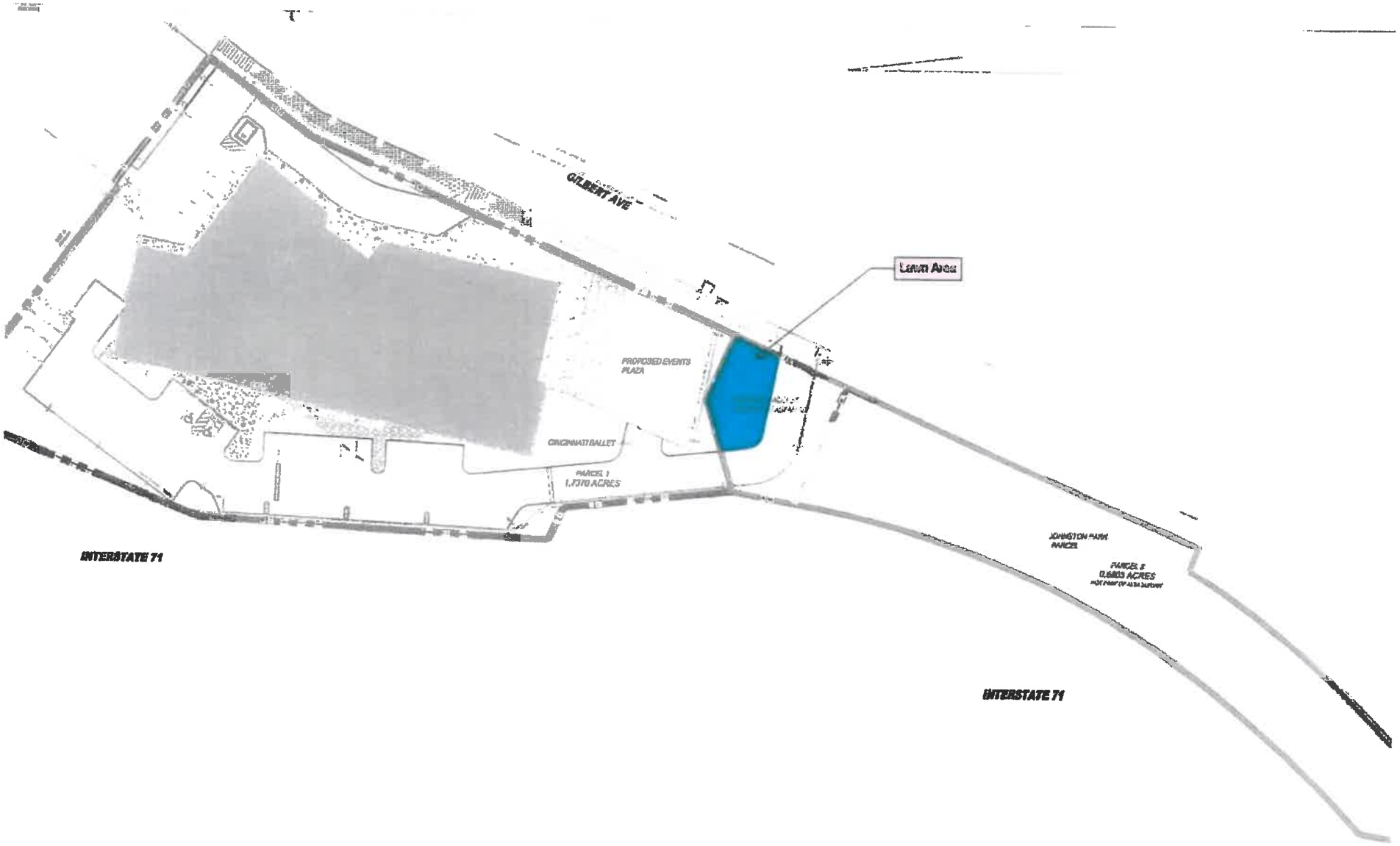
It is requested that a response be made **on or before November 3, 2021.** If this is not possible, please respond with anticipated response date and cause for delay.

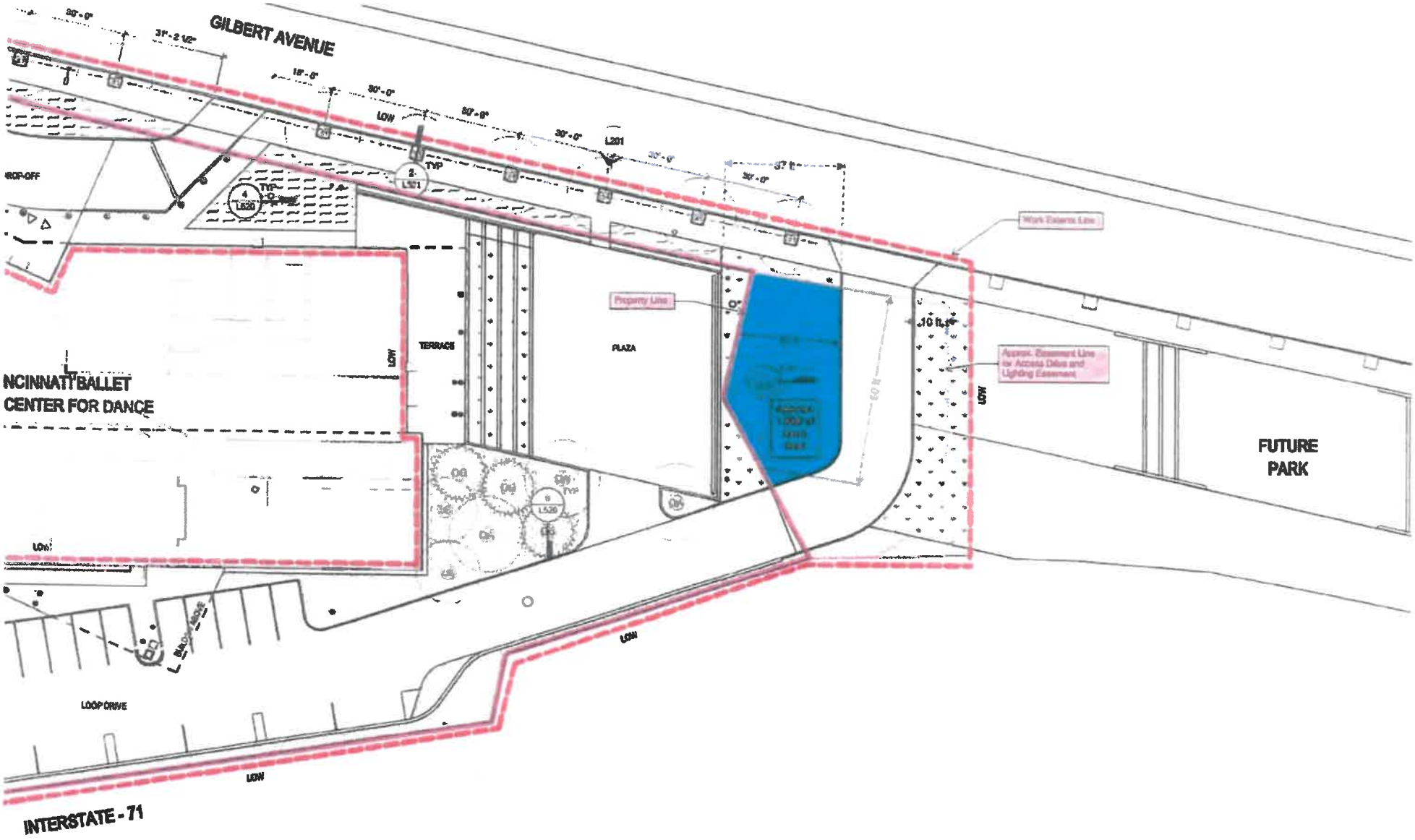
Please investigate and forward your comments by email to Reneé Bunch in Real Estate Services or you may forward your responses to:

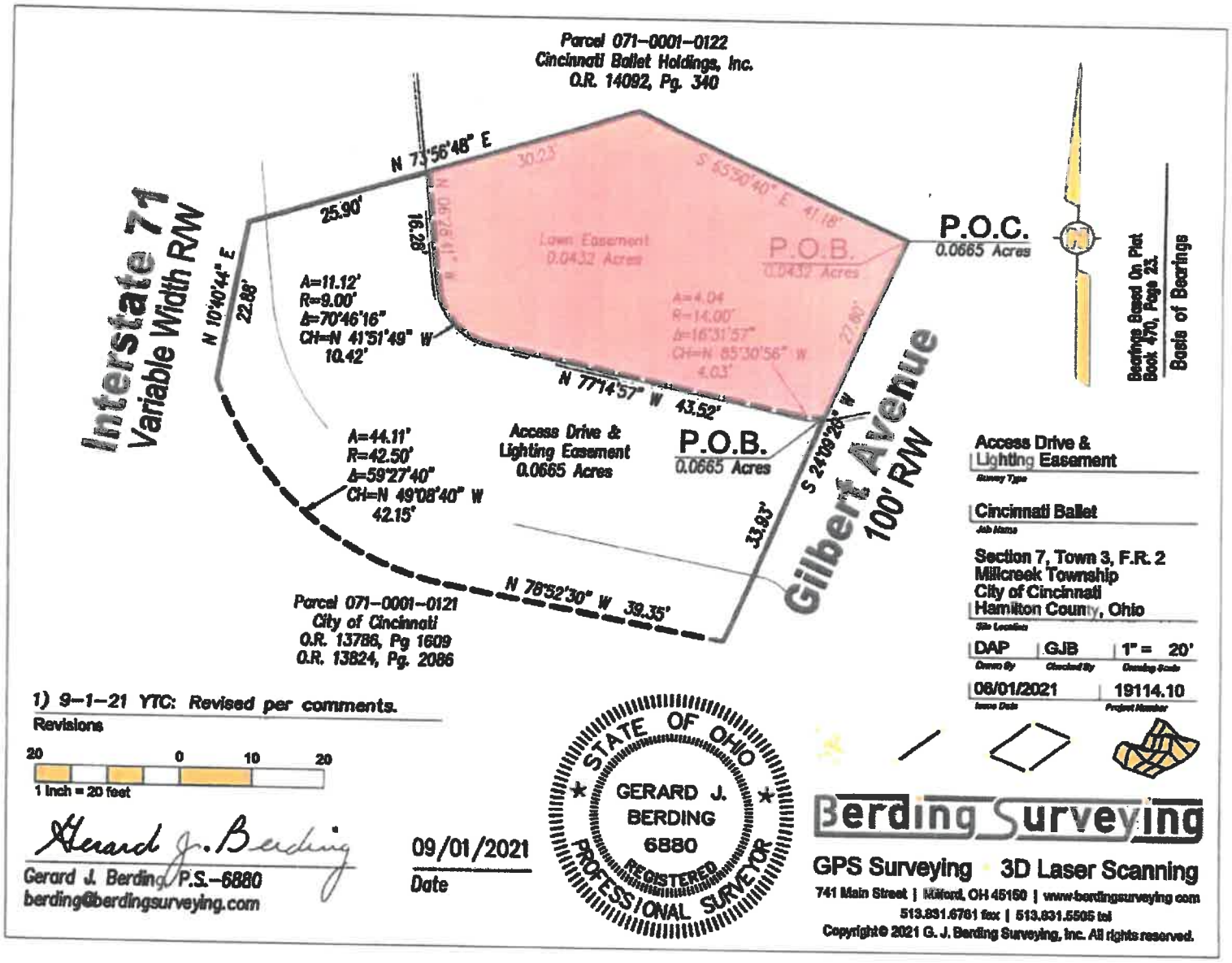
Thomas R. Klumb, Manager
Real Estate Services Division
801 Plum Street
Room 122, City Hall
Cincinnati, Ohio 45202

TRK/rb
Enclosures

{00350173-1}


GILBERT AVE
Lawn Area
PROPOSED EVENTS PLAZA
CINCINNATI BALLET
PARCEL 1
1.7310 ACRES
INTERSTATE 71
JOHNSTON PARK PARCEL
PARCEL 2
0.5803 ACRES
INTERSTATE 71


GILBERT AVENUE
NCINNATI BALLET
CENTER FOR DANCE
TERRACE
PLAZA
Property Line
Work Exterior Line
Approx. Easement Line for Access Deks and Lighting Easement
FUTURE
PARK
LOOP DRIVE
INTERSTATE - 71
LOW
TYP
L201
L520
L521



1) 9-1-21 YTC: Revised per comments.

Revisions

20 0 10 20

1 Inch = 20 feet

Gerard J. Berding P.S.-6880
berding@berdingsurveying.com

09/01/2021
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Berding Surveying
GPS Surveying · 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel
Copyright© 2021 G. J. Berding Surveying, Inc. All rights reserved.

Berding Surveying

GPS Surveying • 3D Laser Scanning

Description for: Cincinnati Ballet - Lawn Easement – 0.0432 Acres
Location: City of Cincinnati

Situated in Section 7, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the southeast corner of a tract conveyed to Cincinnati Ballet Holdings, Inc. in Official Record 14092, Page 340 said point also being in the west line of Gilbert Avenue;

Thence with the west line of said Gilbert Avenue, South 24°09'20" West, 27.80 feet;

Thence through the lands of the grantor, the following four (4) courses:

1. Along a curve to the right, having a radius of 14.00 feet, an arc length of 4.04 feet, a delta angle of 16°31'57", and being subtended by a chord bearing North 85°30'56" West, 4.03 feet;
2. North 77°14'57" West, 43.52 feet;
3. Along a curve to the right, having a radius of 9.00 feet, an arc length of 11.12 feet, a delta angle of 70°46'16", and being subtended by a chord bearing North 41°51'49" West, 10.42 feet;
4. North 06°28'41" West, 16.28 feet to the south line of aforesaid Cincinnati Ballet Holdings, Inc.;

Thence with the south line of said Cincinnati Ballet Holdings, Inc., North 73°56'48" East, 30.23 feet **AND** South 65°50'40" East 41.18 feet to the **POINT OF BEGINNING.**

CONTAINING 0.0432 ACRES, Subject to legal highways and easements of record.

The above described easement being part of the lands conveyed to the City of Cincinnati Official Record 13786, Page 1609 and Official Record 13824, Page 2086 of the Hamilton County Recorder's Office.

The bearings are based on Plat Book 470, Page 23. Prepared by G.J. BERDING SURVEYING, INC. on September 1, 2021. Based on an easement exhibit prepared by G.J. BERDING SURVEYING, INC. last revised on September 1, 2021.

Gerard J. Berding

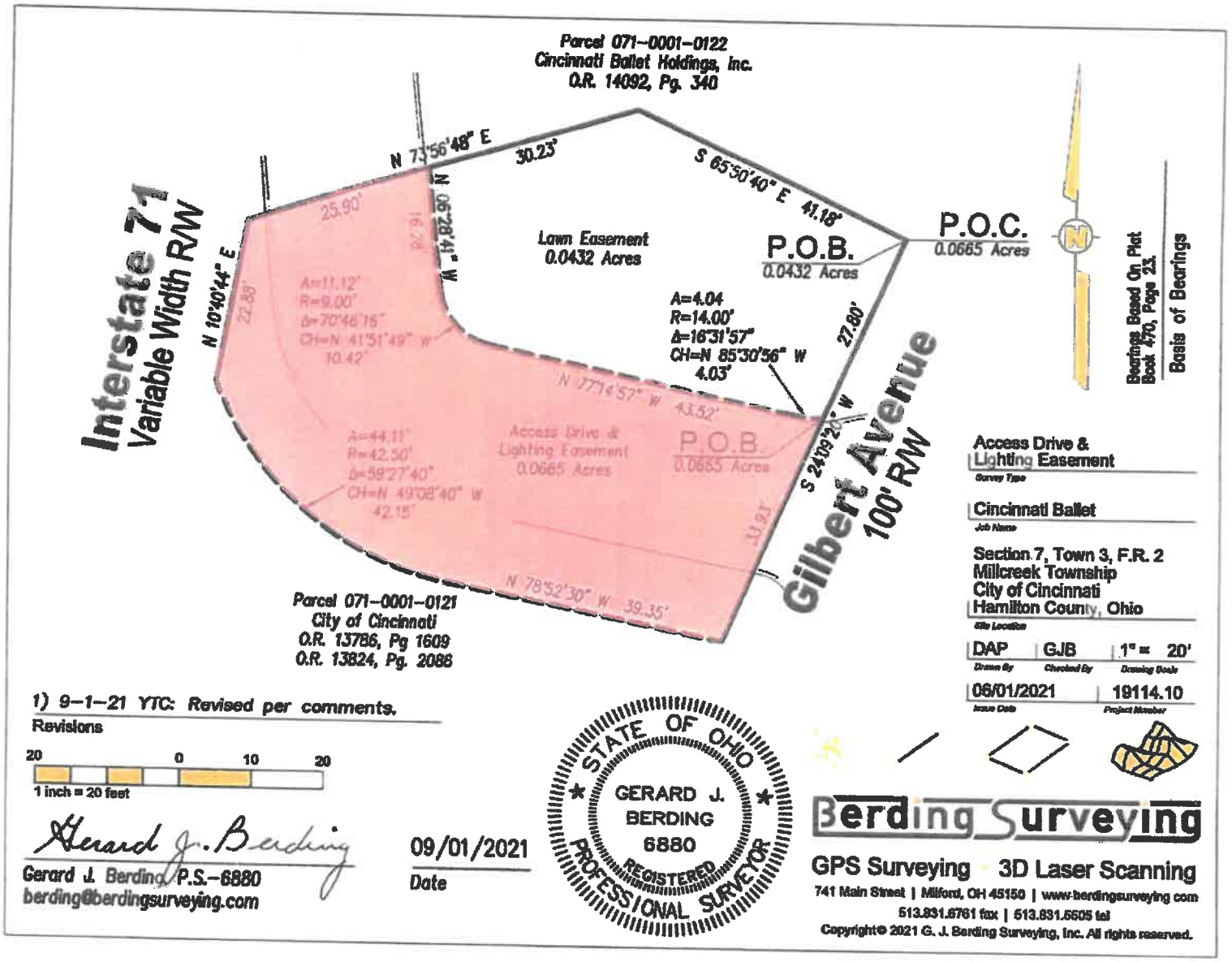
Gerard J. Berding P.S. 6880

September 1, 2021
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED
PROFESSIONAL SURVEYOR

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5605 tel • 513 831 6761 fax • www.berdingsurveying.com



Access Drive & Lighting Easement
Survey Type

Cincinnati Ballet
Job Name

Section 7, Town 3, F.R. 2
Millcreek Township
City of Cincinnati
Hamilton County, Ohio
Site Location

DAP	GJB	1" = 20'
Drawn By	Checked By	Drawing Scale

06/01/2021	19114.10
Issue Date	Project Number

1) 9-1-21 YTC: Revised per comments.
Revisions

20 0 10 20
1 inch = 20 feet

Gerard J. Berding P.S.-6880
berding@berdingsurveying.com

09/01/2021
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Berding Surveying
GPS Surveying · 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.6505 tel
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Berding Surveying

GPS Surveying • 3D Laser Scanning

Description for: Cincinnati Ballet - Access Drive & Lighting Easement
Location: City of Cincinnati – 0.0665 Acres

Situated in Section 7, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

COMMENCING at the southeast corner of a tract conveyed to Cincinnati Ballet Holdings, Inc. in Official Record 14092, Page 340 said point also being in the west line of Gilbert Avenue;

Thence with the west line of said Gilbert Avenue, South 24°09'20" West, 27.80 feet to the **POINT OF BEGINNING**;

Thence continuing with the west line of said Gilbert Avenue, South 24°09'20" West, 33.93 feet;

Thence through the lands of the grantor, North 78°52'30" West, 39.35 feet **AND** along a curve to the right, having a radius of 42.50 feet, an arc length of 44.11 feet, a delta angle of 59°27'40", and being subtended by a chord bearing North 49°08'40" West, 42.15 feet to a point in the east line of Interstate 71;

Thence with the east line of said Interstate 71, North 10°40'44" East, 22.88 feet to the southwest corner of aforesaid Cincinnati Ballet Holdings, Inc.;

Thence with the south line of said Cincinnati Ballet Holdings, Inc., North 73°56'48" East, 25.90 feet;

Thence through the lands of the grantor, the following four (4) courses:

1. South 06°28'41" East, 16.28 feet;
2. Along a curve to the left, having a radius of 9.00 feet, an arc length of 11.12 feet, a delta angle of 70°46'16", and being subtended by a chord bearing South 41°51'49" East, 10.42 feet;
3. South 77°14'57" East, 43.52 feet;
4. Along a curve to the left, having a radius of 14.00 feet, an arc length of 4.04 feet, a delta angle of 16°31'57", and being subtended by a chord bearing South 85°30'56" East, 4.03 feet to the **POINT OF BEGINNING**.

CONTAINING 0.0665 ACRES, Subject to legal highways and easements of record.

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com

CITY MANAGER'S
COORDINATED REPORT TO CITY COUNCIL

SUBJECT: CR#3-2021 – Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

TRANSPORTATION/ENGINEERING – RECOMMENDATION — Date: 2/18/2021
Don Gindling

NO OBJECTION *CONDITIONS*

PUBLIC SERVICES – RECOMMENDATION — Date: 2/8/2021
Joel Koopman

NO OBJECTION

METROPOLITAN SEWER - RECOMMENDATION — Date: 2/18/2021
Thomas Crawford

NO OBJECTION *CONDITIONS*

STORMWATER MGT UTILITY- RECOMMENDATION — Date: 2/8/2021
Nick Corcoran

NO OBJECTION *CONDITIONS*

GREATER CINCINNATI WATER WORKS - RECOMMENDATION — Date: 2/8/2021
Rebecca Calder

NO OBJECTION *CONDITIONS*

ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT - RECOMMENDATION — Date: 2/17/2021
Mary Poole

NO OBJECTION

CITY PLANNING - RECOMMENDATION — Date: 2/18/2021
Katherine Keough-Jurs

NO OBJECTION

DUKE ENERGY – GENERAL — Date: 2/18/2021
Danielle French

NO OBJECTION

DUKE ENERGY, GAS - RECOMMENDATION — Date: 2/8/2021
Kirk Dubé

NO OBJECTION

DUKE ENERGY, ELECTRIC- RECOMMENDATION — Date: 2/8/2021
Matthew Reis

NO OBJECTION *CONDITIONS*

CINCINNATI BELL - RECOMMENDATION — Date: 2/18/2021
Breck Cowan

NO OBJECTION *CONDITIONS*

SUBJECT: CR#3-2021 – Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

FIRE DEPARTMENT – RECOMMENDATION — Date: 2/18/2021
Chief Roy E. Winston

NO OBJECTION

POLICE DEPARTMENT – RECOMMENDATION — Date: 2/17/2021
Chief Eliot Isaac

NO OBJECTION

BUILDINGS & INSPECTIONS — Date: 2/17/2021
Arthur Dahlberg

NO OBJECTION

PARKS DEPARTMENT – RECOMMENDATION — Date: 2/22/2021
Steve Schuckman

NO OBJECTION

RECREATION COMMISSION – RECOMMENDATION — Date: 2/8/2021
Bill Weinheimer

NO OBJECTION

COMMUNICATIONS TECHNOLOGY- RECOMMENDATION — Date: 11/25/2020
Tarun Malhotra

NO OBJECTION

city of CINCINNATI

Interdepartment Correspondence Sheet

Date: February 18, 2021

To: Thomas R. Klumb, Real Estate Manager

From: Don Gindling, City Engineer DG

Copies to: Nick Edge, Right-of-Way; CR File; Admin. File; Div. File

Subject: CR#3-2021 Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

The Department of Transportation and Engineering (DOTE) has no objection to the above request provided the following conditions are met:

1. The petitioner is required, at their own expense, to provide the City with an acceptable legal description for the easement area that meets the recordable standards of the Hamilton County Recorder's Office. It must be approved by DOTE.

2. A DOTE street opening permit, obtained by a DOTE licensed street contractor, is required for all private improvements in the public right-of-way. All improvements in the public right-of-way must be built to City standards, policies and guidelines. Application for permits may be made at Room 425, City Hall, 801 Plum Street. Please note that plan drawings (2 sets), to be reviewed by DOTE, must be attached to the permit application.

3. The proceeds from the easement shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City's Real Estate Services Division in connection with the easement, and that the City's Finance Director is hereby authorized to deposit amounts in excess thereof, if any, into the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757. The City's Finance Director is authorized to transfer and appropriate the proceeds from the easement of the right-of-way property, net of real estate service fees, from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to Capital Improvement Program Project Account no. 980x233x212306, "Street Improvements". The Ordinance shall include this condition.

***NOTE: All new encroachments still need to be reviewed and approved by DOTE, and will be charged for the easement.

Please contact Cheri Rekow at 352-4887 if you have additional questions.

Bunch, Renee

From:	Koopman, Joel
Sent:	Monday, February 8, 2021 8:54 AM
To:	Bunch, Renee
Subject:	RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

DPS has no objection.

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; danielle.french@duke-energy.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

EXPEDITED REQUEST.

Please review attached. Responses are due by **February 19, 2021.**

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

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Bunch, Renee

From: Crawford, Thomas
Sent: Thursday, February 18, 2021 1:13 PM
To: Bunch, Renee
Cc: Kern, Rob; Wood, Jim; Chen, Jeff
Subject: RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Attachments: CR 3 2021 Gilbert Avenue Easement (Johnston Park Ballet) (00331764xC2130).pdf; Annotation 2021-02-08 080954.jpg

Renee

MSDGC does not have an objection provided that the project:

Contact Jeff Chen, P.E. at 513.244.1357 or jeff.chen@cincinnati-oh.gov for a detention review for the project per Section 303 of the MSDGC Rules and Regulations including the added access driveway area subject to this CR.

Thank you,

Tom Crawford, P.E.
Principal Engineer and Branch Manager | Development Services Branch - Wastewater Engineering
Metropolitan Sewer District of Greater Cincinnati
D: 513-557-7147 |E: thomas.crawford@cincinnati-oh.gov
http://msdgc.org/customer_care/development_services/index.html

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; danielle.french@duke-energy.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

EXPEDITED REQUEST.

Please review attached. Responses are due by February 19, 2021.

Bunch, Renee

From: Corcoran, Nick
Sent: Monday, February 8, 2021 9:31 AM
To: Bunch, Renee
Subject: RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

Renee,
The only comment I have is that the drive access may not be within five feet of a storm structure.
Thanks,
Nick

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; danielle.french@duke-energy.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

EXPEDITED REQUEST.

Please review attached. Responses are due by February 19, 2021.

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

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city of CINCINNATI
Interdepartment Correspondence Sheet

Date: February 8, 2021

To: Thomas R. Klumb, Manager, Law- Real Estate

From: Becky Calder, Senior Engineer, Water Works

Copies to: Maria Meyer, Engineering File

Subject: CR3-2021 – Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

The Water Works has no objection to the subject Gilbert Avenue access drive easement (Johnston Park/Ballet).

Within the subject easement there is an existing 8-inch public water main, a public fire hydrant, and an active 3/4" water service branch (H-287576), which serves 1705 Gilbert Avenue (center island).

Any damage to the existing 8" water main, public fire hydrant or the active water service branch, as a result of the construction within this subject easement area, would be repaired at project expense and at no cost to the Greater Cincinnati Water Works.

The petitioner's contractor must contact OUPS to have the water main field located and marked. Any questions regarding the OUPS request should be directed to Mr. Mark Niehe. You can reach Mr. Niehe via email at Mark.Niehe@gcww.cincinnati-oh.gov or contacting him by phone at 513-591-7870.

RLC RLC

Interdepartmental Correspondence Sheet

City of Cincinnati

February 17, 2021

To: Thomas R. Klumb, Manager, Real Estate Services Division

From: Markiea L. Carter, Interim Director, Department of Community & Economic Development

Subject: **CR#3-2021-Gilbert Avenue Easement (Johnston Park Ballet)**

In response to the transmittal received February 5, 2021 and due on or before February 19, 2021, regarding Gilbert Avenue Easement (Johnston Park Ballet), the Department of Community and Economic Development (DCED) has **no objection.**
Please email Greg.Koehler@cincinnati-oh.gov or Robert.denham@cincinnati-oh.gov should you have additional questions, concerns, or if we can be of assistance.

Copy: Roy Hackworth, Division Manager, Housing, DCED
Bob Bertsch, Division, Manager, EDD, DCED
Lindsey Florea, Division Manager, MPT, DCED
Robert Denham, Development Officer, MPT, DCED
Anthony Cadle, Development Officer 4, Housing, DCED
John Reiser, Development Officer 4, MPT, DCED
Renee Bunch, Senior Real Estate Specialist, Real Estate Service

Katrina Gragston, Senior Community Development Officer, EDD, DCED
Gerald Fortson, Senior Community Development Officer, EDD, DCED
Greg Koehler, Senior Community Development Officer, EDD, DCED
Lawrence Taylor, Community Development Officer, Housing, DCED

Bunch, Renee

From: Hoffman, Stacey
Sent: Thursday, February 18, 2021 10:23 AM
To: Bunch, Renee
Cc: Peppers, Alex
Subject: RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

Renee,

The Department of City Planning has **no objections** to the proposed easement.

As an FYI, I never received the initial email below that was sent on February 5, 2021. I just wanted to confirm that I am still the main contact for the Department of City Planning.

Thanks!

Stacey Hoffman | Senior City Planner

City of Cincinnati | Department of City Planning
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
513-352-4890 (p) | 513-352-4853 (f) | Facebook | Twitter | Website | Plan Cincinnati

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Thursday, February 18, 2021 9:29 AM
To: Cowan, Breck <breck.cowan@cinbell.com>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; danielle.french@duke-energy.com; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>
Subject: FW: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

Good Morning,

Just a reminder this was an expedited request and responses are due tomorrow.

Thanks and Stay Safe and Warm!

Reneé

From: Bunch, Renee
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; B&I Mailbox <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary

Bunch, Renee

From: French, Danielle <Danielle.French@duke-energy.com>
Sent: Thursday, February 18, 2021 9:53 AM
To: Bunch, Renee
Subject: [External Email] RE: [EXTERNAL] FW: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

External Email Communication

Duke energy land Services has no issues

Danielle

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Thursday, February 18, 2021 9:29 AM
To: Cowan, Breck <breck.cowan@cinbell.com>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; French, Danielle <Danielle.French@duke-energy.com>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>
Subject: [EXTERNAL] FW: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

*** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good Morning,

Just a reminder this was an expedited request and responses are due tomorrow.

Thanks and Stay Safe and Warm!

Reneé

From: Bunch, Renee
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; B&I Mailbox <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Cox, David <David.Cox@cinbell.com>; Danielle French <Danielle.French@duke-energy.com>; Kirk Dube <Kirk.Dube@duke-energy.com>; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com

Bunch, Renee

From: Dube, Kirk <Kirk.Dube@duke-energy.com>
Sent: Monday, February 8, 2021 11:17 AM
To: Bunch, Renee; danielle.french@duke-energy.com; Ries, Matthew M; Abel, Michael D
Subject: [External Email] RE: [EXTERNAL] CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

External Email Communication

Duke Energy Gas has no objection to this request.

Thanks,

Kirk Dubé

DUKE ENERGY.

Supervisor – Field Services
MW Dist. Project Specialists
Cell – (513)508-5883
kirk.dube@duke-energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; French, Danielle <Danielle.French@duke-energy.com>; Dube, Kirk <Kirk.Dube@duke-energy.com>; Ries, Matthew M <Matthew.Ries@duke-energy.com>; Abel, Michael D <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: [EXTERNAL] CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

*** CAUTION! EXTERNAL SENDER *** STOP & THINK! Do you know and trust this sender? Were you expecting this email? Are grammar and spelling correct? Does the content make sense? If suspicious, then do not click links, open attachments or enter your ID or password.

EXPEDITED REQUEST

Please review attached. Responses are due by **February 19, 2021.**

Bunch, Renee

From: Ries, Matthew M <Matthew.Ries@duke-energy.com>
Sent: Monday, February 8, 2021 9:00 AM
To: Bunch, Renee; danielle.french@duke-energy.com; kirk.dube@duke-energy.com
Cc: kathryne@kathrynegardette.com
Subject: [External Email] RE: [EXTERNAL] CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

External Email Communication

Renee,

Duke Energy might still have secondary serving a street light near that location. Other than that, we have no objections.

Thanks,

Matt

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; French, Danielle <Danielle.French@duke-energy.com>; Dube, Kirk <Kirk.Dube@duke-energy.com>; Ries, Matthew M <Matthew.Ries@duke-energy.com>; Abel, Michael D <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: [EXTERNAL] CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

*** CAUTION! EXTERNAL SENDER *** STOP & THINK! Do you know and trust this sender? Were you expecting this email? Are grammar and spelling correct? Does the content make sense? If suspicious, then do not click links, open attachments or enter your ID or password.

EXPEDITED REQUEST.

Please review attached. Responses are due by **February 19, 2021.**

Renee Bunch

221 East Fourth Street
Building 121-900
Cincinnati, Ohio 45202

February 18, 2021

Renee Bunch
Law Department – Real Estate
801 Plum Street, Room 122
Cincinnati, OH 45202

Re: CR #3-2021
(Gilbert Avenue Access Drive Easement)

Renee:

We have reviewed your letter dated February 5th, 2021 concerning CR #3. Our records indicate there are existing underground telephone facilities at this location. Cincinnati Bell can approve this request as long as the following conditions are met. The existing facilities must remain in place, in service an able to be accessed. Any damage done to the facilities, or any work done to relocate the facilities as a result as a result of this request will be handled entirely at the property owner's expense.

A copy of the coordinated report has been forwarded to Steve Tinch (513.566.3158) for review.

Please feel free to call me if you have any questions.

Thank You,

Breck Cowan

cc: File

Breck M. Cowan, CPM
Specialist – Structure Engineer
Cincinnati Bell Telephone
(513) 565-7187 - Office
(513) 702-1040 - Wireless
breck.cowan@cinbell.com

Bunch, Renee

From: Drummonds, Kimberly
Sent: Thursday, February 18, 2021 9:52 AM
To: Bunch, Renee
Subject: RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

Good Morning Ms. Bunch!

Thanks So Much.

Please note the Operations Bureau has advised District Fire Chief Vollmer stated:

- **CFD has no objections**

Thanks Much!

Keep Safe and Well.

Ms. Drummonds
Assistant to Fire Chief Roy E. Winston, II
Human Resource Liaison
Cincinnati Fire Department Fire Chief's Office
430 Central Avenue, Cincinnati, Ohio 45202
Office: 513.352.6242 Fax: 513.352.1548

This e-mail transmission and any attachments that accompany it may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law and is intended solely for the use of the individual(s) to whom it was intended to be addressed. If you have received this e-mail by mistake, or you are not the intended recipient, any disclosure, dissemination, distribution, copying or other use or retention of this communication or its substance is prohibited. If you have received this communication in error, please immediately reply to the author via e-mail that you received this message by mistake and also permanently delete the original and all copies of this e-mail and any attachments from your computer. Thank you. Before you print, think about the environment.

Reaching for Excellence

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Thursday, February 18, 2021 9:29 AM
To: Cowan, Breck <breck.cowan@cinbell.com>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; danielle.french@duke-energy.com; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>
Subject: FW: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

Good Morning,

Just a reminder this was an expedited request and responses are due tomorrow.

city of CINCINNATI

Interdepartmental Correspondence Sheet

Date: 2/12/2021

To: Colonel Eliot K. Isaac, Police Chief

From: Officer Kandice Roper-Issa, District Four, Neighborhood Liaison Unit

Copies to:

Subject: PBM# 21-066 Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)

District Four is in possession of PBM# 21-066 Gilbert Avenue Access Drive Easement needed at Gilbert Avenue in Walnut Hills. The easement will serve as access to the Cincinnati Ballet property and Baldwin Complex.

Officer Roper-Issa contacted Mrs. Kathryne Gardette, the president of the Walnut Hills Community Council. The easement request was discussed at the Walnut Hills Community Council meeting on February 11,2021. There were no objections from the community council regarding this request. The easement would not interfere with emergency services to the community. District Four does not have any objections.

KRI

2/15/21
No objection by
District 4.
Capt. [illegible]/CIB

Reviewed - [illegible]/LTCY
2/17/21.

Bunch, Renee

From: Ahouse, Emily
Sent: Wednesday, February 17, 2021 12:02 PM
To: Bunch, Renee
Cc: rsp, cr; Shad, Matthew
Subject: FW: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Attachments: CR 3 2021 Gilbert Avenue Easement (Johnston Park Ballet) (00331764xC2130).pdf

Importance: High

Renee:

Buildings & Inspections has NO OBJECTIONS to the proposed request. The applicant in Building Permit 2020P04252 requested the pedestrian plaza, removal of the south curb cut on the ballet property, and anticipated a curb cut/driveway easement on the Park property as now presented. The permit was issued in anticipation of this easement.

Emily S. Ahouse | Zoning Administrator

City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Plan Cincinnati

From: Dahlberg, Art <art.dahlberg@cincinnati-oh.gov>
Sent: Wednesday, February 17, 2021 12:00 PM
To: Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Subject: RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

Ok to proceed

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; danielle.french@duke-energy.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com

Bunch, Renee

From: Schuckman, Steven
Sent: Monday, February 22, 2021 10:32 AM
To: Bunch, Renee; France, Cynthia
Subject: Re: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

No objection. We are supportive of the easement.

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Monday, February 22, 2021 10:15 AM
To: France, Cynthia <cynthia.france@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>
Subject: FW: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

Response please. Report will be ready to send over once received. Thanks!

From: Bunch, Renee
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; B&I Mailbox <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; Cox, David <David.Cox@cinbell.com>; Danielle French <Danielle.French@duke-energy.com>; Kirk Dube <Kirk.Dube@duke-energy.com>; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

EXPEDITED REQUEST.

Please review attached. Responses are due by February 19, 2021.

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122
Cincinnati, Ohio 45202
513/352-3338 (o) | 513/352-2564 (f)
renee.bunch@cincinnati-oh.gov

Bunch, Renee

From: Weinheimer, William
Sent: Monday, February 8, 2021 9:44 AM
To: Bunch, Renee
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Attachments: CR 3 2021 Gilbert Avenue Easement (Johnston Park Ballet) (00331764xC2130).pdf

Importance: High

The Cincinnati Recreation Commission has no objection to CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet).

Bil Weinheimer
Civil Engineering Technician
805 Central Ave. Suite 800
Cincinnati, OH 45202
P 513-352-4615
C 513-378-6735
cincyrec.org
Cincinnati Recreation Commission
@cincyrec facebook.com/cincyrec

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; danielle.french@duke-energy.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

EXPEDITED REQUEST.

Please review attached. Responses are due by February 19, 2021.

Bunch, Renee

From: Abernathy, Chris
Sent: Wednesday, February 17, 2021 11:49 AM
To: Bunch, Renee
Subject: RE: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)

Renee,

I have reviewed this CR and ETS has no objections with request.

Thanks,

Chris Abernathy
Network Services, ETS
805 Central Ave, Ste 300
Cincinnati, OH 45202
(513)352-6939 - Desk, (513) 352-6210 - Fax
chris.abernathy@cincinnati-oh.gov

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, February 5, 2021 4:33 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Corcoran, Nick <nick.corcoran@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly <Kimberly.Drummonds@cincinnati-oh.gov>; France, Cynthia <cynthia.france@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Weinheimer, William <William.Weinheimer@cincinnati-oh.gov>; david.cox@cinbell.com; danielle.french@duke-energy.com; kirk.dube@duke-energy.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>
Cc: kathryne@kathrynegardette.com
Subject: CR #3-2021 - Gilbert Avenue Easement (Johnston Park/Ballet)
Importance: High

EXPEDITED REQUEST.

Please review attached. Responses are due by **February 19, 2021.**

Renee Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services
801 Plum Street, Room 122

city of CINCINNATI
Interdepartment Correspondence Sheet

EXPEDITED REQUEST

DATE: February 5,2021

TO: All City Departments

FROM: Thomas R. Klumb, Real Estate Manager

COPIES: File

SUBJECT: **CR#3-2021 – Gilbert Avenue Access Drive Easement (Johnston Park/Ballet)**

This coordinated report is being circulated requesting an access drive easement needed at Gilbert Avenue by the Cincinnati Ballet. Easement will serve as access to the Ballet property and Baldwin Complex as well as the right to construct a driveway and light poles in the easement area.

It is requested that a response be made on or before February 19, 2021. If this is not possible, please respond with anticipated response date and cause for delay.

Please investigate and forward your comments by email to Reneé Bunch in Real Estate Services or you may forward your responses to:

Thomas R. Klumb, Manager
Real Estate Services Division
801 Plum Street
Room 122, City Hall
Cincinnati, Ohio 45202

TRK/rb
Enclosures

From: Kish, Kara <Kara.Kish@cincinnati-oh.gov>
Sent: Friday, January 15, 2021 3:27 PM
To: Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>
Cc: Unterreiner, Mary <Mary.Unterreiner@cincinnati-oh.gov>
Subject: FW: [External Email] Cincinnati Ballet & Park Board Easement Agreement

From: King, Stephen [mailto:Steve.King@thompsonhine.com]
Sent: Friday, January 15, 2021 2:54 PM
To: Kish, Kara <Kara.Kish@cincinnati-oh.gov>
Cc: colleen.reynolds@dsdadvisorsllc.com; Kristen Keane <kkeane@jsheld.com>; Scott Altman <saltman@cballet.org>
Subject: RE: [External Email] Cincinnati Ballet & Park Board Easement Agreement

Kara Please let this serve as the request by the Ballet to obtain and ingress/egress easement across a portion of Johnston Park from Gilbert Avenue to the Ballet Property on Gilbert Avenue for the purposes of access to the Ballet property and the Baldwin complex and the right to construct a driveway and light poles thereon. Let me know if you have any questions or comments.

Regards,

Steve

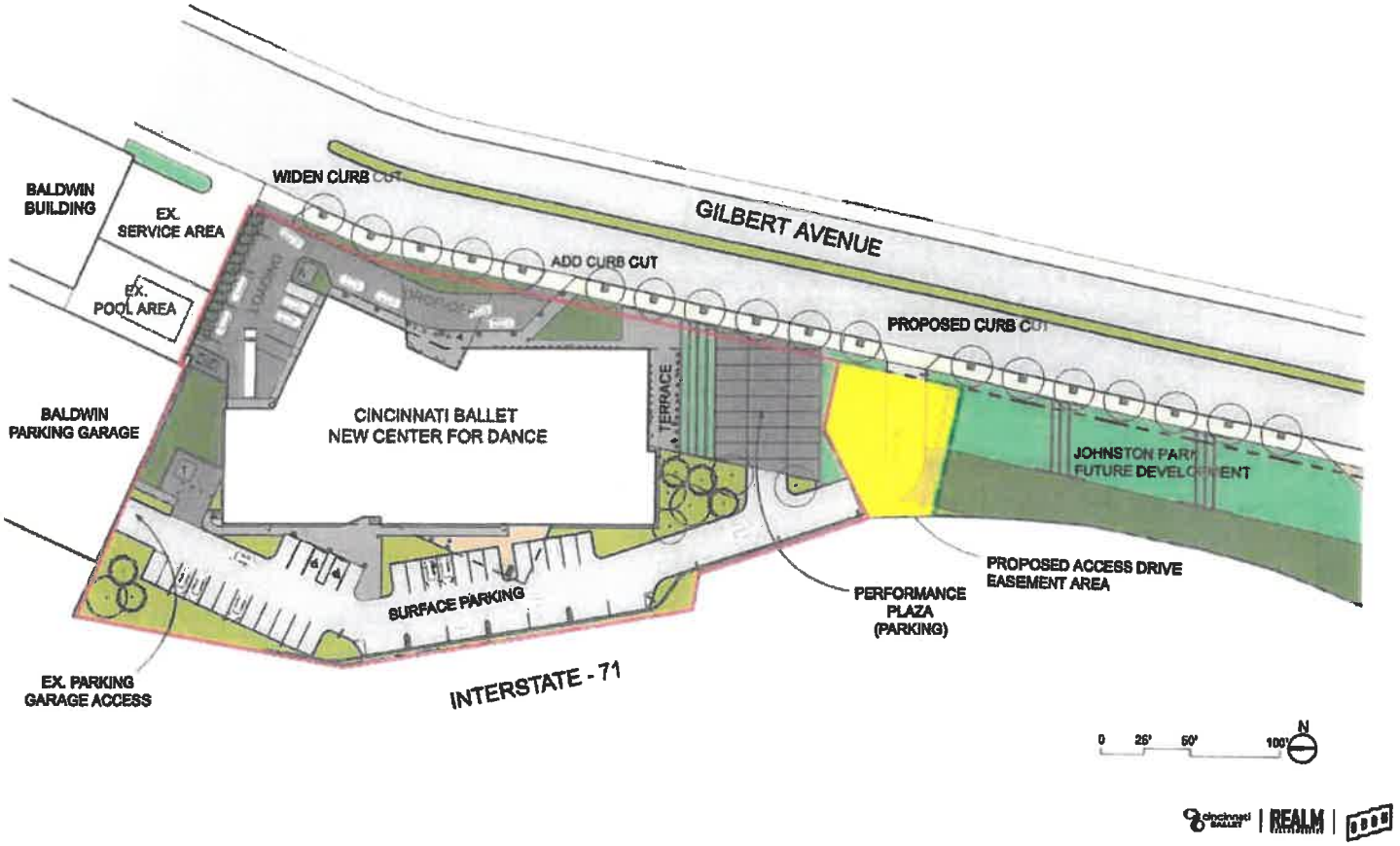
Stephen M. King |Thompson Hine LLP
312 Walnut Street, Suite 1400| Cincinnati, OH 45202
Office: 513.352.6746|**Cell**: 513.315.9924|**Fax**: 513.241.4771

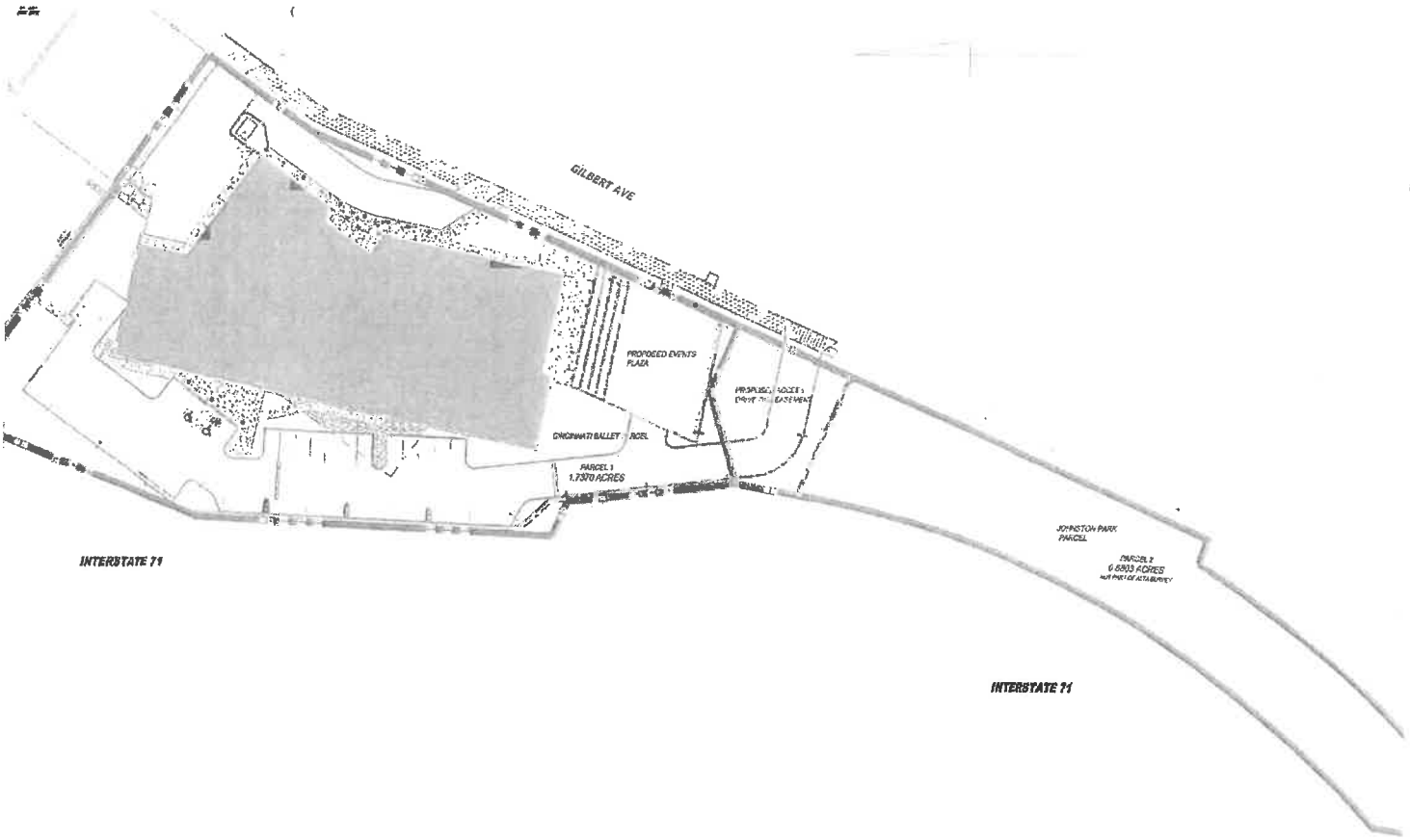
Bunch, Renee

From:	Schuckman, Steven
Sent:	Tuesday, January 19, 2021 1:10 PM
To:	Schuckman, Steven
Subject:	Cincinnati Ballet - Johnston Park Access Drive Easement
Attachments:	CB LS Site Plan with Drive Easement Highlight.pdf; ACAD-CB Park Easement.pdf

On the landscape site plan are highlighted the easement area in yellow and the park property boundary in red.

SITE LANDSCAPE PLAN




GILBERT AVE
PROPOSED EVENTS PLAZA
CINCINNATI BALLET
PARCEL 1
1.7370 ACRES
INTERSTATE 71
JOHNSTON PARK PARCEL
PARCEL 2
0.5803 ACRES
INTERSTATE 71

CPC ITEM # 2

Honorable City Planning Commission
Cincinnati, Ohio

June 2, 2023

SUBJECT: A report and recommendation on proposed artwork on a City-owned retaining wall located on Dandridge Street in Pendleton.

GENERAL INFORMATION:

Location:	Retaining wall at the end of Dandridge Street in Pendleton.
Owner:	Department of Transportation and Engineering (DOTE)
Applicant:	ArtWorks
Applicant Address:	2460 Gilbert Avenue, Cincinnati, OH 45206

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Proposed Artwork Concept
- Exhibit C Project Proposal
- Exhibit D City of Cincinnati Artwork Donation Agreement
- Exhibit E Waiver of Rights Pursuant to the Visual Artists Rights Act (VARA)

BACKGROUND:

ArtWorks and the Pendleton Neighborhood Council are seeking to paint a mural on a concrete City-owned retaining wall on Dandridge Street in Pendleton. The purpose of the mural is to beautify the area and strengthen the community. The proposed mural will be approximately 1,250 total square feet, and the location of the proposed artwork on Dandridge Street is shown in Exhibit A.

ArtWorks is creating design concept sketches based on feedback from the Pendleton community. A draft conceptual design is shown in Exhibit B, and the community will conduct a review at the Pendleton Neighborhood Council meeting on June 5, 2023, and through web-based forms. ArtWorks plans to start painting the mural in July if approved, and members of the community will be able to assist in painting during the Pendleton Community Barbeque event held at the end of July. The goal is for the mural to be completed in August, and further details about the project can be found in the Project Proposal in Exhibit C.

ROLE OF THE CITY PLANNING COMMISSION:

According to Article VII, Section 3 of the Charter of the City of Cincinnati:

"The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, power, bridges, subways, parkways, parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities." The City Planning Commission is reviewing this proposal to determine if the artwork is appropriate to be located on City property.

To permit the installation of the mural, the Department of Transportation and Engineering (DOTE), City Planning Commission, and City Council are being asked to approve the location and appropriateness of installing artwork within City-owned property, which would allow the City to designate one or more agents or contractors (ArtWorks) to carry out all or a portion of the proposed work required to install the artwork. Under the request, ArtWorks would serve as the City's designee to install the artwork at the identified location (Exhibit A). The installation and maintenance of this public artwork would be performed under the management of the City, and any agents or contractors of the City, including ArtWorks, would be required to comply with the rules and regulations concerning the artwork's location, size, materials, and means of installation and maintenance. After installation, the City would own the artwork and continue to maintain complete control over the public property as necessary for public safety. To ensure City ownership and control, the City requires the applicants to sign an Artwork Donation Agreement (Exhibit D) and that Artworks artists who install and maintain the artwork to waive the rights to the installation through a Waiver of Rights Pursuant to the Visual Artists Rights Act (VARA) (Exhibit E).

City staff has reviewed the conceptual proposal by ArtWorks and are supportive of the project. The Law and Parks departments had no comments as long as the City's legal processes are followed. The Zoning Division of the Department of City Planning and Engagement requires a Certificate of Appropriateness, since the proposed location is in the Over-the-Rhine Local Historic District. DOTE requires coordination of materials to ensure the retaining wall will not be damaged.

ANALYSIS:

The request to permit the installation of a mural on a concrete City-owned retaining wall on Dandridge Street in Pendleton would help to beautify the neighborhood, foster community pride, and create a welcoming area. ArtWorks and the Pendleton Neighborhood Council are working in conjunction with City staff to ensure the size, location, and design are appropriate to City standards.

CONSISTENCY WITH PLAN CINCINNATI (2012):

Plan Cincinnati (2012)

The proposed artwork installations are consistent with *Plan Cincinnati* (2012) within the Live Initiative Area Goal to "Build a robust public life" (page 149), the Strategy to "Develop and maintain inviting and engaging public spaces that encourage interaction between different types of people" (page 150), and Action Step to "make art an essential element of our public spaces and buildings" (page 151). ArtWorks and the Pendleton Neighborhood Council are attempting to improve public life, create an engaging space, and foster community through public art, all of which adhere to the principles of *Plan Cincinnati*.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed artwork on a City-owned retaining wall located on Dandridge Street in Pendleton with the following conditions:

1) That the artwork installation, size, location, and general design is substantially consistent with the proposed artwork in Exhibit B and project description in Exhibit C;
2) The applicant shall obtain a Certificate of Appropriateness for the artwork;

3) The applicant shall coordinate with the City regarding the donation of the art including a contract with the City in a similar form as the City of Cincinnati Artwork Donation Agreement (Exhibit D); and

4) All artists involved in the creation and installation of the artwork shall provide the City with a Waiver of Rights pursuant to the Visual Artists Rights Act (Exhibit E).

Respectfully submitted:

Andrew Halt

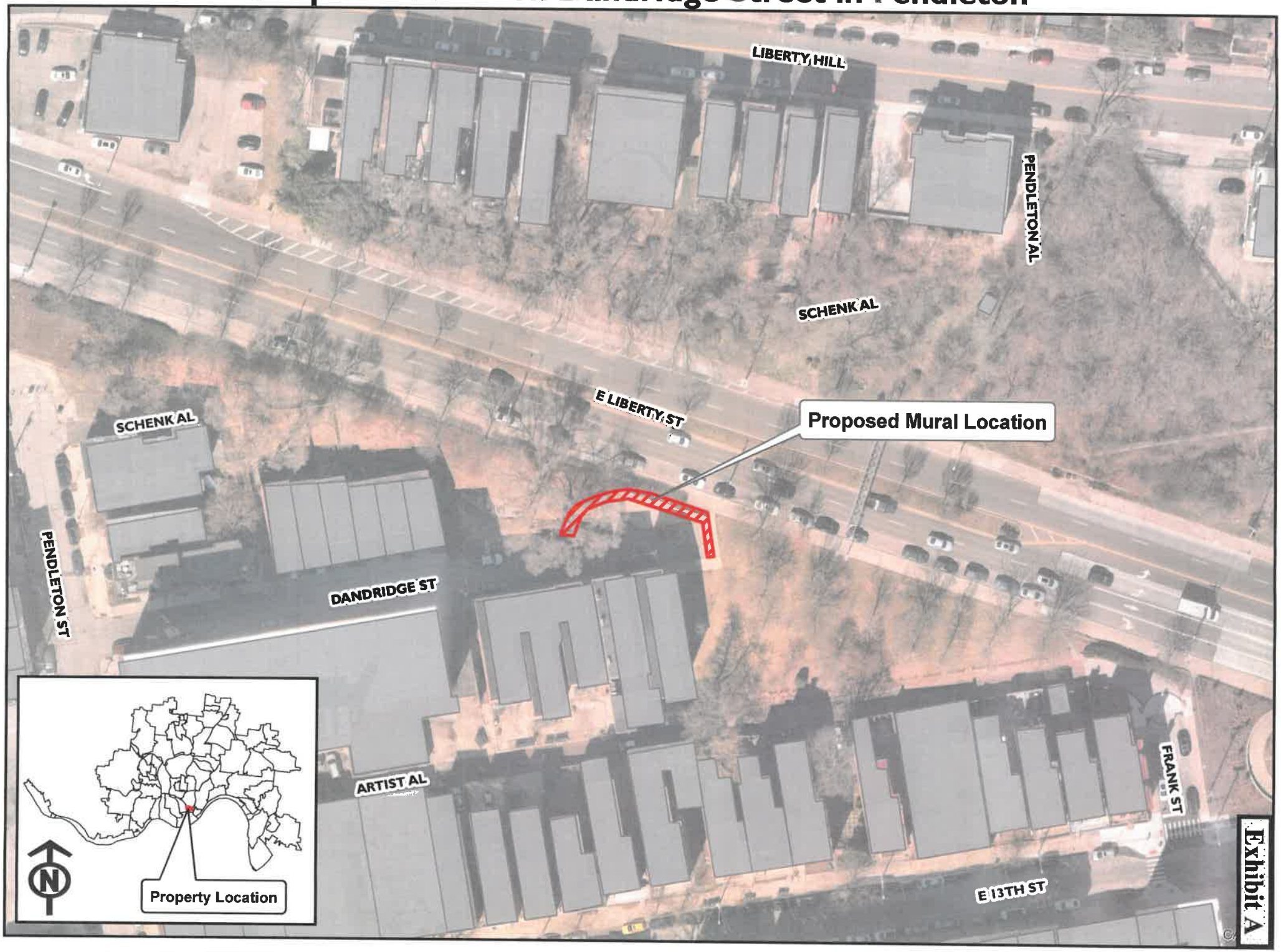
Andrew Halt, AICP, PE (PA), City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Mural on Dandridge Street in Pendleton



PENDLETON MURAL (W/ TEXT)

18.75' 15' 26.66' 12.33'

* DESIGN INCLUDES OHIO'S STATE FLOWER, THE CARNATION, AND OTHER FLOWERS NATIVE TO OHIO

12.33' 0.5' 2.83'

26.9' 1.83' 27.16'

color palette

color palette

LIGHT

DARK

EXHIBIT B

ArtWorks

Pendleton Neighborhood Council Mural Proposal

May 15, 2023

ROPOSAL

XPLORATION
VERVIEW

ArtW

hat is a
roposal?

-binding and flexible with opportunities
caling up and down

dational logistics of a project

oration of possibilities informed by
rtise

osed financial commitments from the
nering organization or entity

ncial commitments from ArtWorks

r

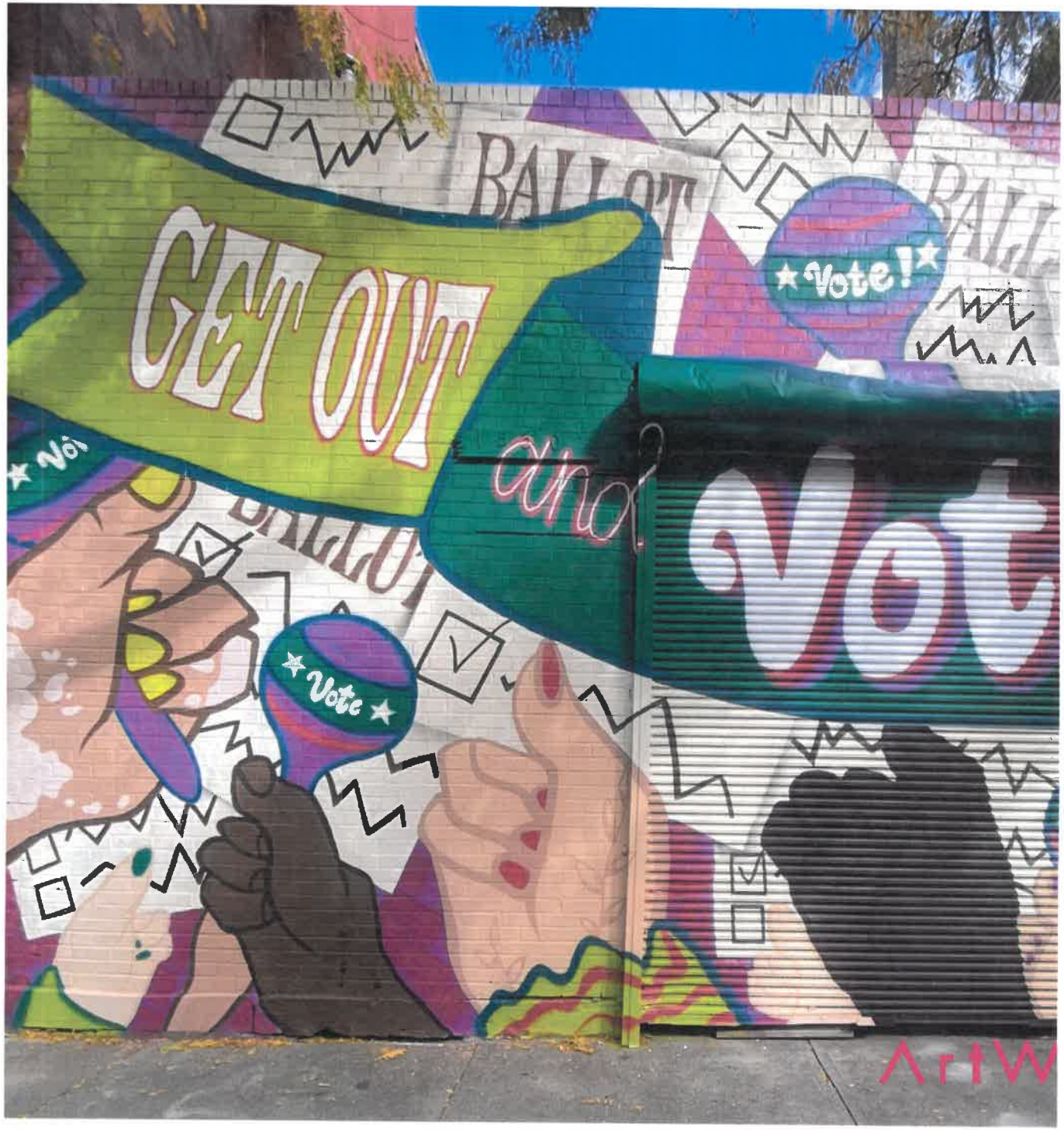
ocess

sal – you are here!

ment
A binding contract that outlines
ey responsibilities, deliverables,
nd rights of each involved party

n Process
Creative Questionairre
Design Concept Options
Final Design

ction & Installation
ite preparation (confirming site
ermissions, studio space, etc.)
Artistic team produces work



ploration Overview:

ument outlines ArtWorks' proposal for the creation process and includes specific planning deliverables. The buc and figures listed throughout are preliminary estimates and are subject to change. Upon confirmation of scope s will draft a formal Agreement outlining specific project details including final budget and timeline. ArtWorks v ork until the partnership has been confirmed via signed Agreement.

- **Estimated Budget:** $5,537
- **Outputs:** 1 exterior mural, approximately 1,250 total square feet
- **Artist Impact:** The Mural Studio is made up of 20 Studio Artists. Based on the site opportunity, the Mural Studio Manager will determine the appropriate team size.
- **Community Impact:** The Pendleton Community will engage with the mural production by painting the solid background color during the community BBQ event in July.

ArtW

imated Budget

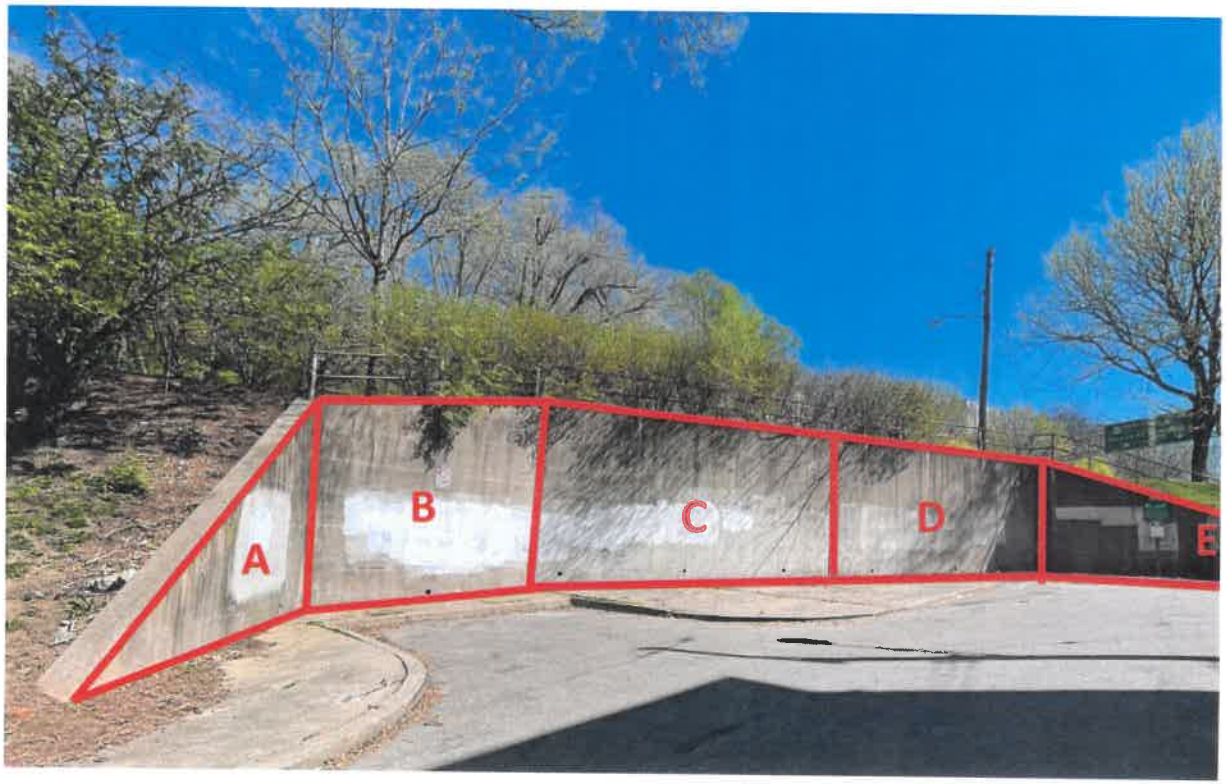
		INVESTMENT IN PEOPLE
Employment	$2,846	4 Youth Apprentices
ıl Artist Employment	$0	Designer(s) & N/A Teaching Artist(s)
nagement	$517	Project launch, execution and oversight
iness	$800	Job training and readiness for teaching artists and youth apprentices
t in People	**$4,163**	
		INVESTMENT IN PLACE
ι Supplies	$504	Paint, Brushes, Safety Equipment and etc
Rental, Fabrication, & Installation	$0	Scaffolding, Fabrication & Installation
io Expenses	$0	Wall Prep, Temporary Studio Costs & Permitting
ı & Materials	**$504**	
& Communications	$100	Community Awareness, Communications, Signage & Dedication
:ive	$207	Accounting and other Adm costs
Communications & Admin	**$307**	
OJECT FORECAST	**$4,973**	

ArtW

e Overview

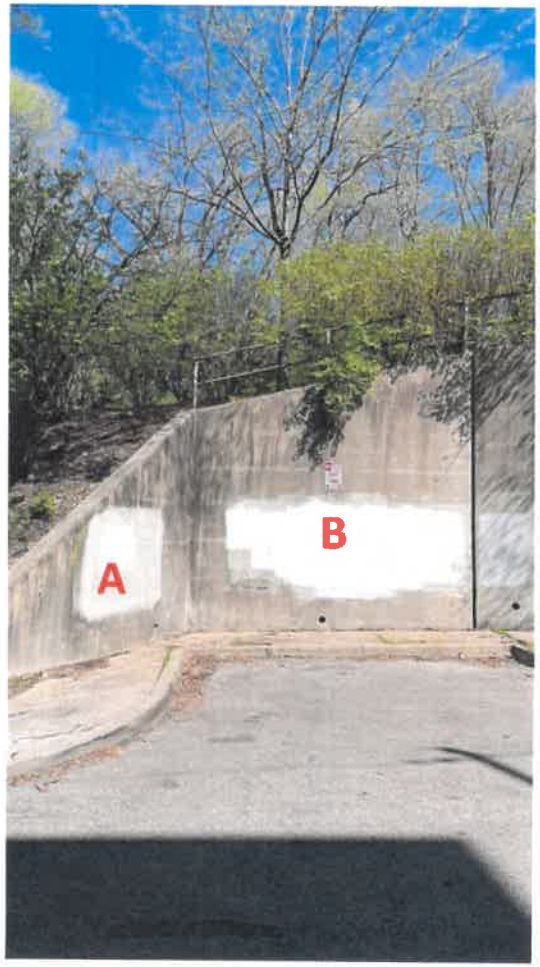
ı:
Retaining wall on Dandridge Street
Requires permission from the City of
Cincinnati

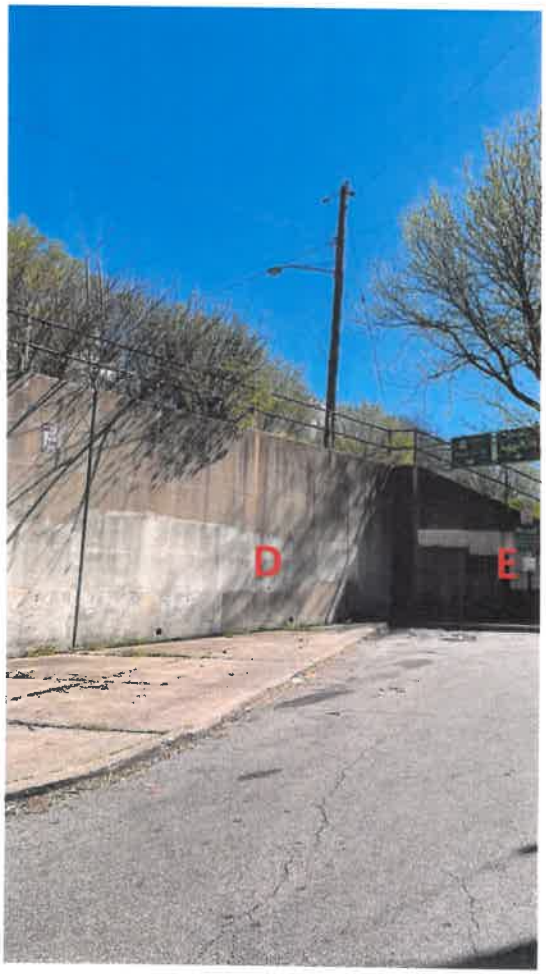
Footage:
Approximately 1,250 total square
eet
Five Sections (A, B, C, D, & E)



ArtW

e Overview





ArtW

›cess Overview

n Process:

ArtWorks Mural Studio will create 2 design concept sketches in-house based on the desired style and c goals of the Pendleton community.

- The Pendleton community will review the prepared design concepts via a web-based form and ultimate Neighborhood Council meeting on June 5, 2023. Using those two methods, the community will se concept to be further developed into the final design.

- Once a final design is prepared, it will be presented to the Pendleton community & City of Cincinn approval.

sed Production Process:

The work will be collaboratively produced at Dandridge Street by the Pendleton community members AND a of Studio Artists working under the direction and mentorship of a Mural Studio Manager.

- The Mural Studio team will prime and prep the wall prior to the Pendleton Community barbeque event i July.

- During the barbeque event, community residents will be invited to paint by filling in sections of the desi alongside the Mural Studio artists. Design elements will be pre-drawn so residents can easily participate

- Following the event, the Mural Studio artists will finalize the painting and clear coat the mural.

ArtW

posed Timeline

23	Proposal issued to Pendleton Neighborhood Council (April 19, 2023)
3	PNC meets; proposal is reviewed and approved (Monday, May 1, 2023) ArtWorks issues Agreement (May 5, 2023) Partnership confirmed via signed Agreement returned to ArtWorks (Target: May 12, 2023) ArtWorks submits 2 design concepts (May 26, 2023) PNC shares web-based form to community for voting & feedback (Target: May 29, 2023); one week to review c BBQ event date confirmed
3	PNC meets; concepts are review and 1 design concept is selected (Monday, June 5, 2023) ArtWorks submits final design (Target: June 23, 2023) PNC shares web-based form to community (Target: June 26, 2023)
3	PNC meets; approves final design (Monday, July 3, 2023) Mural prep begins (week of July 10) BBQ event (TBD – week of July 24?)
023	Mural production complete (Target: August 4, 2023)

ArtW

posal Acceptance

ıdicate your approval and commitment to the items in this proposal:

ɜ

ɜst for Revisions

e_____

ın Neighborhood Council

_____

ɔigning, ArtWorks will draft a formal Partner Agreement along with terms and conditions to solidify bilities for both parties for the project.

Please return by May 2, 2023

Thank you and we look forward to working with you!

ArtW

ARTWORK DONATION AGREEMENT

The **CITY OF CINCINNATI**, an Ohio municipal corporation, 801 Plum Street, Cincinnati, Ohio 45202 (the "**City**"), and **[APPLICANT NAME],** [an Ohio limited liability company] [a neighborhood community group] [an individual], the address of which is [full address] ("**Applicant**"), hereby enter this agreement for the installation of an artistic depiction, artwork, graphic design, or other artistic idea (the "**Artwork**") to be owned and displayed by the City as its own expression, which Artwork is depicted in Exhibit A (*Depiction of Artwork*) attached hereto and will be installed in the area shown on Exhibit B (*Location*) hereto (the "**Location**").

WHEREAS, the City of Cincinnati operates various artwork programs through which it reviews and approves proposals to create public art on certain City owed structures and/or within the right-of-way of certain City streets; and

WHEREAS, the City takes ownership and displays as its own expression artwork that is successfully selected through its programs; and

WHEREAS, the Applicant has been selected by the City through its artwork program to install the artwork, which the Applicant has agreed to donate to the City upon the terms and conditions contained herein; and

NOW THEREFORE, the terms and conditions of this Agreement are as follows:

1. APPROVAL AND INSTALLATION

a. Application. In accordance with The City of Cincinnati, Department of Transportation policies and guidelines, the Applicant has submitted an application and required fees, which include a detailed proposal for how the Artwork will look, what materials will be used, and any other relevant details about the installation of the Artwork and about the Location (the "**Proposal**"). The City has approved the installation of the Artwork, and it has agreed to assume ownership of the Artwork and display it at the Location.

b. Access. The Applicant shall be permitted to install the Artwork at the Location. No other installation, painting, or encroachment of any kind shall be permitted in any other location in the City's right-of-way or other City property or structures.

c. Changes; Approval. The Applicant shall make whatever additional changes to the Artwork plans as may be required by the City's Department of Transportation and Engineering ("DOTE"), and the Applicant shall not commence installation until DOTE has approved the final plans.

d. Before Installation. The Applicant agrees to notify all households and businesses within one city block of the Location at least fourteen (14) days before starting installation of the Artwork. The Applicant will provide notice by posting it on doors and if a door is not present, by regular mail to the owner. This requirement may be waived in writing by DOTE.

e. No Transfer. This Agreement is personal to the Applicant and shall not inure to the benefit of the Applicant's successors-in-interest. This Agreement also may not be assigned without the prior written consent of the City. This Agreement shall not be recorded in the public records.

f. Installation. The Applicant agrees to complete the installation of the Artwork as detailed in the Proposal within the timeframe provided by DOTE, and it agrees the installation of the Artwork shall otherwise remain under the direction and control of DOTE. The Artwork installation and the art contained therein shall not deviate in any way from the Proposal accepted and agreed to by the City or its departments.

g. Permits. The Applicant agrees to obtain all necessary permits and pay all necessary fees for such permits, including a Street Blocking Permit from the Cincinnati Police Department, as are necessary

for the installation of the Artwork.

h. Prompt Notification. The Applicant shall notify DOTE upon completion of the Artwork.

i. Materials. The Applicant shall provide all paint, materials, equipment, services, and know-how used in connection with the installation of the Artwork for the benefit of the City, and the City accepts the provision of the materials, equipment services, and know-how. The Applicant acknowledges and agrees to comply with all design and material criteria as provided by DOTE. The Applicant shall not bring or permit to be brought onto the right-of-way any hazardous materials or other contaminants or substances that are harmful to the public or to the environment. DOTE may set standards for, and the Applicant will ensure compliance with, any other requirement regarding materials applicable to the Artwork.

j. Cleanliness of Site. The Applicant shall not store, use, or dispose of any toxic or hazardous materials without the prior written consent of the City, and shall keep the Location, and surrounding area, free from accumulation of waste materials or rubbish caused by any installation or operation. Upon completion of the Artwork, the Applicant shall remove all waste materials, rubbish, artistic tools, construction equipment, machinery, and surplus materials. If the Applicant fails to clean up as provided herein, the City may do so, and the full costs thereof shall be charged to the Applicant.

2. MAINTENANCE. The Applicant acknowledges and understands the City has no responsibility to maintain the Artwork and artwork after the installation. The Applicant acknowledges damage may occur as a result of utility work, road maintenance, road cleaning, reconstruction of road and right-of-way, and any other such work, and the City shall not be responsible for any repairs or maintenance. The Applicant may apply to repair the Artwork eighteen (18) months after the installation is completed; provided, however, the approval to repair the Artwork shall remain within the sole discretion of the City.

3. EXPENSES. All expenses associated with the installation, maintenance, repair, and removal of the Artwork, and the Applicant's use of the Location, shall be borne by the Applicant. The Applicant agrees to donate the Artwork and artwork and any time, materials, or talents necessary for the installation of the Artwork to the City. The Applicant shall be solely responsible for compensation of any and all individuals, including any contractors or subcontractors, providing services to install or maintain the Artwork. The City shall not be responsible for any costs associated with the Artwork or the Applicant's use of the Location.

4. NO CITY WARRANTIES; APPLICANT WAIVER OF CLAIMS FOR DAMAGE. The Applicant acknowledges and agrees that working within a public right-of-way is inherently dangerous, and it requires that the Applicant take appropriate measures and precautions to protect itself, and its agents, employees, contractors, and subcontractors from harm. The City makes no representations or warranties to the Applicant concerning the condition of the Location or its suitability for the installation of the Artwork. The City shall have no responsibility or liability for loss or damage to the Artwork or any items of personal property that may at any time be on the Location, including, without limitation, damage caused by the general public, trespassers, graffiti, thrown objects, wind, hail, fire, or other casualty, no matter how such damage is caused. The Applicant hereby waives, as against the City and its employees, agents, and contractors, all claims and liability, and on behalf of the Applicant's insurers, rights of subrogation, with respect to property damaged or destroyed by fire or other casualty or any other cause, no matter how caused.

5. CITY OWNERSHIP, RIGHT TO MODIFY OR REMOVE. The Applicant hereby transfers all ownership interest in the Artwork and the artwork contained in the Artwork to the City, and the City shall own all rights in the Artwork, the Proposal, and any art therein except as specified below. The Applicant acknowledges the Artwork is temporary and the City may, in its sole discretion, paint over, remove, resurface or allow the installation of different artwork, in part or in whole, at any time the City decides.

6. COPYRIGHT, VARA WAIVER.

a. Applicant Warranty. The Applicant warrants and represents neither the Proposal, the Artwork, nor any artwork contained therein violates any copyright or infringes on the copyright of any third party

or on any other intellectual property rights of any third party. The Applicant further represents it holds full title to any artwork transferred to the City and it is not licensing or sub-licensing any such artwork and has the right and authority to enter into this Agreement.

b. Copyright. The Applicant transfers to the City all ownership interest in all rights including rights under the federal Visual Artists Rights Act of 1990 ("VARA"), 17 U.S.C. §§ 106A and 113(d) in the Proposal, the Artwork, and the artwork contained therein. The artist or artists who have been or will be involved in designing or installing the Artwork or in creating the Proposal have waived their rights under VARA by completing and signing a waiver of rights under VARA, which is attached hereto as Exhibit C (*Signed VARA Waiver*).

c. Artists Intellectual Property License. The City hereby grants to the Applicant the limited and revocable license to make, display, and distribute, and authorize the making, displaying, and distribution of photographs and other reproductions of the Artwork. The Applicant may use such reproductions for advertising, educational and promotional materials, brochures, books, flyers, postcards, print, broadcast, film, and electronic and multimedia publicity. The Applicant may not license or sublicense its rights for any private or commercial purpose. This license granted hereunder does not include the right to sell photographs or reproductions of the Artwork.

7. CITY AND UTILITY ACCESS.

a. City's Right to Enter upon Property. The Applicant acknowledges that the City and its authorized representatives have the unlimited right to enter upon the Location and the Artwork at any time for any purpose, including without limitation to inspect the Location and the Artwork. The Applicant further acknowledges its ability to enter upon the Location shall always be subject to the City's direction and control. The City shall have no duty to inspect.

b. Rights of Utility Companies. The authorization herein granted to the Applicant to install the Artwork and to use the Location are subject and subordinate to the rights of any and all utility companies that may now or hereafter have utility lines and/or other utility installations within the Location. The Applicant shall not alter, relocate, or otherwise interfere with such utility lines and installations and shall not do anything that will impair such utility companies' right to enter upon the Location from time to time for all purposes associated with the operation, maintenance, repair, replacement or removal of such utility lines and installations. Such utility companies have continued access to the Location 24 hours per day, 7 days per week, 52 weeks per year.

8. COMPLIANCE WITH LAWS, REGULATIONS, AND PROGRAMS. The Applicant shall comply with all applicable statutes, ordinances, regulations, and rules of the federal government, the State of Ohio, the County of Hamilton, and the City of Cincinnati.

9. INDEMNIFICATION OF THE CITY. The Applicant shall indemnify, defend, and save the City, its employees, agents, and contractors harmless from and against any and all losses, damages, settlements, costs, charges professional fees, and other expenses and liabilities of every kind and character (including without limitation attorney fees) arising out of or related to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character in connection with the Applicant's installation, maintenance, or removal of the Artwork, use of the Location, or violation of the provisions set forth in this Agreement, including without limitation any of the foregoing that may arise or be claimed with respect to any death, personal injury, or loss of or damage to property on or about the Location, including any such death, injury, or loss related to the materials used in installation, maintenance, or removal of the Artwork. The Applicant shall assume the defense (with counsel acceptable to the City) and settlement of any and all such suits or other legal proceedings brought against the City and shall pay all judgments entered in such suits or other legal proceedings. The assumption of liability and indemnity obligations of the Applicant under this Agreement shall survive the termination of this Agreement with respect to matters arising prior thereto.

10. NOTICES. All notices given hereunder by either party shall be in writing and shall be personally

delivered or mailed by U.S. Mail to the parties at the following addresses:

To City:
City of Cincinnati
Dept. of Transportation & Engineering
City Hall, Room 450
801 Plum Street
Cincinnati, OH 45202

To the Applicant:

_____

_____

_____

_____

11. LAW TO GOVERN. This Agreement is entered into and is to be performed in the State of Ohio. The City and the Applicant agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

12. FORUM SELECTION. The Applicant acknowledges and agrees that all state courts of record sitting in Hamilton County, Ohio, shall be the exclusive forum for the filing, initiation, and prosecution of any suit or proceeding arising from or out of, or relating to, this Agreement, or attachment thereto, including any duty owed by the Applicant to the City in connection therewith.

13. AMENDMENT. This Agreement may not be modified or amended.

14. ENTIRETY. This Agreement and the exhibits attached hereto contain the entire agreement between the parties as to the matters contained herein. Any oral representations or modifications concerning this Agreement shall be of no force and effect.

[Signature Page Follows]

This Artwork Agreement is executed by the parties on the dates set forth below.

CITY OF CINCINNATI

By: _____

Date: _____

Recommended by:

_____

Approved as to Form:

_____
Assistant City Solicitor

ACCEPTED AND AGREED TO BY:

[APPLICANT NAME]

By: _____

Printed name: _____

Title: _____

Date: _____

EXHIBIT A – Depiction of Artwork

SEE ATTACHED

EXHIBIT B – Location

SEE ATTACHED

EXHIBIT C – Signed VARA Waiver

SEE ATTACHED

Exhibit E

WAIVER OF RIGHTS PURSUANT TO THE VISUAL ARTISTS RIGHTS ACT

Description of Artwork (type, medium, colors, design): _____

_____

_____

Title (if applicable): _____

Date Created: _____

Dimensions (estimated): _____

Location: _____

The above-described artwork may be considered to be a "work of visual art" subject to the provisions of the federal Visual Artists Rights Act of 1990, 17 U.S.C. §106A and 113(d) ("**VARA**"), specifically the rights of certain authors to attribution and integrity codified in §106A(a).

I am an author of the artwork and am authorized to waive the rights conferred under VARA in accordance with the waiver provision 17 U.S.C. §106A(e)(1).

I hereby voluntarily and permanently waive my rights to attribution and integrity with respect to the artwork pursuant to VARA, and any identical or similar rights pursuant to any other applicable federal law, state law, or foreign or international law. I hereby waive my right to prevent any intentional distortion, mutilation, or other modification of the artwork.

I acknowledge that because of this waiver, the City of Cincinnati, and its officers, employees, agents, contractors, licensees, successors, or assigns ("**City**"), have the absolute right to change, modify, move, relocate, transport, remove, replace, repair, or restore the artwork located within the City, in whole or in part, in the City's sole discretion.

I understand the effect of this waiver and hereby acknowledge that I am surrendering the rights described herein with respect to the artwork.

Signature of Artist: _____

Printed Name: _____

Date Signed: _____

CPC ITEM # 3

June 2, 2023

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on proposed text amendments to modify Title XIV "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code, by ordaining new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by amending the provisions of Sections 1401-01, 1403-05, 1405-05, 1407-05, 1409-07, 1410-05, 1411-05, 1413-05, 1415-05, 1417-03, 1421-01, and 1501-12 to provide for the establishment of accessory dwelling units on the same lots as single-family dwellings throughout the City.

EXHIBITS:
Provided in addition to this report are the following exhibits:

- Exhibit A – Ordinance
- Exhibit B – Research Report
- Exhibit C – Community Engagement Summary
- Exhibit D – Written Public Comment

BACKGROUND:
The Property Tax Working Group was established by City Council in September of 2018 with the purpose of crafting a strategy to protect seniors, legacy residents, people with disabilities, and other vulnerable homeowners in Cincinnati from displacement as their neighborhoods see growth and new investment, particularly due to increased property taxes. The group evaluated trends and best practices from across the nation, and ultimately produced a report of several recommendations that would help to accomplish this goal in July of 2020. One of these recommendations was the following:

> **Section III: Other Measures**
> Recommendation 1
> Change the Zoning Code to permit accessory dwelling units/granny flats with stipulations that:
> - Either the large or smaller residence must be occupied as the primary residence by the owner more than 75% of the year.
> - Require landlord training on fair housing, sample rental contracts, landlord best practices, and more.

As a result, the Department of City Planning and Engagement began to research the topic of Accessory Dwelling Units (ADUs). A detailed report was produced in November of 2020 (Exhibit B) that outlined what an ADU is, the benefits and challenges, implementation components, the economic impact of ADU policies, and recommendations and considerations. This report concluded with the following recommendation:

> [T]he City of Cincinnati [should] pursue the inclusion of ADUs in the Zoning Code. An ADU policy would address the intentions of the Property Tax Working Group and additional housing needs. ADUs have the potential to provide housing for different family sizes and configurations and people with varying incomes and needs. Additionally, an ADU policy is consistent with multiple strategies within Plan Cincinnati (2012). It supports the City's commitment to increasing its AARP Livability Index score and being a community for people of all ages.

The report also provided the following considerations:

1. **Purpose of Recommendation:** The Property Tax Working Group created recommendations to help seniors and people living with disabilities remain in their homes. The potential outcomes of the ADU ordinance must be analyzed to see if the purpose behind the recommendation is being met. This can also be addressed by a review of ADU permits on an annual basis.
2. **Community Engagement:** A text amendment to the Zoning Code will require a public staff conference, and review by City Planning Commission and City Council. In addition to these opportunities for public input, it is recommended that further community engagement occurs during the development of an ADU ordinance.
3. **Further Legal Review:** A legal review of components of an ADU ordinance would be required, especially regarding owner-occupancy stipulations and licensing requirements.

As per these considerations, a series of community engagement meetings were held to discuss the specifics of the potential policy. These meetings were hosted by Councilmember Mark Jeffreys, who is the sponsor of this ordinance, in October of 2022. The findings from these meetings were compiled into a summary document (Exhibit C) and used to inform the final proposal.

On March 22, 2023, Councilmember Mark Jeffreys submitted the ordinance to City Council ordaining new sections and amending other sections of the zoning code to permit the establishment of Accessory Dwelling Units on the same lots as a single-family dwellings. After introduction of the ordinance at the Equitable Growth and Housing Committee on March 28, 2023, the ordinance was referred to the City Planning Commission for its consideration.

PROPOSED TEXT AMENDMENTS:

The ordinance proposes the following amendments to the Title XIV, "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code:

§ 1401-01-A1A "Accessory Dwelling Unit"

Overview: This amendment establishes a new section of the Municipal Code providing the definition of an Accessory Dwelling Unit as follows:

> "Accessory dwelling unit" means a self-contained dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area; that is located on the same lot as a larger single-family dwelling that serves as the principal use of the lot; and whose use is subordinate and incidental to the larger single-family dwelling.

§ 1401-01-T3 "Two-Family Dwelling"

Overview: This amendment modifies the definition of a two-family dwelling to provide that this classification only applies when neither unit is an ADU.

§ 1421-01 "Accessory Residential Structures"

Overview: This amendment modifies the regulations for Accessory Residential Structures to provide that these regulations do not apply to ADUs, which would now be regulated by the new Section 1421-06 "Accessory Dwelling Units," and that the maximum number of Accessory Structures must be compliant with the "Maximum Size" regulations for ADUs outlined in the new Section 1421-06 (g).

§ 1421-06 "Accessory Dwelling Units"

Overview: This amendment establishes a new section of the Municipal Code providing the regulations for an Accessory Dwelling Unit as follows:

1. *General:* ADUs may be established within the interior of, as an addition to, or as a detached structure on the same lot as a single-family dwelling, provided there is no more than one ADU per lot.
2. *Entrance:* The ADU must provide a separate exterior entrance independent of the entrance to the primary home.
3. *Lot Size:* A lot must meet the minimum lot-size requirements of the underlying zoning district or Section 1421-09 "Lot Area for Lots of Record," whichever is less restrictive, in order to build an ADU.
4. *Lot Coverage:* For lots of 4,000 square feet or more, an ADU cannot exceed 800 square feet or 15% of the total lot area, whichever is greater. For lots less than 4,000 square feet, an ADU cannot exceed 800 square feet, or the combined footprint of the primary home and the ADU cannot exceed 60% of the total lot area, whichever is greater. This does not apply to the alterations of legally existing accessory structures (e.g. garages) so long as the alteration does not expand the building's existing footprint.
5. *Maximum Number of Accessory Structures:* Only two Accessory Structures of any type, including an ADU, are permitted per lot.
6. *Setbacks:* Interior ADUs or alterations of existing structures (e.g. garages) are not subject to setback regulations unless they expand the existing building footprint. Detached ADUs are subject to side and rear-yard setbacks except when they are an alteration to an existing structure that does not expand its footprint. Attached ADUs expanding the footprint of the existing home are subject to all applicable setback regulations. Detached ADUs are not permitted in front yards.
7. *Maximum Size:* An ADU cannot exceed the square footage of the principal home.
8. *Maximum Height:* Detached ADUs cannot exceed 25 feet. Alterations to an existing structure cannot exceed 25 feet or the existing height of the structure, whichever is greater. Attached ADUs are subject to existing height regulations.
9. *Detached ADUs:* Detached ADUs must be permanently constructed with permanent utility hookups. Mobile tiny-homes and RVs are not permitted.
10. *Parking:* ADUs are not required to provide off-street parking.
11. *Short-Term Rentals*: ADUs may be operated as short-term rentals in accordance with the Short-Term Rental Registration outlined in Chapter 856.
12. *Occupancy*: Owners of lots with an ADU must reside in one of the two structures for as long as the ADU exists or designate a "Responsible Person" to do so. "Responsible Person" means any person designated by the owner of a lot as having independent duty, responsibility (including financial), and authority to operate, manage, and maintain the lot. To ensure compliance, owners must record a covenant with the City Solicitor that provides the above, and all ADUs must be registered with the Zoning Administrator. Registration must be renewed biennially and updated and reverified whenever there is a change of ownership or Responsible Person. Failure to comply will result in a Class F civil offense, with a fine of $15,000.

§ 1403-05, 1405-05, 1407-05, 1409-07, 1410-05, 1411-05, 1413-05, 1415-05, 1417-03 "Land Use Regulations" for Single Family, Residential Multi-family, Office, Commercial, Urban Mix, Downtown Development, Manufacturing, Riverfront, and Institutional Residential Districts

Overview: All of the above amendments modify the respective land use tables associated with each District Section to include Accessory Dwelling Units as a permitted use, subject to the regulations in Section 1421-06, with the following limitation:

> Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

These amendments effectively modify all appropriate land use tables in order to permit an ADU to be built on any lot where a single-family home is permitted to be built.

§ 1501-12 "Class F Civil Offenses"
Overview: This amendment modifies the Section violations that are considered Class F Civil Offenses to include Section 1421-06 (1) (1), which outlines the owner occupancy requirement for all Accessory Dwelling Units (see above).

The proposed ordinance is attached as Exhibit A. Modifications to the zoning text are marked as strikethroughs (removals) and underlines (additions).

PUBLIC ENGAGEMENT:
There have been several layers of public engagement related to the consideration of ADUs for the City. The main components of this process are outlined and summarized below.

Property Tax Working Group
The primary catalyst for an ADU ordinance in the City was borne from the final recommendations of the Property Tax Working Group (see "Background"). This group was a coordinated effort between the City and the community to identify solutions to a variety of issues related to displacement, and was itself an extensive and involved community engagement process that resulted in the final recommendations, including the ADU proposal. The group met monthly from February 2019 to July 2020 and was composed of representatives from a diverse variety of local organizations, including the African American Chamber of Commerce, Baptist Ministries, Cincinnati Neighborhood Business Districts United (CNBDU), Cincinnati Public Schools, the Community Action Agency, the Council on Aging, the Greater Cincinnati Board of Realtors, the Hispanic Chamber of Cincinnati, Homebase, the Homebuilders Association, the Homeownership Center of Greater Cincinnati, Housing Opportunities Made Equal (HOME), Invest in Neighborhoods, the Legal Aid Society, Local Initiatives Support Corporation (LISC), United Way, the University of Cincinnati's Real Estate Program and DAAP School of Planning, and the Port. All meetings were open to the public. There were a total of 25 Working Group members and over 1,000 members of the community who attended meetings, completed surveys, and submitted public comments. The Working Group hosted multiple open sessions to garner feedback directly from community members and other stakeholders throughout the process before finalizing the ultimate recommendations, including the ADU proposal.

ADU Conversations
In October of 2022, Councilmember Mark Jeffreys, per the considerations of the original Property Tax Working Group recommendation (see "Background"), hosted a series of engagement sessions with residents and stakeholders to gather input regarding key aspects of the potential ordinance. There were a total of six meetings, hosted virtually and at various times in both the morning and evening across a span of two weeks. There were a total of 45 attendees, with representatives from

the neighborhoods of Avondale, Clifton, College Hill, Evanston, Hyde Park, CUF, Madisonville, Mt. Lookout, Mt. Washington, North Avondale, Northside, Sayler Park, and Westwood present, as well as other key stakeholders including local developers, architects, realtors, and members of AARP and LISC. These meetings were structured with polls for participants to vote on, followed by open discussion of the poll question. The full summary is included as Exhibit C, but a synopsis is included here as well.

Top Priorities. Participants indicated that their top three concerns regarding ADUs were the issues of short-term rentals (27%), owner occupancy (23%), and size (20%). Other concerns brought up in discussion included conformity with the architectural style of the primary and surrounding structures and the role of ADUs in addressing the housing shortage. Notably, parking was only identified as a top concern by 10% of participants and setback was not selected as a concern by any participants.

Building Form. Most participants felt that an ADU should not exceed the height or size of the primary structure and did not indicate an interest in restricting attached vs. detached ADUs.

Parking. The most participants (32%) indicated that no parking should be required for an ADU, followed by 29% indicating that it should be dictated by the underlying zoning. Notable from the discussion are the points that not all properties have off-street parking in the first place, making them ineligible based on this regulation alone; that parking needs are situational and should be left up to the property owner; the risk that this requirement would inhibit the real production of ADUs; and the suggestion to limit a property to one ADU but not require parking (which is the proposal in this ordinance).

Short-Term Rentals. 55% of participants indicated they were in favor of allowing short-term rentals. Some participants said that a ban would create a black market, that short-term rentals serve many purposes, and that it could provide an additional income stream for a homeowner. Others said that short-term rentals are counter to the goal of increasing affordable housing opportunities and could turn residential neighborhoods into places for people to party.

Owner-Occupancy. Participants were split 50/50 on including an owner-occupancy provision. Some participants said that if someone is sharing their property, they should be required to be there, and expressed the desire for a vested interest in the neighborhood and concern about the potential abuse of an ADU policy by irresponsible and absentee landlords. Others felt that owner-occupancy requirements would be difficult to enforce and that it is wrong to restrict an owner's use of their property.

Invest In Neighborhoods Meeting

A public meeting was hosted virtually on the evening of March 27, 2023 by Councilmember Mark Jeffreys and Invest in Neighborhoods. This was the first meeting after the actual ordinance had been drafted, and a brief presentation was given that explained its components, followed by a question-and-answer session. Participants were interested in the topic of ADUs and mainly asked clarifying questions about the regulations in the ordinance, including about the owner-occupancy requirement, the difference between an ADU and a multi-family structure, and the details on the regulations on size and height. Primary concerns in this meeting were related to maintaining owner-occupancy and restrictions on short-term rentals, but generally supportive.

Public Staff Conference

A Public Staff Conference was held virtually by the Department of City Planning and Engagement on the evening of April 27, 2023. Notice of the meeting was sent to all Community Councils and Community Development Corporations, as well as those that had attended the March Invest in Neighborhoods session. Notice was also posted on social media and the webpage for the proposed amendment. There were a total of 25 members of the public in attendance, as well as 10 members of City staff from various departments. A presentation was given that outlined the details of the ordinance, followed by a question-and-answer session.

The feedback at the Public Staff Conference was generally supportive of ADUs in Cincinnati. Most people supported the concept in general, citing its positive impact on aging in place, multigenerational households, people with disabilities, addressing affordability and the housing shortage, and the ability to keep people in the neighborhoods that they love. However, there were a few key concerns that were echoed throughout the meeting.

Responsible Person. There was overall appreciation for the owner occupancy requirement, but some attendees were concerned about perceived ambiguity of the "Responsible Person" provision. There were concerns that a landlord could designate a property manager or a tenant as the Responsible Person and that this could facilitate poor maintenance of a property, which continues to be a prevailing problem in many neighborhoods as-is. Some expressed concern that the ordinance is not strict enough or that the Responsible Person provision could be a loophole for this type of behavior.

Short-Term Rentals. There were also concerns expressed about the allowance of short-term rentals and Airbnb in the ordinance. Some residents do not want any short-term rentals in their neighborhood due to concerns about noise and overcrowding. Some expressed support due to the potential income opportunities for homeowners. Others supported longer-term rentals (30-day minimum) for people like travel nurses, but not short-term visitors.

Density, Parking, and Other Concerns. Some attendees expressed concern about the additional density in general, particularly residents from places like the CUF neighborhood, where there are high student populations. Some objected to the lack of an off-street parking requirement, and other concerns were about the potential strain this could add to utility services, that the setback regulations allow these units to potentially be too close to lot lines and other neighbor's property, and the implications of subdividing a lot with an ADU on it.

NOTIFICATION:

Mailed and emailed notice of the June 2, 2023 City Planning Commission meeting was sent 14 days in advance to all Community Councils and Community Development Corporations, and emailed notice was sent to anyone who had been previously engaged on the topic. A webpage was also created at the beginning of this process on the Department of City Planning and Engagement's website with information on the public meeting dates, background on the proposal, materials from the Public Staff Conference, and the draft ordinance. The link to this webpage was provided on the notice.

CONSISTENCY WITH PLAN CINCINNATI:

The proposed amendments to Title XIV, "Zoning Code of the City of Cincinnati," are consistent with the Compete Initiative Area of *Plan Cincinnati* (2012) through the goal to "foster a climate conducive to growth, investment, stability, and opportunity" (pg. 103), as well as the Live Initiative Area through the

goal to "provide a full spectrum of housing options and improve housing quality and affordability" (p. 164) and the strategy to "Incentivize housing options of varied sizes and types for residents at all stages of life" (p.169).

CONCLUSION:

The goal of the proposed ordinance to permit Accessory Dwelling Units on the same lots as single-family dwellings throughout the City is to increase housing supply and affordability, provide for equitable access to housing in neighborhoods of choice, mitigate the risks of displacement associated with rising property values, generate wealth-building opportunities for residents in neighborhoods that are rapidly changing, provide legacy residents with the option to age in place with dignity, and make efficient use of existing infrastructure.

Staff finds that the proposed ordinance is consistent with its stated goals as well as those established by both the Property Tax Working Group and *Plan Cincinnati* (2012) (see "Background," and "Consistency with Plan Cincinnati"). The proposed ordinance puts Cincinnati in line with comparable cities who have passed similar legislation and enables the City to continue to follow current identified best practices in the field of Urban Planning (see Exhibit B). The proposal was identified as a potential solution to several issues currently facing the City resulting from an intensive, year-long focus group initiative (the Property Tax Working Group), and its components were drafted in accordance with feedback received from the initial engagement sessions.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

> **APPROVE** the proposed text amendments to modify Title XIV "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code, by ordaining new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by amending the provisions of Sections 1401-01, 1403-05, 1405-05, 1407-05, 1409-07, 1410-05, 1411-05, 1413-05, 1415-05, 1417-03, 1421-01, and 1501-12 to provide for the establishment of accessory dwelling units on the same lots as single-family dwellings throughout the city.

Respectfully submitted:

Gabrielle Couch

Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:

Katherine Keough-Jurs

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Exhibit A

city of CINCINNATI

Interdepartmental Correspondence Sheet

Date: March 15, 2023

To: Councilmember Mark Jeffreys

From: Emily Smart Woerner, City Solicitor EESW

Subject: **Ordinance – Modifying Title XIV Zoning Code of CMC New Section Accessory Dwelling Unit**

Transmitted herewith is an ordinance captioned as follows:

MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code, by ORDAINING new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by AMENDING the provisions of Sections 1401-01-T3, "Two-Family Dwelling," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-07, "Land Use Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1421-01, "Accessory Residential Structures," and 1501-12, "Class F Civil Offenses," to provide, throughout the City, for the establishment of accessory dwelling units on the same lots as single-family dwellings.

EESW/DBS(dmm)
Attachment
376083

Exhibit A

City of Cincinnati

DBS

EESW

An Ordinance No. _____ - 2023

MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code, by ORDAINING new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by AMENDING the provisions of Sections 1401-01-T3, "Two-Family Dwelling," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-07, "Land Use Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1421-01, "Accessory Residential Structures," and 1501-12, "Class F Civil Offenses," to provide, throughout the City, for the establishment of accessory dwelling units on the same lots as single-family dwellings.

WHEREAS, the Department of City Planning and Engagement has recommended text amendments to the Cincinnati Zoning Code to permit the construction and development of accessory dwelling units on the same lots as single-family dwellings; and

WHEREAS, the proposed text amendments will allow accessory dwelling units to be constructed in all zoning districts that permit single-family dwellings, ensure accessory dwelling units are developed in a manner that respects neighboring land uses, increases housing supply and affordability for City residents, and makes efficient use of existing infrastructure; and

WHEREAS, the ability to establish accessory dwelling units across the City will also provide for equitable access to housing in neighborhoods of choice, mitigate the risks of displacement associated with rising property values, and generate wealth-building opportunities for residents in neighborhoods that are rapidly changing; and

WHEREAS, through the increased access to housing and wealth-building opportunities that accessory dwelling units bring, legacy residents will have more options for aging in place with dignity; and

WHEREAS, at its regularly scheduled meeting on _____, the City Planning Commission reviewed the proposed text amendments and recommended their approval, finding them to be in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, a committee of Council held a public hearing to review and consider the proposed text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1; and

WHEREAS, the text amendments are consistent with *Plan Cincinnati* (2012), including its "Live" Initiative Area goals to "provide a full spectrum of housing options and improve housing quality and affordability" (p. 164) and to "create a more livable community" (p. 156); and

WHEREAS, the Council's authorization of accessory dwelling units is in furtherance of its commitment to address the City's housing needs holistically through comprehensive land-use reform and revisiting how it incentivizes and subsidizes the creation of housing; and

WHEREAS, the Council finds the proposed text amendments to be in the best interest of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new Section 1401-01-A1A, "Accessory Dwelling Unit," of the Cincinnati Municipal Code is hereby ordained to read as follows:

§ 1401-01-A1A. – Accessory Dwelling Unit.

"Accessory dwelling unit" means a self-contained dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area; that is located on the same lot as a larger single-family dwelling that serves as the principal use of the lot; and whose use is subordinate and incidental to the larger single-family dwelling.

Section 2. That Section 1401-01-T3, "Two-Family Dwelling," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1401-01-T3. – Two-Family Dwelling.

"Two-family dwelling" means a single building that contains two dwelling units, neither of which is an accessory dwelling unit.

Section 3. That Section 1421-01, "Accessory Residential Structures," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1421-01. – Accessory Residential Structures.

Structures ancillary to a principal structure are considered accessory structures. This section establishes regulations for residential accessory structures that are not accessory dwelling units. All accessory structures must be located, developed and operated in compliance with the following:

(a) *Location.* Accessory structures are not permitted in a front yard or a side yard except for fences and walls, flagpoles, lamp posts, arbors, trellis, birdbaths, decorative fountains, or other similar structures as determined appropriate by the Zoning Administrator.

(b) *Minimum Distance from Principal Structure:* One foot. Accessory structures, other than fences and walls, within one foot of the principal structure are considered part of the principal structure.

(c) *Maximum Size:* 800 square feet for all structures other than fences and walls.

(d) *Maximum Number of Accessory ~~Buildings~~ Structures:* Two~~.~~ subject to the provisions set forth in § 1421-06(g).

(e) *Maximum Height:* 15 feet.

(f) *Setbacks.* A minimum three-foot rear yard setback and three-foot side yard setback is required. Agricultural structures and animal keeping shelter structures shall conform to the provisions set forth in Chapter 1422.

Section 4. That new Section 1421-06, "Accessory Dwelling Units," of the Cincinnati Municipal Code is hereby ordained as follows:

§ 1421-06. – Accessory Dwelling Units.

This section establishes regulations for accessory dwelling units. All accessory dwelling units must be located, developed, and operated in compliance with the following provisions:

(a) *General.* Where permitted, an accessory dwelling unit may be established within the building envelope of a single-family dwelling, as an addition to a single-family dwelling, or as a detached structure on the same lot as a single-family dwelling, provided that no more than one accessory dwelling unit may be established on a single lot.

(b) Entrance. Each accessory dwelling unit must provide a separate exterior entrance independent of the entrance to the single-family dwelling to which it is subordinate and incidental.

(c) *Lot Size.* Any lot on which an accessory dwelling unit is established must meet the minimum-lot-size requirements for single-family dwellings prescribed by the applicable zoning district or § 1421-09, whichever requirement is less restrictive.

(d) *Lot Coverage.* The footprint of a detached accessory dwelling unit located on a lot of 4,000 square feet or larger shall not occupy more than 15% of the total lot area or 800 square feet, whichever is greater. If a lot is less than 4,000 square feet, the combined footprint of the primary single-family dwelling and an accessory dwelling unit shall not exceed 60% of the total lot area or 800 square feet, whichever is greater.

Exception: The alteration of a legally existing accessory structure (e.g., a garage) is permitted even though it may exceed the lot coverage restrictions above provided that the alteration of the structure does not expand its existing footprint.

(e) *Maximum Number of Accessory Structures*: No more than two accessory structures of any type, inclusive of a detached accessory dwelling unit, are permitted on a single lot.

(f) *Setbacks.*

(1) The establishment of an accessory dwelling unit within the building envelope of a legally existing single-family dwelling or through the alteration of a legally existing accessory structure is not subject to setback restrictions provided that the

establishment of the accessory dwelling unit does not expand the existing structure's footprint.

(2) Detached accessory dwelling units are subject to the side and rear-yard setback requirements for accessory residential structures in the applicable zoning district.

Exception: The alteration of a legally existing accessory structure for the purpose of establishing an accessory dwelling unit is not subject to setback restrictions provided that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.

(3) An accessory dwelling unit established as an addition to a legally existing single-family dwelling must comply with all setback requirements for single-family dwellings in the applicable zoning district.

(4) Detached accessory dwelling units are not permitted in front yards.

(g) *Maximum Size:* The square footage of an accessory dwelling unit may not exceed the square footage (excluding unfinished spaces) of the principal single-family dwelling to which it is subordinate and incidental.

(h) *Maximum Height.*

(1) Detached accessory dwelling units shall not exceed 25 feet in height.

Exception: The alteration of a legally existing accessory structure for the purpose of establishing an accessory dwelling unit shall not exceed 25 feet in height or the existing height of the accessory structure, whichever is greater.

(2) An addition to a principal single-family dwelling that will contain an accessory dwelling unit must comply with all height requirements for single-family dwellings in the applicable zoning district.

(i) *Detached Accessory Dwelling Units:* Detached accessory dwelling units must be of permanent construction and must contain permanent utility hookups. Mobile tiny homes and recreational vehicles are not permitted as accessory dwelling units.

(j) *Parking.* Accessory dwelling units are exempt from the off-street parking requirements set forth in § 1425-19.

(k) *Short-Term Rentals.* An accessory dwelling unit may be operated as a short-term rental in accordance with the provisions of Chapter 856, Short Term Rentals.

(l) *Occupancy by Owner or a Responsible Person.*

(1) The owner of each lot on which an accessory dwelling unit is established must (i) maintain a residence in the principal single-family dwelling or the accessory dwelling unit on the lot for so long as the accessory dwelling unit exists; or (ii) designate a responsible person who maintains a residence in the principal single-family dwelling or the accessory dwelling on the lot for so long as the accessory dwelling unit exists.

(2) To ensure ongoing compliance with subsection (1), the owner of each lot on which an accessory dwelling unit is established and maintained shall:

(i) record a covenant, in a form acceptable to the City Solicitor and irrevocable without the prior written consent of the Zoning Administrator, that provides the property owner or a responsible person shall maintain a residence on the property for so long as the accessory dwelling unit exists;

(ii) register the accessory dwelling unit with the Zoning Administrator and verify compliance with subsection (1) upon the establishment of the accessory dwelling unit;

(iii) renew the registration and verification no later than December 31 of every year ending in an odd number following the initial year of registration; and

(iv) update each registration and verification upon a change in ownership of the property or the designated responsible person.

(3) Any person who fails to maintain compliance with subsection (1) shall be liable for a Class F civil offense.

(4) For the purposes of this section 1421-06(l), the following terms shall have the following meanings:

(i) "Residence" means a dwelling unit that is the true, fixed, and permanent home where an individual intends to remain permanently and indefinitely; to which, whenever absent, the individual intends to return; and that only one of which may exist for one person within the city limits of the City of Cincinnati at any time.

(ii) "Responsible Person" means a natural person designated by the owner of a lot on which an accessory dwelling unit is established as having the independent duty, responsibility (including financial responsibility), and authority to operate, maintain, and manage the lot and all the dwelling units thereon.

Section 5. That Section 1403-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1403-05. - Land Use Regulations.

Schedule 1403-05 below prescribes the land use regulations for SF Districts. Uses are defined in Chapter 1401, Definitions. Uses not listed in the Schedule 1403-05 are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1403-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1403-05: Use Regulations - Single-family Districts

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Residential Uses						
Bed and breakfast home	—	C	C	C	C	See § 1419-09
Child day care home	L4	L4	L4	L4	L4	
Group residential						
Convents and monasteries	C	C	C	C	C	
Fraternities and sororities	—	—	—	—	—	
Patient family homes	—	—	—	—	—	
Rooming houses	—	—	—	—	—	
Shared housing for the elderly	—	—	—	L3	L3	
Permanent residential						
Single-family dwelling	P	P	P	P	P	See § 1403-11
Attached single-family dwelling	L13	L13	L13	P	P	See § 1403-11
Two-family	L11	L11	L11	L11	L11	
Multi-family	L11	L11	L11	L11	L11	
Residential care facilities						

Developmental disability dwelling	P	P	P	P	P	
Public and Semipublic Uses						
Cemeteries	—	—	—	L1	L1	
Cultural institutions	—	—	C	C	C	
Park and recreation facilities	L12	L12	L12	L12	L12	
Public safety facilities	—	—	—	C	C	
Religious assembly	C	C	C	C	C	
School, public or private	C	C	C	C	C	See § 1419-12
Transportation, Communication and Utilities						
Public utility distribution system	C	C	C	C	C	
Wireless communication antenna	L2	L2	L2	L2	L2	See § 1419-33
Wireless communication tower	C	C	C	C	C	See § 1419-33
Agriculture and Extractive Uses						
Animal keeping	P	P	P	P	P	See Chapter 1422
Farms	C	C	C	C	C	See Chapter 1422
Gardens	P	P	P	P	P	See Chapter 1422
Accessory Uses						
Any accessory use not listed below	L8	L8	L8	L8	L8	
Accessory dwelling unit	L14	L14	L14	L14	L14	See § 1421-06

Home Occupation	P	P	P	P	P	See § 1419-17
Commercial Vehicle Parking	L5	L5	L5	L5	L5	
Child day-care centers	L4,6	L4,6	L4,6	L4,6	L4,6	
Refuse storage areas	P	P	P	P	P	See § 1421-35
Drive Box	L7	L7	L7	L7	L7	
Fences and walls	P	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	P	See § 1421-39
Cemetery, incidental buildings and structures	—	—	—	L9	L9	
Rooming Unit	—	—	L10	L10	L10	
Portable storage containers	P	P	P	P	P	See § 1419-24
Nonconforming Uses						See Chapter 1447

Specific Limitations

L1 Only expansion of existing cemeteries allowed with a conditional use approval.

L2 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may only be attached to a permitted agricultural, public or semi-public or public utility building or structure.

L3 The minimum lot area for every resident is 800 square feet and the minimum living area for every resident is 250 square feet.

L4 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L5 One commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the following exceptions:

a. An unlimited number of commercial vehicles conveying the necessary tools, materials and equipment to a premises where labor using such tools, materials and equipment is to be performed during actual time of parking.

b. One commercial vehicle with current license owned by a resident of the residential property on which it is stored or parked not to exceed two tons in capacity.

c. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L6 Only if accessory to a public or semi-public use.

L7 Accessory to a public or semi-public use, provided the drive-box is at least 100 feet from any property used for residential purposes.

L8 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L9 Mausoleums, columbaria and other incidental buildings and structures within and accessory to cemeteries, may be no less than 100 feet from abutting properties in the residential district and may not exceed the height limitation for principal buildings of the district in which it is located.

L10 No more than two rooming units may be rented or leased in a single-family dwelling.

L11 This use must be legally established prior to the effective date of this Zoning Code. The use has the rights of Chapter 1447, Nonconforming Uses and Structures except for the provisions of § 1447-09 Expansion of Nonconforming Use and § 1447-11 Substitution of a Nonconforming Use.

L12 Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or non-profit, require a conditional use approval.

L13 Attached single-family is only permitted as part of a cluster housing development. See § 1403-13.

L14 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 6. That Section 1403-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1405-05. - Land Use Regulations.

Schedule 1405-05 below prescribes the land use regulations for RM Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1405-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1405-05. Except as otherwise

indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1405-05: Use Regulations - Residential Multi-family Districts

Use Classifications	RMX	RM-2.0	RM-1.2	RM-0.7	Additional Regulations
Residential Uses					
Bed and breakfast home	P	P	P	P	See § 1419-09
Day care home - Adult	C	C	P	P	
Day care home - Type A	C	C	L4	L4	
Day care home - Type B	L4	L4	L4	L4	
Group residential					
Congregate housing	—	—	P	P	
Convents and monasteries	P	P	P	P	
Fraternities, sororities, dormitories	—	—	C	P	
Patient family homes	—	—	P	P	
Rooming houses	—	—	—	L2	
Shared housing for the elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	See § 1403-11
Attached single-family dwelling	L15	P	P	P	See § 1403-11
Rowhouse, single-family dwelling	L15	P	P	P	
Two-family dwelling	P	P	P	P	
Three-family dwelling	P	P	P	P	

Multi-family dwelling	L3	P	P	P	
Residential care facilities					
Assisted living	C	C	P	P	
Developmental disability dwelling	P	P	P	P	
Nursing home	C	C	P	P	
Special assistance shelter	—	—	—	C	
Transitional housing					
Programs 1—4	—	P	P	P	
Programs 5—6	—	—	—	—	
Public and Semipublic Uses					
Clubs and lodges	C	C	C	C	
Community service facilities	C	C	C	P	
Cultural institutions	C	C	C	P	
Parks and recreation facilities	P	P	P	P	
Public safety facilities	C	C	P	P	
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	
Commercial Uses					
Bed and breakfast inns	C	C	C	P	See § 1419-09
Business services	—	—	—	L6,7	
Convenience markets	—	L16	L16	L7	
Food markets	—	L16	L16	L7	
Funeral and interment services	—	—	—	L6	

Loft dwelling units	—	L14	L14	L14	See § 1419-23
Medical services and clinics	—	—	—	L6,7	
Offices	—	—	—	L6,7	
Parking facilities	—	C	C	C	See Chapter 1425
Personal instructional services	—	—	—	L6,7	
Personal services	—	—	—	L6,7	
Recreation and entertainment					
Indoor or small-scale	—	—	—	L6,7	
Transportation, Communication and Utilities					
Public utility distribution system	C	C	C	C	
Transportation facilities					
Railroad right-of-way	P	P	P	P	
Wireless communication antenna	L9	L9	L9	L9	See § 1419-33
Wireless communication tower	C	C	C	C	See § 1419-33
Agriculture and Extractive Uses					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	p	See Chapter 1422
Accessory Uses					
Any accessory use not listed below	L8	L8	L8	L8	
Accessory dwelling unit	L18	L18	L18	L18	See § 1421-06

Home occupations	P	P	P	P	See § 1419-17
Commercial vehicle parking	L11	L11	L11	L11	
Day care center	L4, L17	L4, L17	L4, L17	L4, L17	
Rooming unit	L10	L10	L10	L10	
Transitional housing	L13	L13	L13	L13	
Commercial services	—	P	P	P	See § 1419-35, 1419-37
Refuse storage areas	P	P	P	P	See § 1421-35
Drive box	L12	L12	L12	L12	
Fences and walls	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	See § 1421-39
Portable storage containers	P	P	P	P	See § 1419-24
Nonconforming Uses					See Chapter 1447

Specific Limitations

L1 The minimum lot area for every resident is 500 square feet and the minimum living area for every resident is 250 square feet.

L2 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L3 Multi-family dwellings of four or more units must be legally established prior to the effective date of this Zoning Code. The use has the rights of Chapter 1447, Nonconforming Uses and Structures except for the provisions of § 1447-09 Expansion of Nonconforming Use and § 1447-11 Substitution of a Nonconforming Use.

L4 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L5 Not to exceed 3,000 square feet in gross floor area.

L6 Permitted only on arterial streets.

L7 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

L8 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L9 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public or public utility building or structure.

L10 No more than two rooming units may be rented or leased in any dwelling.

L11 One commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the following exceptions:

a. An unlimited number of commercial vehicles conveying the necessary tools, materials and equipment to a premises where labor using such tools, materials and equipment is to be performed during actual time of parking.

b. One commercial vehicle with current license owned by a resident of the residential property on which it is stored or parked not to exceed two tons in capacity.

c. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L12 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.

L13 Limited to transitional housing conforming to Paragraph 1401-03-T(c)(5) as an accessory use to public and semi-public uses. The use requires conditional use approval.

L14 Limited to City Council designated Live/Work Districts.

L15 Attached single-family dwellings and Rowhouse single-family dwellings of four or more units require conditional use approval.

L16 Permitted on the ground floor in multi-family buildings with a minimum of 50 dwelling units, occupying 1,200 square feet or less of gross floor area and having a separate exterior entrance: structures with less than 50 dwelling units require conditional use approval; food markets occupying more than 1,200 square feet of gross floor area require conditional use approval.

L17 Permitted only if accessory to a public or semi-public use.

L18 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 7. That Section 1407-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1407-05. - Land Use Regulations.

Schedule 1407-05 below prescribes the land use regulations for O Office Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1405-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1407-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1407-05: Use Regulations - Office Districts

Use Classifications	OL	OG	Additional Regulations
Residential Uses			
Bed and breakfast home	P	P	See § 1419-09
Day care home - Adult	P	P	
Day care home - Type A	L8	L8	
Day care home - Type B	L8	L8	
Group residential			
Congregate housing	P	P	
Convents and monasteries	P	P	
Fraternities and sororities	P	P	
Patient family homes	P	P	
Rooming house	—	L7	
Shared housing for elderly	P	P	

Permanent residential			
Single-family dwelling	P	L1	
Attached single-family dwelling	P	L1	
Rowhouse, single-family dwelling	P	—	
Two-family dwelling	P	L1	
Multi-family dwelling	P	L1	
Transitional housing			
Programs 1—4	P	P	
Program 5	—	P	
Program 6	—	C	
Public and Semipublic Uses			
Clubs or lodges	C	P	
Colleges, public or private	—	C	
Cultural institutions	P	P	
Day care center	P	P	
Government facilities and offices			
Offices	P	P	
Hospitals	—	C	
Parks and recreation facilities	P	P	
Public safety facilities	P	P	
Religious assembly	P	P	
Schools, public or private	P	P	See § 1419-12
Commercial Uses			

Animal services	—	P	See § 1419-05
Banks and financial institutions	P	P	See § 1419-13
Bed and breakfast inns	C	C	See § 1419-09
Business services	P	P	
Commercial meeting facility	L2	P	
Eating and drinking establishments			
Restaurants, full service	—	L4,5	See § 1419-21
Restaurants, limited	—	L4,5	See § 1419-21
Convenience markets	L4, 5	L4, 5	
Food markets	L4,5	L4,5	
Funeral and interment services	P	P	
Hotels and commercial lodging	—	P	
Laboratories, commercial	C	P	
Medical services and clinics	P	P	
Offices	P	P	
Parking facilities	C	C	See Chapter 1425
Personal instructional services	L3,4	L4	
Personal services	L3,4	L4	
Transportation, Communications and Utilities Uses			
Communications facilities	—	C	
Public utility distribution system	C	C	
Transportation facilities			
Heliports	—	C	

Railroad right-of-way	P	P	
Wireless communication antenna	L6	L6	See § 1419-33
Wireless communication tower	C	C	See § 1419-33
Agriculture and Extractive Uses			
Animal keeping	C	C	See Chapter 1422
Farms	C	C	See Chapter 1422
Gardens	P	P	See Chapter 1422
Accessory Uses			See Chapter 1421
Any accessory use not listed below	L9	L9	
Accessory dwelling unit	L13	L13	See § 1421-06
Home occupations	P	P	See § 1419-17
Rooming unit	L10	L10	
Refuse storage areas	P	P	See § 1421-35
Drive box	L11	L11	
Fences and walls	P	P	See § 1421-33
Exterior lighting	P	P	See § 1421-39
Small-scale specialized incinerator	—	L12	
Portable storage containers	P	P	See § 1419-24
Nonconforming Uses			See Chapter 1447

Specific Limitations

L1 For new construction, permitted only above the ground floor in mixed-use building on arterial streets. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions, and Conditional Uses. Pre-existing permanent residential uses are permitted.

L2 Not to exceed 3,000 square feet in gross floor area.

L3 Permitted only on arterial streets.

L4 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

L5 Drive-through facilities are not permitted.

L6 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure.

L7 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; no more than five rooming units for every building, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L8 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L9 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L10 The maximum number of rooming units is two.

L11 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.

L12 Accessory to hospitals, medical services, clinics commercial laboratories and research and development uses, provided the incinerator is located on a roof or at least 100 feet from any property used for residential purposes.

L13 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 8. That Section 1409-07, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1409-07. - Land Use Regulations.

Schedule 1409-07 below prescribes the land use regulations for C Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1409-07 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1409-07. Except as otherwise

indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1409-07: Use Regulations - Commercial Subdistricts

Use Classifications	CN-P	CN-M	CC-P	CC-M	CC-A	CG-A	Additional Regulations
Residential Uses							
Bed and breakfast home	P	P	P	P	—	—	See § 1419-09
Day care home - Adult	P	P	P	P	P	—	
Day care home - Type A	L3	L3	L3	L3	L3	—	
Day care home - Type B	L3	L3	L3	L3	—	—	
Group residential							
Congregate housing	P	P	P	P	P	P	
Convents & monasteries	P	P	P	P	—	—	
Dormitories	P	P	P	P	P	—	
Fraternities & sororities	P	P	P	P	—	—	
Patient family homes	P	P	P	P	—	—	
Rooming houses	L1	L1	L1	L1	—	—	
Shared housing for elderly	P	P	P	P	—	—	
Permanent residential							
Single-family dwelling	P	P	P	L2	L2	—	
Attached single-family dwelling	P	P	P	—	—	—	

Two-family dwelling	P	P	P	L2	L2	—	
Multi-family dwelling	P	P	P	L2	L2	—	
Residential care facilities							
Assisted living	P	P	P	P	P	—	
Developmental disability dwelling	P	P	P	L2	L2	—	
Nursing home	P	P	P	P	P	—	
Special assistance shelter	C	C	C	C	C	C	
Transitional housing							
Programs 1—4	P	P	P	L2	L2	—	
Program 5	—	—	—	P	P	P	
Program 6	—	—	—	C	P	P	
Public and Semipublic Uses							
Clubs and lodges	P	P	P	P	P	P	
Colleges, public or private	—	—	—	C	P	P	
Community service facilities	P	P	P	P	P	P	
Cultural institutions	P	P	P	P	P	P	
Day care center	P	P	P	P	P	P	
Government facilities and offices							
Offices	L9	L9	P	P	P	P	
Hospitals	—	—	—	—	—	P	
Park and recreation facilities	P	P	P	P	P	P	

Public maintenance facilities	—	—	—	—	C	C	
Public safety facilities	P	P	P	P	P	P	
Religious assembly	P	P	P	P	P	P	
Schools, public or private	P	P	P	P	P	P	See § 1419-12
Commercial Uses							
Ambulance services	—	—	—	—	P	P	
Animal service facilities	P	P	P	P	P	P	See § 1419-05
Banks and financial institutions	L9	L9	P	P	P	P	
Bed and breakfast inns	P	P	P	P	P	P	
Building maintenance services	—	—	—	—	P	P	
Building materials sales and services	—	—	—	L5	L5	P	
Business services	L9	L9	P	P	P	P	
Commercial meeting facility	—	—	—	P	P	P	
Eating and drinking establishments							
Convenience markets	L9	L9	P	P	P	P	
Drinking establishments	L9	L9	L9	P	P	P	
Restaurants, full service	L9	L9	L9	P	P	P	See § 1419-21
Restaurants, limited	L9	L9	P	P	P	P	See § 1419-21
Food markets	L9	L9	P	P	P	P	
Food preparation	L9	L9	P	P	P	P	

Funeral and interment services	P	P	P	P	P	P	
Garden supply stores and nurseries	—	—	—	L5	L5	P	
Hotels and commercial lodging	—	—	—	P	P	P	
Laboratories, commercial	L9	L9	P	P	P	P	
Loft dwelling units	P	P	P	P	P	P	See § 1419-23
Maintenance and repair services	L9	L9	P	P	P	P	
Medical services and clinics	L9	L9	P	P	P	P	
Offices	L9	L9	P	P	P	P	
Parking facilities	C	P	C	P	P	P	See Chapter 1425
Personal instructional services	L9	L9	P	P	P	P	
Personal services	L9	L9	P	P	P	P	
Private vehicular storage Lot	—	—	—	—	P	P	
Recreation and entertainment							
Indoor or small-scale	L9	L9	P	P	P	P	
Outdoor or large-scale	—	—	—	—	C	P	
Retail sales	L9	L9	P	P	P	P	
Vehicle and equipment services							
Vehicle and equipment sales and rental	—	—	—	C	L7	P	

Car wash	—	—	—	P	P	P	See § 1419-11
Fuel sales	—	P	—	P	P	P	See § 1419-15
Vehicle repair	—	—	—	C	P	P	See § 1419-27
Industrial Uses							
Production industry							
Artisan	C	C	C	C	P	P	
Limited	—	—	—	—	P	P	
Warehousing and storage							
Contractor storage	—	—	—	—	L5	L5	
Indoor storage	—	—	—	—	P	P	
Wholesaling and distribution	—	—	—	—	P	P	
Transportation, Communication and Utilities Uses							
Communications facilities	P	P	P	P	P	P	
Public utility distribution system	P	P	P	P	P	P	
Radio and television broadcast antenna	—	—	—	—	C	C	
Transportation facilities							
Heliports	—	—	—	—	C	C	
Railroad right-of-way	P	P	P	P	P	P	
Transportation passenger terminals	—	—	—	—	P	P	
Wireless communication antenna	L4	L4	L4	L4	L4	L4	See § 1419-33

Wireless communication tower	C	C	C	C	C	C	See § 1419-33
Agriculture and Extractive Uses							
Animal keeping	P	P	P	P	P	P	See Chapter 1422
Farms	C	C	C	P	P	P	See Chapter 1422
Gardens	P	P	P	P	P	P	See Chapter 1422
Accessory Uses							See Chapter 1421
Any accessory use not listed below	L6	L6	L6	L6	L6	L6	
Accessory dwelling unit	L12	L12	L12	L12	L12	—	See § 1421-06
Refuse storage areas	P	P	P	P	P	P	See § 1421-35
Drive box	L10	L10	L10	L10	L10	L10	
Commercial vehicle parking	P	P	P	P	P	P	
Exterior lighting	P	P	P	P	P	P	See § 1421-39
Small-scale specialized incinerator	L11	L11	L11	L11	L11	L11	
Portable storage containers	P	P	P	P	P	P	See § 1419-24
Nonconforming Uses							See Chapter 1447

Specific Limitations

L1 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L2 Permitted only above the ground floor in a mixed use building. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variance, Special Exceptions, and Conditional Uses.

L3 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L4 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure.

L5 Permitted provided that outside storage is screened with an 8 ft. privacy fence.

L6 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted except where expressly prohibited. All others require conditional use approval.

L7 Permitted on arterial streets with a maximum site size of two acres. Vehicle loading and unloading must occur on-site.

L8 Use is limited to 2,500 square feet and the use must be located within a mixed-use building; more space requires conditional use approval.

L9 Use is limited to 15,000 square feet; more space requires conditional use approval.

L10 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L11 The material incinerated is generated on-site and is located on a roof or at least 100 feet from any property used for residential purposes.

L12 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 9. That Section 1410-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 14010-05. - Land Use Regulations.

Schedule 1410-05 below prescribes the land use regulations for UM District. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1410-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1410-05. Except as otherwise

indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1410-05: Use Regulations – Urban Mix District

Use Classifications	UM	Additional Regulations
Residential Uses		
Group Residential		
Bed and breakfast home	P	See § 1419-09
Day care home - Adult	P	
Day care home - Type A	L2	
Day care home - Type B	L2	
Group residential		
Congregate housing	P	
Convents and monasteries	L7	
Fraternities, sororities, dormitories	L7	
Patient family homes	L7	
Rooming houses	L1	
Shared housing for the elderly	L7	
Permanent Residential		
Single-family dwelling	P	See § 1403-11
Attached single-family dwelling	P	See § 1403-11
Rowhouse, single-family dwelling	P	
Two-family dwelling	P	

Multi-family dwelling	P	
Residential Care Facilities		
Assisted living	P	
Developmental disability dwelling	P	
Nursing home	P	
Special Assistance Shelter	C	
Transitional Housing		
Programs 1 - 4	P	
Program 5, 6	—	
Public and Semipublic Use		
Clubs and lodges	P	
Colleges, Public or Private	P	
Community service facilities	C	
Cultural institutions	P	
Day Care Center	P	
Government Facilities and Offices		
Offices	P	
Hospitals	P	
Parks and recreation facilities	P	
Public maintenance Facilities	C	
Public safety facilities	P	
Religious assembly	P	
Schools, public or private	P	See § 1419-12

Commercial Uses		
Ambulance Services	C	
Animal Services	C	See § 1419-05
Banks and Financial Institutions	L9	See § 1419-13
ATM, Stand Alone	C	
Bed and breakfast inns	P	See § 1419-09
Building maintenance services	P	
Building material sales & services	L3	
Business services	P	
Commercial meeting facilities	C	
Eating and Drinking Establishments		
Convenience markets	L9	
Drinking establishments	P	See § 1419-21
Restaurants, Full Service	L9	See § 1419-21
Restaurants, Limited Service	L9	See § 1419-21
Food markets	L9	
Food preparation	P	
Funeral and interment services	P	
Garden supply stores & nurseries	C	
Hotels & commercial lodging	P	
Laboratories, commercial	L6	
Loft dwelling units	P	See § 1419-23
Maintenance & repair services	P	

Medical services and clinics	P	
Offices	P	
Parking facilities	C	See § 1425, § 1411-25
Personal instructional services	P	
Personal services	P	
Recreation and Entertainment		
Indoor or small scale	P	
Outdoor or large scale	C	
Retail sales	L6	
Vehicle & Equipment Services	L10	
Car wash	L10	See § 1419-11
Vehicle repair	L11	See § 1419-27
Industrial Uses		
Production industry		
Artisan	P	
General	C	
Limited	P	
Research & development	C	
Warehouse & Storage		
Contractor's storage	L3	
Indoor storage	P	
Wholesale & distribution	C	
Transportation, Communication and Utilities		

Communications facilities	C	
Public utility distribution system	L12	
Transportation Facilities		
Heliports	C	
Railroad right-of-way	P	
Transportation passenger terminals	C	
Wireless communication antenna	L4	See § 1419-33
Wireless communication tower	C	See § 1419-33
Agriculture and Extractive Uses		
Animal keeping	P	See Chapter 1422
Farms	C	See Chapter 1422
Gardens	P	See Chapter 1422
Accessory Uses		
Any accessory use not listed below	L5	
Accessory dwelling unit	L14	See § 1421-06
Commercial services	P	See § 1419-35, 37
Commercial vehicle parking	P	
Drive box	L13	
Exterior lighting	P	See § 1421-39
Fences and walls	P	See § 1421-33
Home occupations	P	See § 1419-17
Refuse storage areas	P	See § 1421-35
Rooming unit	L8	

Small scale specialized incinerator	—	
Transitional Housing	—	
Portable Storage Containers	P	See § 1419-24
Nonconforming Uses		See Chapter 1447

Specific Limitations

L1 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L2 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear.

L3 Permitted provided outdoor storage is screened so as not to be visible from adjacent streets.

L4 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, a commercial or industrial building or structure.

L5 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L6 Use is limited to 15,000 square feet.

L7 A separate entrance for access to rooming units must be provided in a MIX-use building.

L8 No more than two rooming units may be rented or leased in any dwelling.

L9 Drive through facilities are not permitted.

L10 Permitted as an accessory use located within a parking garage.

L11 Permitted within a fully enclosed structure.

L12 The facility must be underground, within a building or on the roof within an enclosure.

L13 Accessory to a public or semi-public use provided that the drivebox is at least 100 feet from any property used for residential purposes.

L14 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 10. That Section 1411-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1411-05. - Land Use Regulations.

Schedule 1411-05 below prescribes the land use regulations for DD Downtown Development Use Subdistricts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1411-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1411-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1411-05: Use Regulations – Downtown Development Use Subdistricts

Use Classifications	DD-A	DD-B	DD-C	DD-D	Additional Regulations
Residential Uses					
Bed and breakfast home	P	P	P	P	See § 1419-09
Day care home - Adult	P	P	P	P	
Day care home - Type A	L12	L12	L12	L12	
Day care home - Type B	L12	L12	L12	L12	
Group residential					
Convents and monasteries	L1	L1	L1	L1	
Fraternities and sororities	L1	L1	L1	L1	
Patient family homes	L1	L1	L1	L1	

Rooming houses	L2	L2	L2	L2	
Shared housing for elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	
Attached single-family dwelling	P	P	P	P	
Single-family rowhouse	P	P	P	P	
Multi-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Residential care facilities					
Assisted living	—	P	P	—	
Developmental disability dwelling	P	P	P	P	
Nursing home	—	P	P	—	
Special assistance shelter	C	C	C	C	
Transitional housing					
Programs 1—5	P	P	P	P	
Program 6	L11	L11	L11	L11	
Public and Semipublic Uses					
Clubs and lodges	P	P	P	P	
Colleges, public or private	P	P	P	P	
Community service facilities	P	P	P	P	
Cultural institutions	P	P	P	P	

Day care center	P	P	P	P	
Government facilities and offices					
Correctional institutions	—	—	C	—	
Offices	P	P	P	P	
Hospitals	P	P	P	P	
Park and recreation facilities	P	P	P	P	
Public maintenance facility	—	P	P	P	
Public safety facilities	P	P	P	P	
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	See § 1419-12
Commercial Uses					
Animal service facilities	—	C	C	—	See § 1419-05
Banks and financial institutions	L3	L3	L3	L3	
ATM, stand-alone	—	—	C	C	See § 1419-07
Bed and breakfast inns	P	P	P	P	See § 1419-09
Building maintenance services	—	—	P	—	
Business services	P	P	P	P	
Commercial meeting facilities	L4	L4	L4	L4	
Eating and drinking establishments					

Convenience markets	L3	L3	L3	L3	
Drinking establishments	P	P	P	P	
Restaurants, full service	L3	L3	L3	L3	See § 1419-21
Restaurants, limited	L3	L3	L3	L3	See § 1419-21
Food markets	L3	L3	L3	L3	
Food preparation	P	P	P	P	
Funeral and interment services	—	—	P	—	
Hotels and commercial lodging	P	P	P	P	
Laboratories, commercial	L4	—	L4	L4	
Loft dwelling units	P	P	P	P	See § 1419-23
Maintenance and repair services	P	P	P	P	
Medical services and clinics	L4	P	L4	L4	
Offices	L4	P	L4	L4	
Parking facilities	L13	L13	L13	L13	See § 1411-25
Personal instructional services	L5	L5	P	L5	
Personal services	P	L6	P	P	
Recreation and entertainment					
Indoor or small-scale	L5	L5	P	L5	
Outdoor or large-scale	C	—	C	C	
Retail sales	P	L6	P	P	

Vehicle and equipment services					
Vehicle and equipment sales and rental	L7	—	L7	—	
Car wash	L7	L7	L7	L7	See § 1419-11
Vehicle repair	—	—	L8	—	See § 1419-27
Industrial Uses					
Production industry					
Artisan	—	—	P	P	
Limited	—	—	P	—	
Research and development	—	—	C	—	
Warehousing and storage					
Indoor storage	—	—	P	—	
Wholesaling and distribution	—	—	P	—	
Transportation, Communication and Utilities					
Communications facilities	P	—	P	P	
Public utility distribution system	L9	L9	L9	L9	
Public utility maintenance yard	—	—	C	—	
Public utility plant	C	—	C	—	
Transportation facilities					
Heliports	C	—	C	C	

Transportation passenger terminals	C	C	C	C	
Watercraft and riverfront facilities					
Commercial piers and ports	—	—	—	P	
Marinas	—	—	—	P	
Wireless communication antenna	L10	L10	L10	L10	See § 1419-33
Wireless communication tower	C	C	C	—	See § 1419-33
Agriculture and Extractive Uses					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	P	See Chapter 1422
Accessory Uses					See Chapter 1421
Accessory dwelling unit	L14	L14	L14	L14	See § 1421-06
Nonconforming Uses					See Chapter 1447

Specific Limitations

L1 A separate entrance for access to rooming units must be provided in a mixed-use building.

L2 Only rooming houses licensed pursuant to Chapter 855, Rooming Houses of the Municipal Code are allowed. A separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-23.

L3 Drive-through facilities are not permitted.

L4 Not permitted as a principal ground floor use in locations indicated on Map 1411-17: Commercial Continuity Overlay.

L5 Permitted only above the ground floor in a mixed-use building. Modification requires conditional use approval pursuant to Chapter 1445-Variances, Special Exceptions and Conditional Uses.

L6 Permitted on the ground floor only.

L7 Permitted as a secondary use located within a parking garage.

L8 Permitted only if the entire use and storage is within an enclosed structure.

L9 The facility must be underground, within a building or on the roof within an enclosure.

L10 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, commercial or industrial building or structure.

L11 Programs may not exceed 50 resident occupants.

L12 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L13 See 1411-25.

L14 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 11. That Section 1413-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1413-05. - Land Use Regulations.

Schedule 1413-05 below prescribes the land use regulations for M Manufacturing Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1413-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1413-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1413-05: Use Regulations - Manufacturing Districts

Use Classifications	MA	ML	MG	ME	Additional Regulations
Residential Uses					
Day care home—Adult	P	—	—		
Day care home—Type A	L9	—	—		
Day care home—Type B	L1	—	—		
Group residential					
Convents and monasteries	—	L1	—	—	
Fraternities and sororities	—	L1	—	—	
Patient family homes	—	L1	—	—	
Rooming houses	—	L1	—	—	
Shared housing for the elderly	P	L1	—	—	
Permanent residential					
Single-family dwelling	P	L1	—	—	
Attached single-family dwelling	P	L1	—	—	See § 1403-13
Two-family dwelling	—	L1	—	—	
Multi-family dwelling	—	L1	—	—	
Residential care facilities					
Developmental disability dwelling	P	P	—	—	
Special assistance shelter	—	C	—	—	
Transitional housing					

Programs 1—4	—	P	P	—	
Programs 5, 6	—	—	P	—	
Public and Semipublic Uses					
Community service facilities	P	P	—	—	
Day care center	P	P	L3	—	
Government facilities and offices					
Correctional institutions	—	—	C	—	
Facilities and installations	—	—	C	—	
Juvenile detention facilities	—	—	C	—	
Offices	P	P	P	—	
Park and recreation facilities	P	P	—	—	
Public maintenance facilities	—	P	P	—	
Public safety facilities	C	P	P	P	
Religious assembly	P	P	—	—	
Schools, public or private	P	P	—	—	See § 1419-12
Commercial Uses					
Ambulance services	—	P	P	—	
Animal service facilities	—	P	P	—	See § 1419-05
Banks and financial institutions	—	P	P	—	
Building maintenance services	—	P	P	—	
Building materials sales and services	—	P	P	P	
Business services	—	P	P	—	

Eating and drinking establishments					
Convenience markets	—	L5	L5	—	
Drinking establishments	—	P	P	—	
Restaurants, full service	—	P	P	—	See § 1419-21
Restaurants, limited	—	P	P	—	See § 1419-21
Food markets	—	L5	L5	—	
Food preparation	P	P	P	—	
Garden supply stores and nurseries	P	P	—	—	See § 1419-16
Laboratories, commercial	—	P	P	—	
Loft dwelling units	P	P	P	—	See § 1419-23
Maintenance and repair services	P	P	P	—	
Medical services and clinics	—	P	P	—	
Offices	P	P	P	P	
Parking facilities	—	P	P	C	See Chapter 1425
Personal instructional services	P	P	P	—	
Personal services	—	L5	L5	—	
Private vehicular storage lot	—	—	P	—	
Recreation and entertainment					
Indoor or small-scale	—	P	P	—	
Outdoor or large-scale	—	C	—	—	
Retail sales	—	L5	L5	—	
Sexually oriented business	—	—	P	—	See § 1419-25

Vehicle and equipment services					
Vehicle and equipment sales and rental	—	L2	L2	—	
Car wash	—	L3	P	—	See § 1419-11
Fuel sales	—	L3	P	—	See § 1419-15
Vehicle repair	—	—	P	—	See § 1419-27
Automobile holding facility	—	—	L4	—	
Industrial Uses					
Production industry					
Artisan	P	P	P	P	
General	—	—	P	P	
Intensive high-impact	—	—	C	C	See § 1419-19
Limited	P	P	P	P	
Research and development	P	P	P	—	
Warehousing and storage					
Contractor's storage	—	C	P	—	
Indoor storage	—	P	P	—	
Oil and gas storage	—	—	C	C	
Outdoor storage	—	—	C	C	
Metal waste salvage yard/junk yards	—	—	C	C	
Waste management					
Waste collection	—	P	P	P	See § 1419-31

Waste disposal	—	—	C	C	
Waste transfer	—	—	C	C	See § 1419-31
Wholesaling and distribution	P	P	P	P	
Transportation, communication and utilities					
Communications facilities	P	P	P	—	
Public utility distribution system	—	P	P	P	
Public utility maintenance yard	—	P	P	P	
Public utility plant	—	C	P	P	
Radio and television broadcast antenna	—	P	P	—	
Transportation facilities					
Airports	—	L6	—	—	
Heliports	—	L6	L6	L6	
Railroad train yards	—	L7	L7	L7	
Railroad right-of-way	—	P	P	P	
Transportation passenger terminals	—	P	P	P	
Truck terminal and warehouse	—	—	L7	L7	
Wireless communication antenna	L13	L8	L8	L8	
Wireless communication tower	—	C	C	C	
Agriculture and Extractive Uses					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422

Gardens	P	P	P	P	See Chapter 1422
Mining and quarrying	—	—	C	C	
Accessory Uses					See Chapter 1421
Any accessory use not listed below	L10	L10	L10	L10	
Accessory dwelling unit	L17	L1, L17	—	—	See § 1421-06
Refuse storage area	L12	L12	L12	L12	See § 1421-35
Drive box	L11	L11	L11	L11	
Commercial vehicle parking	L14	P	P	P	
Exterior lighting	P	P	P	P	See § 1421-39
Composting facilities	P	—	—	—	See § 1421-37
Home occupation	P	—	—	—	See § 1419-17
Rooming unit	L15	—	—	—	
Retail Sales	L16	—	—	—	
Portable Storage Containers	P	P	P	P	See § 1419-24
Nonconforming Uses					See Chapter 1447

Specific Limitations

L1 New residential is permitted only when abutting an existing residential use or structure.

L2 Permitted on arterial street only. Vehicle loading and unloading must occur on-site.

L3 Permitted only as an accessory use to a use allowed in the district.

L4 The facility must be completely enclosed on all sides with a six foot screen fence which is protected from damage by a guardrail or other barriers approved by the Zoning Administrator. Must be located at least 100 feet from a residential district.

L5 Permitted only if occupying less than 5,000 sq. ft. in ML and 10,000 sq. ft. in MG.

L6 Landing strip, pad, or apron may not be located within 500 ft. of a residential district boundary.

L7 Not allowed within 250 ft. of a residential use in a Residential District.

L8 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public or semi-public, public utility, a commercial or industrial building or structure.

L9 Fencing a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L10 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L11 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L12 Provisions of § 1421-35 apply when refuse storage.

L13 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to an agricultural, public or semi-public or public utility building or structure.

L14 One commercial vehicle may be parked or stored on residential property with the following provisions:

a. Commercial vehicles with current license owned by a resident of the residential property on which it is stored or parked may not exceed two tons in capacity.

b. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L15 No more than two rooming units may be rented or leased in a single-family dwelling.

L16 Retail sales of products manufactured or wholesaled on the premises, when incidental and subordinate to a principal permitted use, provided that the floor area devoted to such retailing shall not exceed 35 percent of the floor area devoted to such principal use, but in no case shall the retail floor area exceed 5,000 square feet.

L17 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 12. That Section 1415-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1415-05. - Land Use Regulations.

Schedule 1415-05 below prescribes the land use regulations for RF Riverfront Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1415-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1415-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1415-05: Use Regulations - Riverfront Districts

Use Classifications	RF-R	RF-C	RF-M	Additional Regulations
Residential Uses				
Bed and breakfast home	P	—	—	See § 1419-09
Day care home - Adult	C	—	—	
Day care home - Type A	C	—	—	
Day care home - Type B	L8	—	—	
Permanent residential				
Single-family dwelling	P	—	—	
Attached single-family dwelling	P	—	—	
Rowhouse single-family dwelling	P	—	—	
Two-family dwelling	P	—	—	
Multi-family dwelling	P	—	—	

Public and Semipublic Uses				
Community service facilities	P	—	—	
Cultural institutions	P	P	—	
Day care centers	P	P	—	
Government facilities and offices				
Facilities and installations	—	C	C	
Offices	P	P	—	
Parks and recreation facilities	P	—	—	
Public maintenance facilities	C	P	—	
Public safety facilities	P	P	P	
Religious assembly	P	P	P	
Schools, public and private	P	—	—	See § 1419-12
Commercial Uses				
Bed and breakfast inns	P	—	—	See § 1419-09
Eating and drinking establishments				
Drinking establishments	L1,2,3	L2,3	—	
Restaurants, full service	L1,2,3	L2,3	—	See § 1419-21
Restaurants, limited	L1,2,3	L2,3	—	See § 1419-21
Garden supply stores and plant nurseries	P	—	—	
Hotels and commercial lodging	L3	L3	—	
Recreation and entertainment				
Outdoor or large-scale	P	—	—	

Industrial Uses				
Production industry				
General	—	L4,6	L4,7	
Intensive high-impact	—	—	L4,7	See § 1419-19
Limited	—	L4,6	L4,7	
Metal waste salvage yard/junk yards	—	—	C	
Wholesaling and distribution	—	L4	L4	
Transportation, Communications and Utilities Uses				
Public utility distribution system	P	P	P	
Public utility plant	—	P	P	
Transportation facilities				
Railroad right-of-way	P	P	P	
Railroad train yards	—	L9	L9	
Transportation passenger terminals	P	P	P	
Watercraft and riverfront facilities				
Barge terminals	—	L6	L7	
Boat and ship yards	L6	L6	P	
Commercial piers and ports	—	P	—	
Marinas	P	P	—	
Marine sales and services	—	P	—	
Wireless communication antenna	L5	L5	L5	See § 1419-33

Wireless communication tower	C	C	C	See § 1419-33
Agriculture and Extractive Uses				
Animal keeping	P	P	P	See Chapter 1422
Farms	C	P	P	See Chapter 1422
Gardens	P	P	P	See Chapter 1422
Accessory Uses				See Chapter 1421
Any accessory use not listed below	L10	L10	L10	
Accessory dwelling unit	L16	—	—	See § 1421-06
Home occupation	P	—	—	See § 1419-17
Laundries and commissaries	L11	L11	—	
Refuse storage areas	L15	L15	L15	See § 1421-35
Drive box	L12	—	—	
Exterior lighting	P	P	P	See § 1421-39
Outside equipment storage areas	C	—	—	
Office uses	—	L13	L13	
Retail and repair	—	L14	—	
Portable Storage Containers	P	P	P	See § 1419-24
Nonconforming Uses				See Chapter 1447

Specific Limitations

L1 Outdoor eating and drinking areas require a conditional use approval. Presentation of entertainment is not permitted in such areas.

L2 Drive-through facilities are prohibited.

L3 Permitted in marinas and boatyards otherwise a conditional use approval is required.

L4 Use requires direct access to barge facilities.

L5 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to an agricultural, multi-family, public or semi-public, public utility, commercial or industrial building or structure.

L6 All storage to be in completely enclosed facilities.

L7 Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.

L8 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L9 Not allowed within 250 feet of a residential use in a Residential District.

L10 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L11 Accessory to a marina.

L12 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes and is outside the 100-year floodplain.

L13 Accessory to a permitted or conditional use but may not exceed 20,000 square feet of gross floor area.

L14 Retail sales or repair of products incidental to the industrial uses of the district but may not exceed 5,000 square feet of gross floor area.

L15 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.

L16 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 13. That Section 1417-03, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1417-03. - Land Use Regulations.

Schedule 1417-03 below prescribes the land use regulations for IR Institutional Residential Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1417-03 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1417-03. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1417-03: Use Regulations - Institutional-Residential Districts

Use Classifications	IR	Additional Regulations
Residential Uses		
Bed and breakfast home	P	See § 1419-09
Day care home - Adult	P	
Day care home - Type A	L6	
Day care home - Type B	L6	
Group residential	P	
Permanent residential		
Single-family dwelling	P	
Attached single-family dwelling	P	
Two-family dwelling	P	
Multi-family dwelling	P	
Residential care facilities		

Assisted living	P	
Developmental disability dwelling	P	
Nursing home	P	
Transitional housing		
Programs 1—4	P	
Programs 5,6	C	
Public and Semipublic Uses		
Colleges, public or private	P	See § 1417-05
Community service facilities	P	
Cultural institutions	P	
Day care center	P	
Government facilities and offices		
Offices	P	
Hospitals	P	See § 1417-05
Park and recreation facilities	P	
Public safety facilities	P	
Religious assembly	P	
Schools, public or private	P	See § 1417-05 and § 1419-12
Commercial Uses		
Laboratories, commercial	P	See § 1417-05
Medical services and clinics	P	
Offices	P	
Transportation, Communication and Utilities		

Communications facilities	P	
Public utility distribution system	C	
Transportation facilities		
Heliports	C	
Transportation passenger terminals	P	
Wireless communication antenna	L1	See § 1419-33
Wireless communication tower	C	See § 1419-33
Agriculture and Extractive Uses		
Animal keeping	P	See Chapter 1422
Farms	C	See Chapter 1422
Gardens	P	See Chapter 1422
Accessory Uses		See Chapter 1421 and § 1417-05
Any accessory use not listed below	L2	
Accessory dwelling unit	L7	See § 1421-06
Drive box	L5	
Home occupations	P	See § 1419-17
Refuse storage area	L4	See § 1421-35
Rooming unit	L3	
Exterior lighting	P	See § 1421-39
Portable storage containers	P	See § 1419-24
Nonconforming Uses		See Chapter 1447

Specific Limitations

L1 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to multi-family, public or semi-public, public utility or commercial building or structure.

L2 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district other than those specified in § 1417-05 are permitted. All others require conditional use approval.

L3 The maximum number of rooming units is two.

L4 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.

L5 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L6 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L7 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

Section 14. That Section 1501-12, "Class F Civil Offenses," of the Cincinnati Municipal Code is hereby amended to read as follows:

(a) A person who violates a standard of conduct set forth in a provision of Cincinnati Municipal Code Chapter 1001, Air Quality, is liable for the civil fine specified in Section 1501-99 for a Class F Civil Offense. If the person charged shows in accordance with Section 1501-15 that the violation has been corrected, the otherwise applicable civil fine is reduced by 50%. If a person has previously been found to have violated the same provision of the Cincinnati Municipal Code within one year, that person may be charged as a second offender and on being found to have committed a second or subsequent offense is liable for the civil fine for the subsequent offense provided below, the amount of which fine is specified in Sec. 1501-99 and is not subject to reduction for correction of the violation.

(b) A person who violates Cincinnati Municipal Code ~~Chapter~~ Section 701-2(B)(4), "Leash Required; Responsibility for Injury," multiple times is liable for the civil fine specified in Sec. 1501-99 for a Class F Civil Offense.

(c) A person who violates Cincinnati Municipal Code Section 1421-06(1)(1), "Accessory Dwelling Units," is liable for the civil fine specified in Sec. 1501-99 for a Class F Civil Offense.

Section 15. That existing Sections 1401-01-T3, "Two-Family Dwelling," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-07, "Land Use Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations,"

1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1421-01, "Accessory Residential Structures," and 1501-12, "Class F Civil Offenses," of the Cincinnati Municipal Code are hereby repealed.

Section 16. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

_____
Aftab Pureval, Mayor

Attest: _____
Clerk

_____
New language underscored. Deleted language indicated by strike through.

Exhibit B

city of CINCINNATI
Interdepartment Correspondence Sheet

November 19, 2020

TO: Mayor and Members of City Council

FROM: Paula Boggs Muething, City Manager

SUBJECT: Report on Accessory Dwelling Unit Property Tax Working Group Recommendation

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REFERENCE DOCUMENT # 202000951

On September 2, 2020, City Council approved Motion 202000951. The motion was based on recommendations from the Council-formed Property Tax Working Group that met from January 2019-July 2020. Section III, Recommendation 1 of the Motion states:

> Change the Zoning Code to permit accessory dwellings/granny flats with stipulations that:
> a. Either the larger or smaller residence must be occupied as the primary residence by the owner more than 75% of the year.
> b. Require landlord training on fair housing, sample rental contracts, landlord best practices, and more.

The attached report responds to the Property Tax Working Group recommendation and includes the following information:

- Section I, II, and III: Explanation of accessory dwelling units and their benefits and challenges
- Section IV: Implementation components
- Section V: Economic impact of an ADU policy
- Section VI: Recommendation and Considerations
- Appendix of ADU ordinance components from four cities

Staff recommends that the City of Cincinnati pursue the inclusion of ADUs in the Zoning Code. An ADU policy would address the intentions of the Property Tax Working Group and additional housing needs. ADUs have the potential to provide housing for different family sizes and configurations and people with varying incomes and needs. Additionally, an ADU policy is consistent with multiple strategies within *Plan Cincinnati* (2012). It supports the City's commitment to increasing its AARP Livability Index score and being a community for people of all ages. A full recommendation, along with considerations, is included as Section VI.

CC: Katherine Keough-Jurs, AICP, Director, Department of City Planning
Art Dahlberg, Director, Department of Buildings and Inspections
Markiea Carter, Director, Department of Community and Economic Development

Report on Accessory Dwelling Unit Property Tax Working Group Recommendation

Motion 202000951 includes the following recommendation from the Property Tax Working Group (Section III, Recommendation 1):

Change the Zoning Code to permit accessory dwellings/granny flats with stipulations that:

a. *Either the larger or smaller residence must be occupied as the primary residence by the owner more than 75% of the year.*
b. *Require landlord training on fair housing, sample rental contracts, landlord best practices, and more.*

This report responds to the recommendation in the following sections. The information included in this report is based on a survey of case studies and review of existing ADU ordinances and manuals.

Section I	Definition of Accessory Dwelling Unit (ADU)
Section II	Benefits of ADUs
Section III	Challenges of ADUs
Section IV	Implementation Components
Section V	Economic Impact of ADU Policy
Section VI	Recommendation and Considerations
Appendix	Case Studies

SECTION I: Definition of Accessory Dwelling Unit (ADU)

According to the U.S. Department of Housing and Urban Development (HUD), accessory dwelling units (ADUs) are "additional living quarters on single-family lots that are independent of the primary dwelling unit" (HUD 2008). ADUs are referred to by different names, including granny flats, as referenced in the Property Tax Working Group, accessory apartments, mother-in-law flats, and second units.

They are independent, self-contained units with their own kitchens or kitchenettes, bathrooms, and sleeping areas that are either attached to or detached from the primary residence, as seen in Figure A.

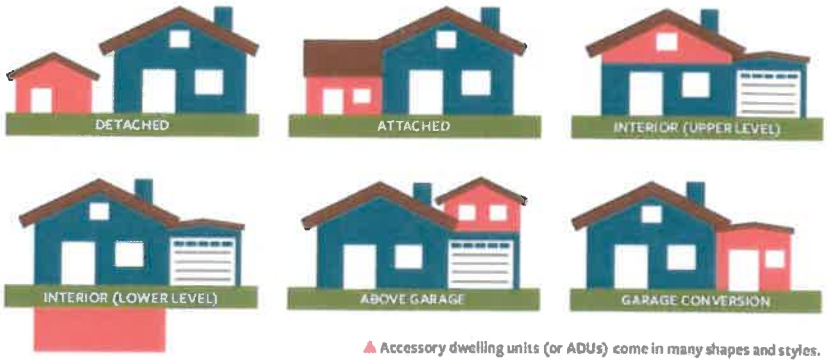

Figure A: Examples of accessory dwelling units (AARP 2019)

ADUs can be found in rural, urban, and suburban environments. Currently, the Cincinnati Zoning Code does not permit accessory dwelling units. Peer cities in Ohio, Columbus and Cleveland, do not have ADU regulations.

SECTION II: Benefits of ADUs

Accessory dwelling units have the potential to offer many benefits for residents, both homeowners and renters, and neighborhoods.

Accessory dwellings units can:

- Facilitate multi-generational living, aging in place, and flexibility for families
- Increase the housing supply, providing another housing choice within the City of Cincinnati
- Efficiently make use of existing infrastructure by connecting to utilities of primary structure
- Provide an income stream to homeowners, making homeownership more affordable
- Provide affordable rental housing choice in single-family neighborhoods
- Increase property value
- Increase the socio-economic, racial, and age diversity within neighborhood populations
- Increase population density in residential areas without substantive change to neighborhood character
- Be environmentally friendly with smaller carbon footprints and by making efficient use of land
- Support neighborhood business districts through increased population density

SECTION III: Challenges of ADUs

If permitted in residential zoning districts, ADUs could present the following challenges:

- Parking: If off-street or on-street parking is inadequate to accommodate an additional dwelling unit, neighbors could be adversely impacted.
- Short-Term Rental Use: If used as short-term rental units, there could be potential noise and nuisance impacts.
- Quality of Life: The Cincinnati Zoning Code currently permits up to four unrelated individuals to live in a dwelling unit in a Single-family zoning district. If four unrelated individuals are permitted to live in an ADU, then eight unrelated individuals could live on one property. This could facilitate more single-family residential use for student housing, presenting concerns from neighbors. Additionally, neighbors may feel as though their privacy is diminished.
- Increased property taxes: While increased property values may be seen as a benefit to some, an increase in property taxes may cause some to struggle to stay in their homes.
- Effect on the built environment and neighborhood character: Community members may feel as though the allowance of ADUs could change the existing character of their neighborhoods.

SECTION IV: Implementation Components

This section outlines components that must be included and/or considered if ADUs were to be added to the Zoning Code, and if the two situations as outlined in the recommendation were to be required.

Adding ADUs to the Zoning Code

Zoning Code text amendments are necessary to permit detached and attached ADUs in the following residential zoning districts: SF-2, SF-4, SF-6, SF-10, SF-20. Zoning Code text amendments would be necessary to permit attached ADUs in the following residential zoning districts: RMX, RM-2.0, RM-1.2, and RM-0.7.

The text amendment will need to address the following points:

1. **ADU Definition**
   This section should define an accessory dwelling unit, specifically mentioning that an ADU has a separate entrance from the principal structure, kitchen/kitchenette, bedroom, and sanitation (bathroom) facility.

2. **Review and Approval Procedures**
   If ADUs are to be permitted in residential districts by right, the approval process could involve an administrative review prior to permitting. Any other allowance of ADUs, such as through a conditional use permit, or a public hearing requirement may prove to be too burdensome for homeowners/developers. Some communities require notification to property owners within a certain proximity either before or after permits are issued. If notice is sent following the permit approval, the notice lets neighbors know what to expect and what their enforcement options are if there are any issues.

   This section should also outline whether applicants seek variances or relief from the Zoning Code following the traditional process which is review by the Zoning Hearing Examiner or if there is a different process.

   Some communities include automatic or periodic ADU ordinance reviews, such as reviews after a certain number of ADU permits have been issued citywide or within a Census tract. A review provision may reassure neighborhood groups that any problems related to ADUs will be reviewed and addressed.

3. **Height**

4. **Setbacks**
   Many ADU ordinances state that ADUs should not encroach into the setbacks for the property required by the existing zoning regulations.

5. **Location and Type - Detached, attached, or both**

Some communities only permit attached ADUs or only permit detached ADUs on larger lots. Others permit both attached and detached ADUs.

6. **Number of ADUs**
   Most ADU ordinances state that only one ADU is permitted per lot.

   Some ADU ordinances limit the number of ADUs that may be located within a certain distance of one another or place a cap on the total number of ADUs that may be installed on a particular block. Some community members may find density controls to be reassuring if they are concerned about an abundance of ADUs occurring in their neighborhood. Communities without density limits find that the ADU installation and conversion rates are low and therefore a limit is not needed. A density requirement could be assessed after a few years and a review of installation and conversion rates.

7. **Lot Size**
   ADU ordinances offer a minimum lot size required for ADUs. It is recommended that this lot size is determined based on a study of single-family lot sizes in the City and the consideration of public input.

8. **Square Footage or Lot Coverage**
   A review of existing ADU ordinances illustrates a variety of mechanisms used to determine maximum square footage. These include square footage defined by a maximum allowable square footage of ADU, as variable maximum allowable square footage based on the lot size, as a percentage of the total square footage of the rear yard, as a percentage of the living area of the primary residence, or as a percentage of lot coverage of the primary residence or total area of the site. Maximum square footage allowable based on percentage of lot size or primary dwelling unit square footage ensures that the ADU is secondary in character but can limit their ability to be developed on smaller lots. To address this, the Zoning Code text could have a maximum permitted square footage for ADUs and allowances for increased maximum square footage based on larger lot sizes.

   Some ADU ordinances use Floor Area Ratios (FAR) to guide the square footage of the ADU. Some provide specific FAR requirements for the ADU, whereas others have requirements for the combined FAR of the ADUs and primary structure. For example, the square footage of the primary structure and the ADU combined cannot exceed a specified maximum floor area ratio for the lot.

   In addition to maximum allowable square footage, other limiting requirements like a maximum number of bedrooms can be used to control size (and limit occupancy).

9. **Density**
   Most ADU ordinances exempt ADUs from residential density calculations.

10. Parking

Parking and traffic impacts are anticipated concerns from existing residents of single-family neighborhoods. Additional parking space requirements can be incorporated into the ADU regulations, but this may be cost prohibitive for property owners to accommodate. Other communities have addressed this through requiring parking only for ADUs greater than 500 square feet or requiring an analysis of on-street parking available with the application if dedicated off street parking is not available.

11. Utilities

Will the Code require a connection with the primary dwelling's utilities or permit new and separate utilities? Some ADU ordinance prohibit the principal and accessory dwelling units from having separate utilities in order to reinforce the owner-occupancy requirements. ADU ordinances also state the need to have applicants prove adequacy of existing water and sewer service capacity. If separate utilities are not required for ADUs, then the ADU ordinance needs to address that an ADU cannot be split from the primary structure through a lot split in the future.

12. Design

Do the regulations require a compatible design to the primary residence or not? Does this regulation change whether the ADU is attached or detached? ADU ordinances can include requirements regarding the location of entrances or exterior stairs or a stipulation that any modifications to the exterior of the home, for attached ADUs, should confirm to the original design characteristics and style of the principal structure. Maintaining the character of the neighborhood can also be addressed by the height, location, and setback requirements.

13. Number or Occupants

Does the definition of family in single-family zoning districts apply to ADUs or is a revision needed? Note: Sec. 1401-01-F2 defines family as up to four unrelated to each other to live together in a single dwelling unit. Some ADU ordinances place limits on occupants based on the size of the unit. For example: No more than two persons in a unit of 300-400 square feet, no more than three persons in a unit ranging from 401-600 square feet, and no more than four persons in a unit ranging from 601-800 square feet. In order to monitor this, ADU licensing and periodic inspections may be needed. A potential licensing program would require a legal review before its consideration.

14. Occupancy (see "Occupancy Stipulation Considerations" below)

15. Home Occupation

Some ADU ordinances address whether home occupations in ADUs are regulated in the same manner as in principal unit. Options include applying the existing home occupation regulations

to ADUs, permitting a home occupation in either the ADU or the principal unit but not both, or prohibiting home occupations in ADUs.

16. Other Components

Such as short-term rental stipulations and deed restrictions stipulating that ADU cannot be conveyed separately from primary dwelling unit. Since the Property Tax Working Group aimed to write recommendation to keep seniors and people living with disabilities in their homes, it should be considered that short-term rentals only be permitted if the primary structure is owner occupied.

The regulations in the text amendment would need to supersede the existing requirements for residential accessory structures in Section 1421-01, Accessory Residential Structures which state the following requirements for residential accessory structures:

(a) *Location.* Accessory structures are not permitted in a front yard or a side yard except for fences and walls, flagpoles, lamp posts, arbors, trellis, birdbaths, decorative fountains, or other similar structures as determined by the Zoning Administrator.
(b) *Minimum Distance from Principal Structure:* One foot. Accessory structures, other than fences and walls, within one foot of the principal structure are considered part of the principal structure.
(c) *Maximum Size:* 800 square feet for all structures other than fences and walls.
(d) *Maximum Number of Accessory Buildings:* Two.
(e) *Maximum Height:* 15 feet.
(f) *Setbacks.* A minimum three-foot rear yard setback and three-foot side yard setback is required. Agricultural structures and animal keeping shelter structures shall conform to the provisions set forth in Chapter 1422.

Occupancy Stipulation Considerations

The recommendation includes two stipulations, along with the inclusion of ADUs in the Zoning Code. The first stipulation is: "Either the larger or smaller residence must be occupied as the primary residence by the owner more than 75% of the year."

Requiring owner-occupancy has the potential to dis-incentivize ADU development because it may impact the homeowner's ability to rent and sell their property. Additionally, there may be some cases in which a relative owns the property and a senior or person living with a disability lives in the primary structure and a caretaker lives in the ADU, or a nonprofit owns the property and operates as an independent living quarter. However, some communities with ADUs require owner-occupancy in either the ADU or the primary dwelling and implement this through requiring the recording of deed restrictions to permit construction of an ADU. Enforcement of this stipulation could be difficult to monitor particularly as properties are sold or ownership changes. Some communities have ADU registers and terminate an ADU permit upon sale of the property. At that point, the new owners must re-register. An owner-occupancy requirement would require a legal review before its consideration.

Landlord Training Stipulation

The second stipulation in the recommendation is, "Require landlord training on fair housing, sample rental contracts, landlord best practices, and more."

This could be implemented by requiring landlord training prior to permitting the construction of the ADU, issuing an ADU license, or obtaining a Certificate of Occupancy. A certificate of attendance, or affidavit certifying landlord training attendance could be a Zoning Code requirement. If the ADU is not to be rented, a waiver would be given to the property owner.

However, this requirement could also be difficult to enforce if it is an ongoing requirement as property ownership changes. Monitoring both the landlord training and owner occupancy requirements long-term as ownership changes could be achieved easier if there is a requirement that rental ADUs register with the City.

Incentives and Education

Many communities introduced ADU policy through regulatory amendments (changes to the zoning code) and by providing incentives for the construction of ADUs. Additionally, some communities focused on educational outreach both to potential owners of ADUs and to neighborhood groups regarding the process, regulations, and benefits of ADUs.

If there is a desire to promote ADU construction, the financial incentives and waived fees can be considered. Traditional financing is a barrier to the construction of ADUs. Many banks will only finance an ADU if an owner has sufficient equity in their property.

Some communities publish ADU manuals for homeowners in order to help applicants navigate the development, design, and operation of ADUs.

SECTION VI: Economic Impact of ADU Policy

The Department of Community and Economic Development provided insight on the potential economic impact of an ADU policy.

When governments restrict housing supply beyond where it naturally would be absent of those policies, housing prices increases at a faster rate than they should. This maxim has been empirically studied extensively by economists (Gyourko & Molloy, 2015; Gyourko, Saiz & Summers, 2008; Schuetz, 2009). In fact, housing regulation "appears to be the single most important influence on the supply of homes," resulting in larger housing price increases, and slower growth in the quality of housing as demand increases.[1] To put it simply, housing is like a city-wide game of musical chairs. "If there aren't enough chairs when the music stops, someone is left out. When there aren't enough homes for people who live and work in a city, everybody has to compete for what's available, and rents go up until people get priced

[1] Joseph Gyourko, Raven Molloy, "Regulation and Housing Supply," *National Bureau of Economic Research*, (2015): 1 https://www.nber.org/papers/w20536.pdf

out. **In the housing market, instead of being fast, you just need to be rich to stay in the game."**[2] A real-life example of this was recently documented by the *Wall Street Journal* who look abroad for an example of what happens when we "add more chairs" to the housing market. Around the turn of the century "the Japanese government began relaxing regulations that had restricted [housing] supply, allowing taller and denser buildings in Japan's capital."[3] Housing prices in Tokyo have flatlined while housing prices in American cities have skyrocketed. In this vein, allowing for ADUs in highly demanded areas will result in downward pressures on housing price, contributing to increased neighborhood affordability.

It is possible that adding a new ADU to a property can result in increased property taxes if it increases the livable square footage of a property; however, the new property taxes will be significantly less than the additional potential income received by the ADU.[4] In the case of adding an ADU to the existing basement of a house, an ADU would not be increasing the livable square footage; therefore, it should not be expected that the property taxes of the property owner would increase by much, if at all. In this instance, the property owner would receive the income benefits of an ADU with little to no property tax increase. Additionally, the neighborhood receives the benefit of increased housing supply, reducing rent throughout the neighborhood. For property owners that choose to not add an ADU, it is unlikely that the ability to add an ADU alone would increase their property value, so they would not see an increase in their taxes. Ultimately, it should not be expected that allowing for ADUs alone will increase the price/ square foot of a house, and any gross increase in property value from the addition of an ADU will be more than offset by the rental income from the ADU.

It is likely that most ADUs would be alterations from existing structures, but it is possible to imagine that there will be some new-build ADUs constructed. In either instance, in highly demanded areas, the cost of construction would be recovered in the long run via rental income like any other housing development. If demand to live in a neighborhood as reflected in rental rates is high enough to offset the cost of construction, the ADU would be built; however, if demand to live in that neighborhood is not high enough, then the upward pricing pressures that ADUs seek to relieve would not exist.

Cities that are serious about relieving upward pricing pressures in their heavily demanded neighborhoods ought to seriously consider removing zoning restrictions that limit housing supply. Typically known as "up-zoning," initiatives that remove these barriers to housing can be controversial because there is a concern that the fundamental "character" of a neighborhood may be altered. ADUs are a great way to increasing housing supply in neighborhoods that are traditionally characterized by single family homes without altering that fundamental character. This change to the zoning code is a good compromise between preserving neighborhood character while addressing neighborhood affordability.

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[2] Dan Bertolet, "*Infographic: The Mean Musical Chairs of Rising Rent and Home Prices*," Sightline Institute, March 14, 2018, https://www.sightline.org/2018/03/14/infographic-the-mean-musical-chairs-of-rising-rent-and-home-prices/

[3] River Davis, "What Housing Crisis? In Japan, Home Prices Stay Flat," *The Wall Street Journal*, April 2, 2019, https://www.wsj.com/articles/what-housing-crisis-in-japan-home-prices-stay-flat-11554210002

[4] In DCED's experience, property taxes are approximately 30% of NOI.

SECTION VI: Recommendation and Considerations

It is staff's recommendation that the City of Cincinnati pursue the inclusion of ADUs in the Zoning Code. It addresses the intentions of the Property Tax Working Group and addresses additional housing needs.

The intent of the Property Tax Working Group recommendation was to help seniors and people living with disabilities remain in their homes. As outlined in Sections II and V, permitting Accessory Dwelling Units in the Zoning Code would address the Working Group's primary intention, while preserving the built character of neighborhoods, a strategy within the Sustain Initiative Area of *Plan Cincinnati* (2012). It is also consistent with the Live Initiative Area of *Plan Cincinnati* (2012), specifically the goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" and the strategies to "Provide quality healthy housing for all income levels" and "Offer housing options at varied sizes and types for residents at all stages of life." ADUs have the potential to provide housing for different family sizes and configurations and people with varying income and needs. ADUs would also introduce additional housing stock, relieving upward pricing pressure in high-demand neighborhoods, as noted in Section V by the Department of Community and Economic Development.

In addition, the City of Cincinnati is committed to being a livable community for people of all ages. The City is actively working to improve its AARP Livability Index score. The City's current score can be found here: https://livabilityindex.aarp.org/search#Cincinnati+OH+45202+USA. ADUs would specifically increase the City's score in the Housing Category by improving housing options and affordability. The Age Friendly Cincinnati Advisory Group, consisting of stakeholders and community members working on aging in place issues, has also identified the need for more senior-friendly housing options in Cincinnati.

Staff's recommendation is to pursue an ADU policy. However, there are specific considerations that should inform the ordinance. As referenced in Section IV, clear guidelines and consistent enforcement of rules governing ADUs is critical to ensure they blend seamlessly into the fabric of the City's neighborhoods.

In addition, the following should be considered:

1. **Purpose of Recommendation**
   The Property Tax Working Group created recommendations to help seniors and people living with disabilities remain in their homes. The potential outcomes of the ADU ordinance must be analyzed to see if the purpose behind the recommendation is being met. This can also be addressed by a review of ADU permits on an annual basis.

2. **Community Engagement**
   A text amendment to the Zoning Code will require a public staff conference, and review by City Planning Commission and City Council. In addition to these opportunities for public input, it is recommended that further community engagement occurs during the development of an ADU ordinance, such as night meetings and a survey. Based on feedback, a notification policy should be crafted to include in the ADU ordinance.

3. **Further Legal Review**
   A legal review of components of an ADU ordinance would be required, especially regarding owner-occupancy stipulations and licensing requirements.

APPENDIX: Case Studies

Please see attached chart of ADU ordinances from various cities.

REFERENCES

AARP Livable Communities. *All About Accessory Dwelling Units.* Accessed October 22, 2020. https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html

Florida Housing Coalition. *Accessory Dwelling Unit Guidebook.* August 2018. Accessed October 22, 2020. https://www.flhousing.org/wp-content/uploads/2019/08/ADU-Guidebook.pdf

Municipal Research and Services Center (MRSC). *Accessory Dwelling Units: Issues and Options.* 1995. Accessed October 22, 2020. http://mrsc.org/getmedia/54c058a5-4d57-4192-a214-15f2fa5ac123/Accessory-Dwelling-Units.pdf.aspx?ext=.pdf

Terner Center. *Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle and Vancouver.* April 2014. Access November 5, 2020. http://ternercenter.berkeley.edu/uploads/ADU_report_4.18.pdf

U.S. Department of Housing and Urban Research, Office of Policy Development and Research. *Accessory Dwelling Units: Case Study.* June 2008. Accessed October 22, 2020. https://www.huduser.gov/portal/publications/adu.pdf

Exhibit B

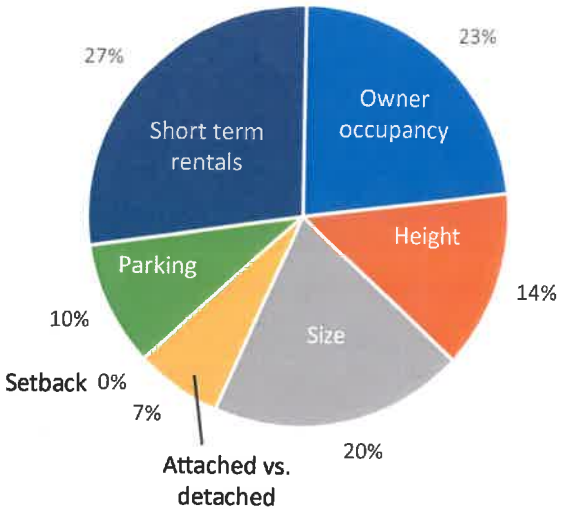
Appendix of ADU Ordinance Summary				
Components	**Austin, TX**	**Minneapolis, MN**	**Boulder, CO**	**Grand Rapids, MI**
Review/Notice	Administrative review	Administrative review	Administrative review	Notice within 300 ft. If opposition, Planning Department requires public hearing. If no opposition, Director review.
Height	30 ft. maximum	Detached: 21 ft.; Attached: Not to exeed height of primary dwelling	Detached: not greater than 20 ft.	Attached: Not exceed the permissible main building height of the applicable zoning district Detached: Maximum permitted hiehgt is 25 feet where zoning district setback requirements are met; if setback requirements cannot be met the ADU height can be no hiehger than 20 feet
Setbacks	10 ft. side, rear, and distance between rear of existing house	3-5 ft. depending on location of doors; 20 ft. from rear of primary dwelling unit	Should comply with accessorry structure setbacks in zoning district	
Location/Type	Detached - must stand at least 10 ft. away from the primary dwelling unit or above detached garage	Detached and Attached	Attached and detached	Attached and Detached If not attached, ADU shall not be located in front yard
# of ADUs per lot	1	1	1	1
Limitations on # of ADUs in area?		*No information found*	*No information found*	*No information found*
Lot Size	Minimum of 5,750 sq. ft.	None - permitted on all single-family and two-family zoned lots	Minimum of 5,000 sq. ft.	Minimum lot size for applicable zoning code
Square Footage/Lot Coverage	1,100 sq. ft. maximum; if on second floor 600 sq. ft. Maximum lot coverage - 40% (including ADU + primary dwelling unit)	Minimum of 300 sq. ft. Maximum of 800 sq. ft. for attached and 1,300 sq. ft. for detached	Can build larger if rent is limited to 75% of AMI	Not to exceed 40% of gross floor area of primary dwelling unit; at least 400 sq. ft. but not larger than 850 sq. ft.
Density	*No information found*	*No information found*	*No information found*	ADUs excluded from maximum residential density requirements
Parking	Depends on zoning and distance from mass transit; in many cases one additional off-street parking per ADU is required	1 space per unit	1 space per unit; No parking requirement if rent is limited to 75% AMI	
Utilities	*No information found*	*No information found*	*No information found*	*No information found*
Design	*No information found*	Regulations on location of entrances, windows, materials, stairways	No architectural consistency required for detached ADUs	ADU shall be designed to maintain the architectural design, style, appearance, and acharacter of the main building
# of Occupants	*No information found*	*No information found*	Primary dwelling and ADU consisdered one dwelling unit for purposes of determining occupancy requirements	
Owner-Occupancy	*No information found*	At least one of the dwelling units on the property needs to be owner-occupied	At least one of the dwelling units on the property needs to be owner-occupied	At least one of the units shall be owner-occupied; if leased, ADU needs to be registered with the City
Home Occupation	*No information found*	*No information found*	*No information found*	*No information found*
Other	Ability to subdivide and sell ADU separately from primary dwelling unit; Limits use as short-term rental to maximum of 30 days per year for ADUs constructed after October 1, 2015; impervious cover for site may not exceed 45%		Prohibits independent sale of ADUs separate from primary dwelling unit; short-term rentals not permitted	No more than 2 bedrooms; no short-term rental; deed restriction stipulating that ADU will not be conveyed separately from the primary dwelling unit
Link	http://www.austintexas.gov/edims/document.cfm?id=243658	http://www2.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-136454.pdf	https://bouldercolorado.gov/housing/adu	https://www.grandrapidsmi.gov/Government/Programs-and-Initiatives/Zoning-Ordinance

Exhibit C

ADU DISCUSSION POLL RESULTS AND NOTES

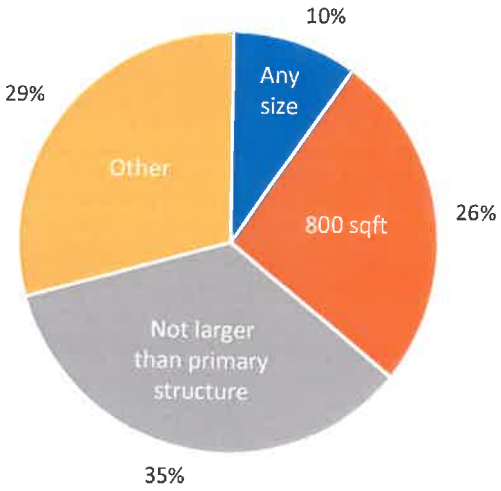
What regulations do you feel most strongly about as it pertains to ADUs?

- Conformity to architectural style of existing units.
- Make sure person doing it has a vested interest in the property/ neighborhood.
- Increased noise and light pollution and proximity to neighbors.
- Eliminating barriers to housing. This could be an asset in solving the shortage.
- Don't want to restrict them right away by not allowing short-term rentals.
- Height, setback, and size are all relative to site.
- The desire is to have people live in them, not use as Airbnbs.
- This could be a path to homeownership. Will they be separately saleable?
- We shouldn't restrict people's private property.



What is a reasonable allowable size of an ADU?

- In what scenario would it be bigger than the primary structure? Wouldn't you just do a lot split at that point?
- We have vastly different lots next to one another: e.g. 80ft deep lots next to 200 ft deep lots in Mt. Lookout.
- Start with something small and you can always expand upon it.
- Should be related to the percent of coverage, like impervious surfaces. Using a percentage of the size of the principle structure is not equitable to smaller structures.
- Should relate to the size of the lot.
- Depends on how it looks, style of the primary structure, landscaping, and placement.
- Need to make sure they're going through code inspections.
- Should be large enough to live in. Think of accommodating a caregiver.



What height limitation do you think is most reasonable as it pertains to ADUs?

- You don't want to disturb the aesthetic of the district as a whole, not just the existing structure.
- Consider how the numbers are calculated with the slopes and hillsides.
- A 15ft limit seems like it would prevent over-the-garage ADUs.
- Depends on if it's attached or detached.
- Consider the privacy aspect of a towering ADU.
- Grandfather-in existing heights of buildings being converted to an ADU.

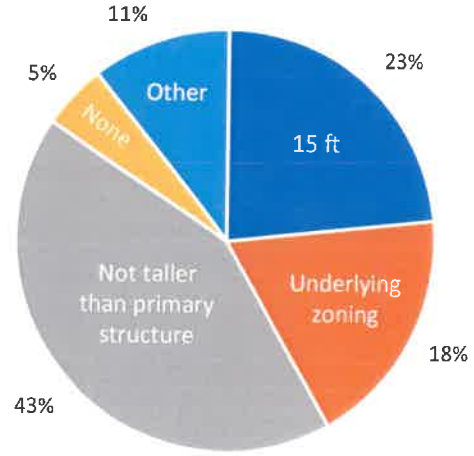
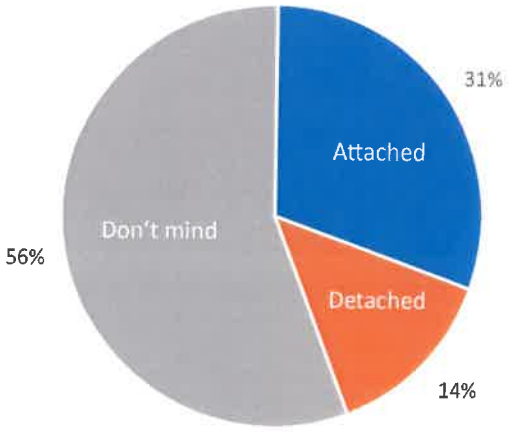


Exhibit C

ADU DISCUSSION POLL RESULTS AND NOTES

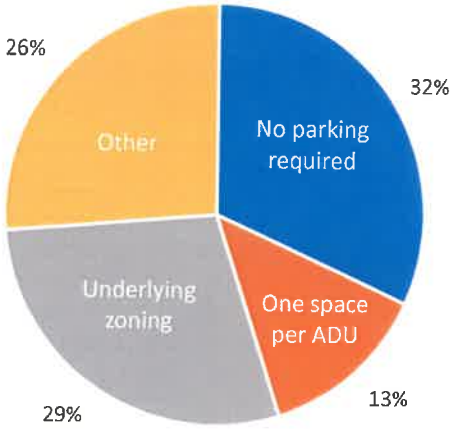
Do you mind if ADUs are either attached or detached?

- The benefit of attached is that it doesn't impose on neighbors as much and is more energy efficient.
- How do you differentiate between an attached ADU and a two-family structure?
- Don't want to limit possibilities or creative solutions.



How much parking should be required with the construction of an ADU?

- Underlying zoning is useful because it's already tied to the character of the neighborhood.
- In other cities with very restrictive ADU policies, they're not producing as many units as they thought. It can prevent them from being built.
- Tie it to the size of the structure.
- It's complicated if you're allowed to have more than one ADU. Maybe limit to one ADU per lot and then no parking is required.
- Shouldn't be making space for cars when trying to address the housing crisis.
- Different situations: seniors either need no parking or priority parking.
- Allow owners to have flexibility and decide how to use their space instead of preemptively guessing who needs what and where.
- Not all properties have parking in the first place. Some properties would be ineligible for an ADU based on this alone. If there is room for an ADU but not parking it should not be a deal breaker.
- Need to be mindful of sawcutting streets and putting in new driveways. Could become problematic from a traffic perspective.



Should short-term rentals be allowed for ADUs? Would your answer to this question change if there were an owner-occupancy requirement in either the primary structure or ADU?

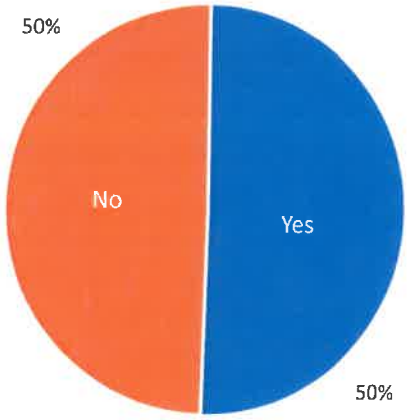
- Banning it would create a black market for them anyway.
- If the city looks at any type of incentive program for ADUs, people using them for Airbnb's should not be eligible.
- The regulations should make it more lucrative to use them for affordable housing.
- Don't want residential neighborhoods to become like hotels for people to party. Especially considering the proximity to neighbors and the primary structure.
- The goal is to create additional housing supply, short term rentals do not do that.
- Short term rentals are used by lots of people: travel nurses, families traveling with pets, families of people staying in our hospitals, etc.
- Possible income stream for owner.
- Should be allowed but restricted to longer-term, e.g. 30 days.

Exhibit C

ADU DISCUSSION POLL RESULTS AND NOTES

Should owner-occupancy be required for either the primary structure or ADU?

- It's important to show a vested interest in the neighborhood. If you're sharing your property, you should be there.
- Adding an ADU and then renting it and the main house seems no different than a duplex or triplex.
- Banning them from being rented would be banning renters from exclusive neighborhoods. If you want this to be an affordable housing opportunity you have to let it be rental.
- Could have a rental license program (successful in Louisville).
- The concern is absentee landlords, who are already a major problem in a lot of neighborhoods. This could exacerbate that.
- Don't want corporations buying up SF homes and then adding an ADU just to make more money.
- Homeownership is key to building strong communities so we need more opportunities for that, not rentals. Absentee landlords have the worst-kept properties. Would be nice to find a way to use this to encourage homeownership.
- How do you prove owner-occupancy? Some people own their relative's property.
- It shouldn't matter as long as the property is cared for and maintained. Don't restrict how owners use their property.
- Could have owner-occupancy requirement at first but then not afterward to prevent investors from buying up all the SF homes.
- Think about when owners move.
- There are ways to limit these concerns without restricting this aspect.



Location: Should ADUs be allowed in the front yard? Should setback regulations apply? If there is an existing structure, should it be exempt from setback regulations?

- It doesn't seem possible to have them in the front yard in a lot of areas.
- Standard setback regulations should apply.
- Having them in the front would impact the look of the neighborhood as a whole. Would be upsetting to neighbors.
- Terrain might necessitate a front yard location. Maybe there could be a variance for this situation?
- What if a lot has a 100-ft setback primary structure? Doesn't seem like it should be restricted in that situation.
- If something is pre-existing in the front yard then perhaps an exception can be made.
- Current setbacks in some areas are already inaccurate, especially for historic structures. What about side setbacks? Or corner lots?

Are there other regulatory requirements we haven't talked about today that should be considered to meet the city's goals?

- Consideration of noise and light.
- How will our infrastructure and utilities handle this? Does Stormwater have an opinion on ADUs?
- Highly encourage the City to have an incentive program that way you can influence people to use it positively.
- Could we have prefabricated homes and container homes as part of the allowed typology?
- Look at the structure and proposed use separately.
- Be careful about the benefits to institutional investors who may cause losses to our homeownership market.
- Should there be a density limit to this?
- There should be good record-keeping to evaluate whether this is successful.
- Would it be possible to sell the ADUs to create opportunities for home ownership?
- Need to make sure that ADUs are being upheld to the building code.

Are there other regulatory requirements we haven't talked about today that should be considered to meet the city's goals?

- Lexington KY / Asheville NC / Portland OR / Austin TX / Atlanta GA & New Orleans LA short-term rental regulations

REIAGC
REAL ESTATE INVESTORS ASSOCIATION OF GREATER CINCINNATI

Exhibit D

February 13, 2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

To the Members of Cincinnati City Council,

Thank you for the opportunity to provide comments on the proposed legislation regarding the legalization of Accessory Dwelling Units in Cincinnati. The Real Estate Investors Association of Greater Cincinnati (REIAGC) has spent the past year supporting discussions that promote housing creation and production.

The city of Cincinnati, like the country as a whole, has a housing shortage. The price of housing reached its peak due to decades of underproduction and restrictive policies. Low inventory of rentals and housing for sale has led to difficult decisions for many families.

The legalization of Accessory Dwelling Units (ADUs) would increase access to housing in neighborhoods across the city, help vulnerable homeowners build wealth in rapidly changing neighborhoods, and promote "aging in place" for older residents who hope to stay in their community with dignity. Legalizing ADUs is an important first step in taking action against the continued housing shortage our community faces. ADUs offer a fast way to increase inventory by allowing conversions of existing structures to livable spaces. This is a smart way to make an immediate impact on our market.

We urge the City to allow Accessory Dwelling Units in our neighborhoods, and we support Councilmember Jeffreys, Councilmember Harris, and Vice Mayor Kearney's proposed ordinance.

With appreciation,

The Real Estate Investors Associations of Greater Cincinnati

Exhibit D

REALTOR® ALLIANCE of GREATER CINCINNATI

February 20, 2023

Members of Cincinnati City Council
City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

To the Members of Cincinnati City Council:

Thank you for the opportunity to participate in the process of addressing the housing shortage in Cincinnati.

As REALTORS®, we have seen national inventory levels fall below traditionally healthy market levels. The current housing crisis disproportionately impacts workforce housing and affordable housing inventories. This market trend has reached historically low levels and requires immediate action to halt and reverse any possible irreparable economic outcomes for our city and region.

City Council's efforts to legalize Accessory Dwelling Units (ADUs) in Cincinnati is a step in the right direction. Allowing for ADUs would increase access to housing in neighborhoods across the city, help vulnerable homeowners build wealth in rapidly changing neighborhoods, and promote "aging in place" for older residents who hope to stay in their community with dignity. ADUs are a critical cog in a broader housing plan that needs to be economical, preserve private property rights, and to increase diverse and affordable housing inventories, especially for workforce demographics across the city.

The REALTOR® Alliance of Greater Cincinnati looks forward to continued discussions to increase the development and redevelopment of housing for all income levels. We urge Council to lean on us, as subject matter experts, to identify additional innovative ways to increase Cincinnati's housing supply further.

Thank you, especially to Councilmembers Harris and Jefferies, for your work on this issue.

Sincerely,

Rich Fletcher, CEO
REALTOR® Alliance of Greater Cincinnati

REALTOR Alliance of Greater Cincinnati® is a not-for-profit trade organization representing more than 6,000 of Cincinnati's area real estate professionals. The association provides a variety of benefits including advocacy for equal housing opportunities, property rights, and homeownership. Additional benefits include educational programs, professional standards, social and networking events, and the Multiple Listing Service.

Exhibit D

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GBBN
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Karen Planet, AIA
RWA Architects
Alternate AIA Ohio Representative

Krutarth Jain, AIA
Champlin Architecture
Past President

February 23, 2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

To the Members of Cincinnati City Council,

Thank you for the opportunity to provide comments on the proposed legislation regarding the legalization of Accessory Dwelling Units (ADUs) in Cincinnati. The Cincinnati Chapter of the American Institute of Architects (AIA Cincinnati) commends the city for its efforts to address the affordable housing crisis by providing more housing options for residents. AIA Cincinnati supports the concept of ADUs as one tool to address the shortage of housing in the city.

AIA members are architects, some of whom work exclusively in the housing sector, with a deep understanding of the legal and design issues, as well as unintended consequences of ordinances like this. Our members embrace opportunities to share their expertise with community leaders to improve our built environment. AIA Cincinnati architects have led workshops to help communities envision future development, including the Fort Washington Way decks, Lower Price Hill, and South Fairmount Lick Run. Our architects have contributed to the discussion of issues ranging from the fate of the Terrace Plaza, proposed changes to Over-the-Rhine Historic District guidelines, and the use of tax credits to encourage energy efficient buildings.

We encourage the city to engage our experienced AIA architects to inform the details of the ADU ordinance. Being part of the discussion as the ordinance language is crafted will improve its comprehensiveness. AIA member Douglas Gallow serves on the Age Friendly Cincinnati advisory committee, which has provided commentary on the ordinance. Inviting additional feedback from architects working in a variety of residential and urban design would provide the city with a stronger ordinance, closing loopholes and clarifying intent to ensure the ordinance has a positive impact on its intended beneficiaries. Please contact me to discuss options to engage some of our members with deep housing expertise in your process.

AIA Cincinnati supports allowing Accessory Dwelling Units throughout the city, and we applaud Councilmember Jeffreys, Councilmember Harris, and Vice Mayor Kearney for their work on this issue.

Sincerely,

Angela Mazzi, FAIA, FACHA, EDAC
President, AIA Cincinnati

Julie Carpenter
Executive Director

1308 Race St Ste 104
Cincinnati, OH 45202
T 513.421.4661
M 513.609.2757
info@aiacincinnati.org

Exhibit D

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Alison Zimmerman

Chief Executive Officer
Susan Brownknight

February 27, 2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Members of Cincinnati City Council:

Thank you for the opportunity to provide comments on the proposed legislation regarding the legalization of Accessory Dwelling Units (ADUs) in Cincinnati. As Southwest Ohio's longest serving service provider of independent housing options for persons with disabilities, Living Arrangements for the Developmentally Disabled (LADD) is proud to stand with the City in support of increasing access to safe, affordable, and accessible housing.

The city of Cincinnati is facing a housing crisis. Few populations feel the lack of access to safe and affordable housing the way adults with developmental disabilities do. The COVD-19 pandemic exacerbated this housing crisis while restricting seniors, persons with disabilities, and other vulnerable communities to the confines of their ever-increasing cost of independent living.

The legalization and regulation of Accessory Dwelling Units (ADUs) would increase access to housing in neighborhoods across the city, help homeowners build wealth in rapidly changing neighborhoods, and promote "aging in place" for older or disabled residents who hope to stay in their community with independence and dignity. Council's creative and innovate approach to the housing crisis presents an opportunity for LADD's clients and their families to expand their options for long-term, independent, and affordable housing. Simply put, legalizing ADUs is a small step in building inclusive, multi-generational, and accessible neighborhoods across the city.

We urge the City to allow for Accessory Dwelling Units in our neighborhoods, and we support Councilmember Jeffreys, Councilmember Harris, and Vice Mayor Kearney's proposed ordinance. Not only will it aid us in combatting the housing crisis, but it will provide support for struggling homeowners and the city's senior citizens.

Thank you for including the disability community in the comprehensive housing solution legislation.

With appreciation,

Susan Brownknight

Susan Brownknight

CC: Mayor Aftab Pureval
Manager Sheryl Long
Ali Trianfo, Government Strategies Group

Exhibit D

THE PORT
Making Real Estate Work

March 8, 2023

Cincinnati City Council
City of Cincinnati
801 Plum Street
Cincinnati, Ohio 45202

Dear Members of Council:

The Port of Greater Cincinnati Development Authority is pleased to support the proposed zoning text amendments which modify Title XIV, "Zoning Code of the City of Cincinnati" of the Municipal Code to permit the construction of accessory dwelling units, or ADUs. As the city grapples with soaring rental rates and shortages of housing of all types, legalizing ADUs is one solution to address affordability and supply challenges in our region.

The Port is an economic development agency focused on redeveloping residential and manufacturing communities, building the foundation for job creation and sustainable neighborhoods where residents have the opportunity to participate in economic prosperity. Our foundation is built on putting real estate back to work for everyone in Hamilton County. The Port's Neighborhood team focuses on the acquisition and rehabilitation of blighted residential and commercial properties to provide housing options across multiple price points from affordable to market-rate, resulting in the revitalization of neighborhoods and disinvested commercial districts.

The Port operates the Hamilton County Landbank, whose mission is to return vacant properties back to productive use. In cooperation with our governmental and non-governmental partners, the Landbank facilitates the rehabilitation and reutilization of vacant, abandoned, or tax-foreclosed real properties until end users are identified for highest and best use of these properties. The Homesteading & Urban Redevelopment Corporation (HURC) is another Port-operated entity dedicated to improving the quality of housing stock and increasing homeownership throughout the region. This program is primarily focused on income-qualified affordable homes and require a significant amount of subsidy. The Port also leads a more targeted neighborhood real estate rehab initiative known as the Rehab Across Cincinnati & Hamilton County (REACH) program. REACH focuses on accelerating neighborhood reinvestment by acquiring and renovating pivotal blighted properties in areas which have seen long-term decline in housing value.

With an estimated shortfall of 40,000 affordable housing units in Hamilton County, the Port and its managed entities are bringing much needed quality units online; however, this is not enough. Changes to local land use and zoning policies can help to expand housing access and development across the city. Legalizing ADUs will not only allow for the creation of new units,

Office: 513.621.3000 | **Email:** rmichael@cincinnatiport.org
3 East Fourth Street, Suite 300
Cincinnati, OH 45202

THE PORT
Making Real Estate Work

particularly for vulnerable populations, but it can also serve as an opportunity to build wealth by providing additional rental income for homeowners. Furthermore, this revision is a small step toward better supporting existing and future neighborhood businesses, such as grocery stores and local retail, serving as a catalyst for economic growth and an improved quality of life for all residents.

The Port appreciates the commitment of City Council, the Mayor, and the City administration to working collaboratively on solutions to address affordability and housing supply challenges. We are proud to support this effort to remove regulatory barriers and legalize the development of accessory dwelling units.

Sincerely,

Laura Brunner
President & CEO

Philip Denning
Executive Vice President

Office: 513.621.3000 | Email: rmichael@cincinnatiport.org
3 East Fourth Street, Suite 300
Cincinnati, OH 45202

Habitat for Humanity® Greater Cincinnati

We build **strength**, **stability**, and **self-reliance** through shelter.

March 21, 2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

To the Members of Cincinnati City Council,

Thank you for the opportunity to provide comments on the proposed legislation regarding the legalization of Accessory Dwelling Units in Cincinnati.

The city of Cincinnati is facing a housing crisis. The price of housing skyrocketed during the COVID-19 pandemic, which has made it more difficult for those in need of a home to find one. The legalization of Accessory Dwelling Units (ADUs) would increase access to housing in neighborhoods across the city, help vulnerable homeowners build wealth in rapidly changing neighborhoods, and promote "aging in place" for older residents who hope to stay in their community with dignity. Simply put, legalizing ADUs is a small step in building inclusive, multi-generational neighborhoods across the city.

At Habitat for Humanity of Greater Cincinnati, we envision a world where everyone has a decent place to live. The legalization of Accessory Dwelling Units in Cincinnati is aligned with our mission and would positively impact many in our community.

We urge the City to allow for Accessory Dwelling Units in our neighborhoods, and we support Councilmember Jeffreys, Councilmember Harris, and Vice Mayor Kearney's proposed ordinance. Not only will it aid us in combatting the housing crisis, but it will provide support for struggling homeowners and the city's senior citizens.

With appreciation,

Joe Hansbauer, President, and CEO

Habitat for Humanity of Greater Cincinnati

Exhibit D

CMHA

March 21, 2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

To the Members of Cincinnati City Council,

Thank you for the opportunity to provide comments on the proposed legislation regarding the legalization of Accessory Dwelling Units in Cincinnati.

The city of Cincinnati is facing a housing crisis. The price of housing skyrocketed during the COVID-19 pandemic, which has made it more difficult for those in need of a home to find one. The legalization of Accessory Dwelling Units (ADUs) would increase access to housing in neighborhoods across the city, help vulnerable homeowners build wealth in rapidly changing neighborhoods, and promote "aging in place" for older residents who hope to stay in their community with dignity. Simply put, legalizing ADUs is a small step in building inclusive, multi-generational neighborhoods across the city.

We urge the City to allow for Accessory Dwelling Units in our neighborhoods, and we support Councilmember Jeffreys, Councilmember Harris, and Vice Mayor Kearney's proposed ordinance. Not only will it aid us in combatting the housing crisis, but it will provide support for struggling homeowners and the city's senior citizens.

With appreciation,

Gregory D. Johnson, MS, PHM, EDEP
Chief Executive Officer

EXECUTIVE OFFICE 1627 WESTERN AVE., CINCINNATI, OHIO 45214
Phone: (513) 721-4580 Fax: (513) 665-3106 TDD: (800) 750-0750 Website: www.cintimha.com
Equal Opportunity Employer, Equal Housing Opportunities

Exhibit D

LISC
GREATER CINCINNATI

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

March 27, 2023

Re: Accessory Dwelling Units

To the Members of Cincinnati City Council,

Thank you for the opportunity to provide comments on the proposed legislation regarding the legalization of Accessory Dwelling Units in Cincinnati.

LISC is the nation's leading community development organization. In collaboration with local groups, we help identify priorities and challenges and help formulate comprehensive strategies to address them. At LISC Greater Cincinnati, we are a leading organization in helping community residents transform neighborhoods by working with cities, residents, nonprofit organizations, and key public and private partners to create affordable housing, support neighborhood economic development, help families reach financial stability, and sustain social capital.

As Executive Director of LISC Greater Cincinnati, my team and I are leading a broadly inclusive initiative called Housing Our Future that is working within multiple channels to ensure that in the near future everyone in Cincinnati and Hamilton County will have access to a safe, affordable place to call home in a community of their choice. The Housing Our Future initiative outlines the goal of producing 2,000 units of affordable housing each year, for the next 10 years, in order to address the unit gap alongside interventions in raising wages and increasing household stability. The price of housing skyrocketed during the COVID-19 pandemic has made it even more difficult for those in need of a home to find one, especially those with very limited income.

Housing Our Future recommends many strategies to encourage increased housing production, including modifying zoning codes to allow for denser development. The legalization of Accessory Dwelling Units (ADUs) would increase access to housing in neighborhoods across the city – including in single-family zoning districts, help vulnerable homeowners build wealth in rapidly changing neighborhoods, and promote "aging in place" for older residents who hope to stay in their community with dignity. Simply put, legalizing ADUs is a small step in building more inclusive, multi-generational neighborhoods across the city.

We recognize the benefits Accessory Dwelling Units can have in our neighborhoods and look forward to the proposed legislation entering the public engagement period. Not only can ADUs aid us in combatting the housing crisis, but they can provide support for struggling homeowners and the city's older residents.

Sincerely,

Kristen Baker
Executive Director

Local Initiatives Support Corporation
2400 Reading Road, Suite 236, Cincinnati, OH 45202 • **T** 513.723.1026 • lisc.org

Exhibit D

HOMEBASE

March 29, 2023

Cincinnati City Council
City of Cincinnati
801 Plum Street
Cincinnati, Ohio 45202

Dear Members of Council:

HomeBase, formerly the Community Development Corporation Association, is pleased to support the proposed zoning text amendments which modify Title XIV, "Zoning Code of the City of Cincinnati" of the Municipal Code to permit the construction of accessory dwelling units, or ADUs. As the city grapples with soaring rental rates and shortages of housing of all types, legalizing ADUs is one solution to address affordability and supply challenges in our region.

HomeBase is a membership organization driven to strengthen organizations that enhance neighborhoods through community building, economic development, and housing. With a strong value of community-driven development, HomeBase believes that providing housing of all types for all residents is a core foundation of equitable growth.

With an estimated shortfall of 40,000 affordable housing units in Hamilton County, HomeBase, and its membership Community Development Corporations are bringing much-needed quality units online; however, this is not enough. Changes to local land use and zoning policies can help to expand housing access and development across the city. Legalizing ADUs will not only allow for the creation of new units, particularly for vulnerable populations, but it can also serve as an opportunity to build wealth by providing additional rental income for homeowners. Furthermore, this revision is a small step toward better supporting existing and future neighborhood businesses, such as grocery stores and local retail, serving as a catalyst for economic growth and improved quality of life for all residents.

HomeBase appreciates the commitment of City Council, the Mayor, and the City administration to working collaboratively on solutions to address affordability and housing supply challenges. We are proud to support this effort to remove regulatory barriers and legalize the development of accessory dwelling units.

Sincerely,

Michael Cappel
Board President

Exhibit D

EPHIA
PO Box 5420
Cincinnati, Ohio 45205
513-341-8430
info@ephia.org
eastpricehill.org

April 18, 2023

Cincinnati City Council
801 Plum Street
Cincinnati, Ohio 45202

Dear City Council Member,

At the April 2023 meeting of the East Price Hill Improvement Association Community Council (EPHIA) the East Price Hill community unanimously passed a motion in in opposition of Accessory Dwelling Units (ADUs) in our community.

The East Price Hill community opposes proposed legislation regarding ADUs due to our concerns about the unintended consequences in our neighborhood of such a zoning change. We do not believe this legislation will significantly benefit our residents or community, and has a high risk of causing additional problems.

East Price Hill and the West Side have had a high number of open code violations and zoning issues for many years. We have significant issues with landlords and property owners who ignore building codes. Identified issues and complaints are generally not resolved. The city has not been able to protect our community from code violations and zoning issues for currently enacted legislation: creating new opportunities for abuse does not make sense. Without enforcement, the protections against abuse which have been included in the ADU legislation are meaningless.

EPHIA respectfully requests that you consider our concerns and objections and vote AGAINST the ADU legislation.

Sincerely,

Sheila K. Rosenthal

Sheila Rosenthal
President

Exhibit D

Clifton Town Meeting
P.O. Box 20042
Cincinnati, OH 45220

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Rachel Wells
John Whedon

April 25, 2023
Sent Electronically

Re: Accessory Dwelling Units (ADUs)

Dear Councilmember Jeffreys:

The Clifton Town Meeting Board of Trustees would like to thank you for your consideration and your tireless work to sustain and improve the City of Cincinnati and its great neighborhoods.
The Clifton Town Meeting (CTM) Board of Trustees has reviewed and discussed the proposed ordinance modifying the zoning code to allow Accessory Dwelling Units (ADUs) where single family residences are permitted. While our community at large and the CTM Board of Trustees are largely in support of the proposal, we would like to request that the proposal be modified to eliminate the opportunity for ADUs to be used as short-term rentals.

It has been reported that some of the primary benefits in legalizing ADUs are to facilitate multi-generational living, aging in place, flexibility for families, and opportunities for individuals with disabilities and other marginalized populations; increase access to housing in neighborhoods across the city; provide affordable rental housing choice in single-family neighborhoods; and increase the socio- economic, racial, and age diversity within neighborhood populations. Allowing ADUs to be rented in a short-term capacity is contrary to these goals. Short term rentals would limit/eliminate the availability for longer term use of the units, therefore minimizing benefits to the housing shortage, especially in high-demand neighborhoods.

There is much discussion about how companies like Airbnb and Vrbo have crippled the fabric of communities, driven up the cost of housing, and decreased the availability of housing throughout the country. We urge you to remove this option from the proposal so as not to promote this same situation in our city's neighborhoods.

Sincerely,

Gérald Checco, *President*

Copy: Gabrielle Couch, City Planner

Exhibit D

Couch, Gabrielle

From: wollenweber@fuse.net
Sent: Monday, May 1, 2023 5:03 PM
To: Couch, Gabrielle
Subject: [External Email] Comment for Public Staff Conference - ADU Ordinance

External Email Communication

Gabrielle: I am sorry I could not join the Staff Conference last Thursday. I want to make these personal comments for you to share with Planning Commission. They are not to be construed as comments of the Hyde Park Neighborhood Council who has not taken a position on the matter.

I am opposed to the Accessory Dwelling Unit (ADU) ordinance as written for following reasons:

- The ordinance allows up to two accessory dwelling units in Single Family (SF) districts. I bought a house in a SF-6 single family district because I did not want to live in an apartment or near an apartment building. This ordinance permits up to three apartment units in accessory buildings on a single lot rather than withing the principal structure. It is no different than converting SF density to RMX density and perhaps even worse.

- No additional off-street parking is required for the ADU. This implies accessory dwelling occupant's vehicles will park on street because most driveways in SF districts are single lane. The extra parking on my block does not exist because it is occupied by current resident's extra vehicles by night and by nearby commercial and office employee's vehicles by day.

- The ADU may be operated as short-term rental. I bought a house in a single family district because I did not want to live in a commercial district, an apartment or near an apartment building. An Air B&B is a commercial enterprise in a residential district and it is not what I want to live near.

Gary Wollenweber

[redacted]

Exhibit D

Couch, Gabrielle

From: Cincinnati City Planning
Sent: Monday, May 8, 2023 9:02 AM
To: Couch, Gabrielle
Cc: Keough-Jurs, Katherine; Ahouse, Emily
Subject: FW: [External Email] ADU's

-----Original Message-----
From: Jan McNerney <janmcnern@gmail.com>
Sent: Saturday, May 6, 2023 3:11 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] ADU's

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

External Email Communication

I have mixed feelings about the proposal to allow ADU's in the backyards of residents.
Positively, they could help multi-generational families to provide privacy within families. They can also be used to house the in-housed.
Negatively, this proposal adds even more folks who are not contributing to the tax base. Heretofore, our schools have been deprived of $81,000,000 in taxes over 10 years due to the nearsightedness of the legislation which allows wealthy folks to build and live nearly tax-free for 10-15 years. Will this compound a bad situation?
There needs to be a spot on the property to park a car. Fewer parking spots is a problem.
How can this proposal enhance the community? We the people seem to draw the short stick most of the time.
Jan McNerney
[redacted]

Sent from my iPhone

Exhibit D

Couch, Gabrielle

From: Cincinnati City Planning
Sent: Tuesday, May 9, 2023 9:36 AM
To: Couch, Gabrielle
Subject: FW: [External Email] disagree with Title XIV

From: katie greenwell <cincygreenwells@hotmail.com>
Sent: Tuesday, May 9, 2023 9:31 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] disagree with Title XIV

You don't often get email from cincygreenwells@hotmail.com. Learn why this is important

External Email Communication

I am writing to inform you that I do not agree with the new proposal for modifying title XIV zoning code of CMC New section accessory dwelling unit.
Please make a note of my opinion in your reviews.
I am happy to provide further feedback but being a resident of the area and home owner in Mt Lookout I feel this will be a detriment to our neighborhood.
My contact info is:

Kathleen Greenwell
[redacted]
Cincinnati, OH 45208

Thank you.
Katie
[redacted]

Exhibit D

Couch, Gabrielle

From: Cincinnati City Planning
Sent: Tuesday, May 16, 2023 9:01 AM
To: Couch, Gabrielle
Subject: FW: [External Email] Proposed ADU concerns

From: GREGORY KADORIAN <gkadorian@aol.com>
Sent: Tuesday, May 16, 2023 6:14 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: info@mtlookout.org
Subject: [External Email] Proposed ADU concerns

You don't often get email from gkadorian@aol.com. Learn why this is important

External Email Communication

My concerns are:

- There are no off street parking requirements for the increase in potential renters or other family members that may move into the new units.
- Height that is allowed being close to the property line. Effectively the current rear and side setback rules for the primary resident do not apply to the new Accessory Dwelling Units.
- Short term rentals will not have much ability to be monitored or enforced by the city.

Thank you for your consideration.

Greg Kadorian
Mt Lookout

Sent from my iPhone

Exhibit D

Couch, Gabrielle

From: Rocco, Giovanni
Sent: Thursday, May 25, 2023 11:29 AM
To: Couch, Gabrielle; Tom, Declan
Subject: FW: [External Email] Proposed Ordinance

Gio Rocco | Chief of Staff
Councilmember Mark Jeffreys
801 Plum Street, Room 348 | Cincinnati, OH 45202
(O) 513-352-3464
Giovanni.Rocco@cincinnati-oh.gov
https://www.cincinnati-oh.gov
https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftransitapp.com%2F&data=05%7C01%7Cgabrielle.couch%40cincinnati-oh.gov%7C1e88c0f9a9cb4af49b7c08db5d34c7da%7C6f55bfd1366941fda0e3c98d56adb39f%7C1%7C0%7C638206253504363767%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=yzEwqR1695F1%2BB1sNiLs8wDogymTJ9VisrN33LVyIIw%3D&reserved=0

-----Original Message-----
From: ClerkOfCouncilEmail <ClerkOfCouncil@cincinnati-oh.gov>
Sent: Tuesday, May 9, 2023 10:17 AM
To: #COUNCIL <#COUNCIL@cincinnati-oh.gov>; #COUNCIL Assistants <#COUNCILAssistants@cincinnati-oh.gov>; Harmon, Jon <Jon.Harmon@cincinnati-oh.gov>; Jones, Kwahyia <kwahyia.jones@cincinnati-oh.gov>
Subject: FW: [External Email] Proposed Ordinance

Good day,

Please see below.

Office of the Clerk of Council
X3246

-----Original Message-----
From: Jeannine Winkelmann <ninewinx@yahoo.com>
Sent: Tuesday, May 9, 2023 9:56 AM
To: ClerkOfCouncilEmail <ClerkOfCouncil@cincinnati-oh.gov>
Cc: John Winkelmann <jcwinkelmann@yahoo.com>
Subject: [External Email] Proposed Ordinance

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

Exhibit D

External Email Communication

Dear City Council Members:

I am against the proposed legislation to take effect in May regarding Mt. Lookout and the City of Cincinnati. The legislation will allow Accessory Dwelling Units (ADU) to be built in the back yards of Single Family homes. They can be built up to 25' high and within 3' of the property line. There are many details but another notable feature is that in some cases the size of the ADU can be up to the size of the existing primary residence as long as it is the lesser of the two.

Please forward my distressed thoughts to all members of the Cincinnati City Council. Too much is happening too fast to maintain the character & values of our homes. Please stop before you destroy the reason for living here!

Jeannine & John Winkelmann
[redacted]
Cincinnati, OH 45226

Exhibit D

Couch, Gabrielle

From: Rocco, Giovanni
Sent: Thursday, May 25, 2023 12:08 PM
To: Couch, Gabrielle
Subject: FW: [External Email] ADU

Gio Rocco | Chief of Staff
Councilmember Mark Jeffreys
801 Plum Street, Room 348 | Cincinnati, OH 45202
(O) 513-352-3464
Giovanni.Rocco@cincinnati-oh.gov
https://www.cincinnati-oh.gov
https://transitapp.com/

From: Rocco, Giovanni
Sent: Thursday, May 4, 2023 3:01 PM
To: llgroenke@gmail.com
Cc: Tom, Declan <Declan.Tom@cincinnati-oh.gov>
Subject: RE: [External Email] ADU

Laura,

Thank you for your email. We have been getting a lot of diverse feedback on the draft ADU legislation, and we are taking it all into careful consideration.

We appreciate your advocacy and commitment to the city!

Gio Rocco | Chief of Staff
Councilmember Mark Jeffreys
801 Plum Street, Room 348 | Cincinnati, OH 45202
(O) 513-352-3464
Giovanni.Rocco@cincinnati-oh.gov
https://www.cincinnati-oh.gov
https://transitapp.com/

From: Laura Groenke <llgroenke@gmail.com>
Sent: Thursday, May 4, 2023 11:12 AM
To: Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>
Subject: [External Email] ADU

Exhibit D

You don't often get email from llgroenke@gmail.com. Learn why this is important
External Email Communication

I am sending my objections to the proposed ADU legislation that you are working on right now. Assuming I would be in favor of these AT ALL (I'm not):

#1 - Allowing short term rental in a residential area is horrific. I have seen up close what that has done in our vacation neighborhood in MIchigan. Parties, trash, lack of respect for families who live nearby. No WAY!!!!
#2 - The language around the "responsible person" designate of the owner seems way too open to nefarious use. You will never be able to police that. OWNER ONLY.

I could say way more, but I'm sure you get the drift. Why is City Council bent on turning our great city into Chicago?? I will remind you that your current 8 person democratic majority does not constitute a mandate to enact big city democratic policy on the "silent" population who likes our city the way it is.
Laura Groenke
[redacted]

CPC ITEM # 4
June 2, 2023

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on proposed text amendments to modify Title XIV "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code by repealing and reordaining the provisions of Sections 1427-26 "Sandwich Board Sign Regulations" and Section 1437-09 "Development Standards in UD Overlay Districts," to allow the placement of sandwich board signs in the Urban Design Overlay Districts of College Hill, Hyde Park, and Mt. Airy neighborhoods.

EXHIBITS:
Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Ordinance

BACKGROUND:
On October 11, 2022, Cincinnati City Council approved permitting sandwich board signs in Urban Design Overlay Districts (UDOD) in which they were previously prohibited, allowing neighborhoods with UDODs to "opt in" for allowing them if so desired. The City began receiving enforcement complaints related to sandwich board signs in Mt. Washington's UDOD which caused several business owners to incur daily fines. Several small business owners and residents of Mt. Washington, including members of the Mt. Washington Community Council (MWCC) and Mt. Washington Community Urban Redevelopment Corporation (MWCURC), then sought to allow sandwich board signs citing the impact they have on the vibrancy of the business district and their importance as a tool for local businesses to reach customers. In early 2022, the MWCURC reached out to Vice Mayor Kearney to sponsor a proposed Cincinnati Zoning Code text amendment addressing their concerns and permitting sandwich board signs in their UDOD, which was ultimately approved.

Each neighborhood must individually seek a text amendment to permit sandwich board signs in their UDODs. Since the approval of sandwich board signs in Mt. Washington, three additional communities reached out to Vice Mayor Kearney to sponsor an ordinance permitting sandwich boards in their UDODs, including:

- College Hill
- Hyde Park (Hyde Park Square)
- Mt. Airy

On May 10, 2023, City Council officially referred the proposed Zoning Code text amendment to the Department of City Planning and Engagement to begin the formal public approval process, which includes a public staff conference, a City Planning Commission review and vote, followed by a final decision by City Council. It should be noted that this proposed ordinance is repealing and reordaining two sections of Chapter 1437, "Urban Design Overlay District," due to the accidental inclusion of incorrect versions of two sections in Chapter 1437:

- § 1437-07, "Applications Subject to Review"
- § 1437-09, "Development Standards in Urban Design Overlay Districts"

Repealing and reordaining the provisions of these two sections will restore these sections to the most recently approved changes from October 2021. The proposed ordinance will not make any additional changes, except to permit sandwich boards in the UDODs as stated above.

PROPOSED TEXT AMENDMENTS AND ANALYSIS:

The Department of City Planning and Engagement and the Department of Law propose the following amendments to the Title XIV, "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code:

Section 1437-09 "Development Standards in Urban Design Overlay Districts"

Overview: The proposed amendment:

1. Marks the provisions of § 1437-09 (a) S6 as applicable to UD #1, College Hill Business District; UD #4, Hyde Park Square Business District; and UD #9, Mt. Airy Business District, in Schedule 1437-09.

Analysis: This amendment applies the provision to permit sandwich board signs in § 1437-09 (a) S6 to the UDODs in College Hill, Hyde Park Square, Hyde Park East, and Mt. Airy. If S6 is not adopted, sandwich board signs will remain as a prohibited sign per § 1437-09 (a) S1. After conversations with Hyde Park Neighborhood Council, their intension was for the proposed ordinance to include both of their UDODs in this ordinance, including Hyde Park Square (included in proposed ordinance) and the Hyde Park East Business District. Therefore, staff is recommending to also include UDOD #11, Hyde Park East in this ordinance.

The proposed ordinance is attached as Exhibit B. Modifications to the zoning text are not marked as underlines (additions) or strikethroughs (deletions) due to repealing and reordaining all provisions of §1437-07 and §1437-09.

PUBLIC STAFF CONFERENCE:

A virtual public staff conference will be held on Tuesday, May 30, 2023 to gather comment and input regarding the proposed text amendments. Mailed and emailed notice was sent 14 days in advance to all community councils, as is the standard process for a proposed Zoning Code text amendment. A webpage was created on the Department of City Planning and Engagement's website with information on the public meeting dates, background on the proposal, a summary of the modifications, and the draft ordinance. The link to this webpage was provided on the notice. Although the public staff conference will occur after the staff report is publicly released, a summary of the public comment and any additional correspondence will be shared with the City Planning Commission before and at the June 2, 2023 meeting.

As a brief review of the October 2022 public comment from the text amendments allowing sandwich boards in UDODs, attendees from Mt. Washington expressed support for having sandwich board signs in the business district citing that the signs are great marketing for small businesses and support pedestrian customers. This ordinance includes three additional neighborhoods at the request of their community council leadership.

CONSISTENCY WITH PLANS:

College Hill Urban Design Plan (2001)

The proposed amendment is consistent with the Preliminary Strategic Recommendation in Chapter 4.1.6 Image/Appearance section of the *College Hill Urban Design Plan* (2001) to "Develop unique street signs to attract pedestrians and motorists, as well as directing them to parking areas and businesses. Establish business directories and maps at strategic locations for pedestrians" (p. 13).

Hyde Park Square Neighborhood Business District Urban Design Plan (1984)

The proposed amendments are generally consistent with the Vehicular/Pedestrian Circulation Recommendation 8 of the *Hyde Park Square Neighborhood Business District Urban Design Plan* (1984)

to "Develop pedestrian level communication and identity signage, especially in the inner-block parking areas" (p.25) and with the Streetscape Recommendation for Signage and Graphics recommendation to "provide pedestrian low-level signage for shopping opportunities" (p. 79).

Hyde Park East Neighborhood Business District Urban Design Plan (1997)
The proposed amendments are generally consistent with the Marketing and Promotions Goal of the *Hyde Park East Neighborhood Business District Urban Design Plan* (1997) to "Market the district as a separate and distinct business district offering a variety of personal service and specialty retail stores" (p.21).

Mount Airy Neighborhood Business District Urban Design Plan (1996)
The proposed amendments are generally consistent with the Business Development goal of the *Mount Airy Neighborhood Business District Urban Design Plan* (1997) to "enhance the economic vitality of the existing businesses and the business district as a whole" (p.12).

Plan Cincinnati (2012)
The proposed amendments are also consistent with the Compete Initiative Area of *Plan Cincinnati (2012)* to "Foster a climate conducive to growth, investment, stability, and opportunity," through "growing our own by focusing on business expansion," (p. 103) and the Live Initiative Area to "build a robust public life" through "developing inviting and engaging public spaces that encourage social interaction" and "creating a welcoming civic atmosphere" (p. 149).

RECOMMENDATION:
The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

APPROVE the proposed text amendments as identified in Exhibit B modifying Title XIV, "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code, by REPEALING AND REORDAINING the provisions of Section 1437-07 "Applications Subject to Review," and Section 1437-09 "Development Standards in UD Overlay Districts," to allow the placement of sandwich board signs in Urban Design Overlay Districts in the College Hill, Hyde Park, and Mt. Airy neighborhoods.

APPROVE including UDOD #11, Hyde Park East, into the Exhibit B ordinance.

Respectfully submitted:

Maria Dienger, City Planner
Department of City Planning & Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Proposed Text Amendments to Urban Design Overlay Districts to Allow Sandwich Board Signs

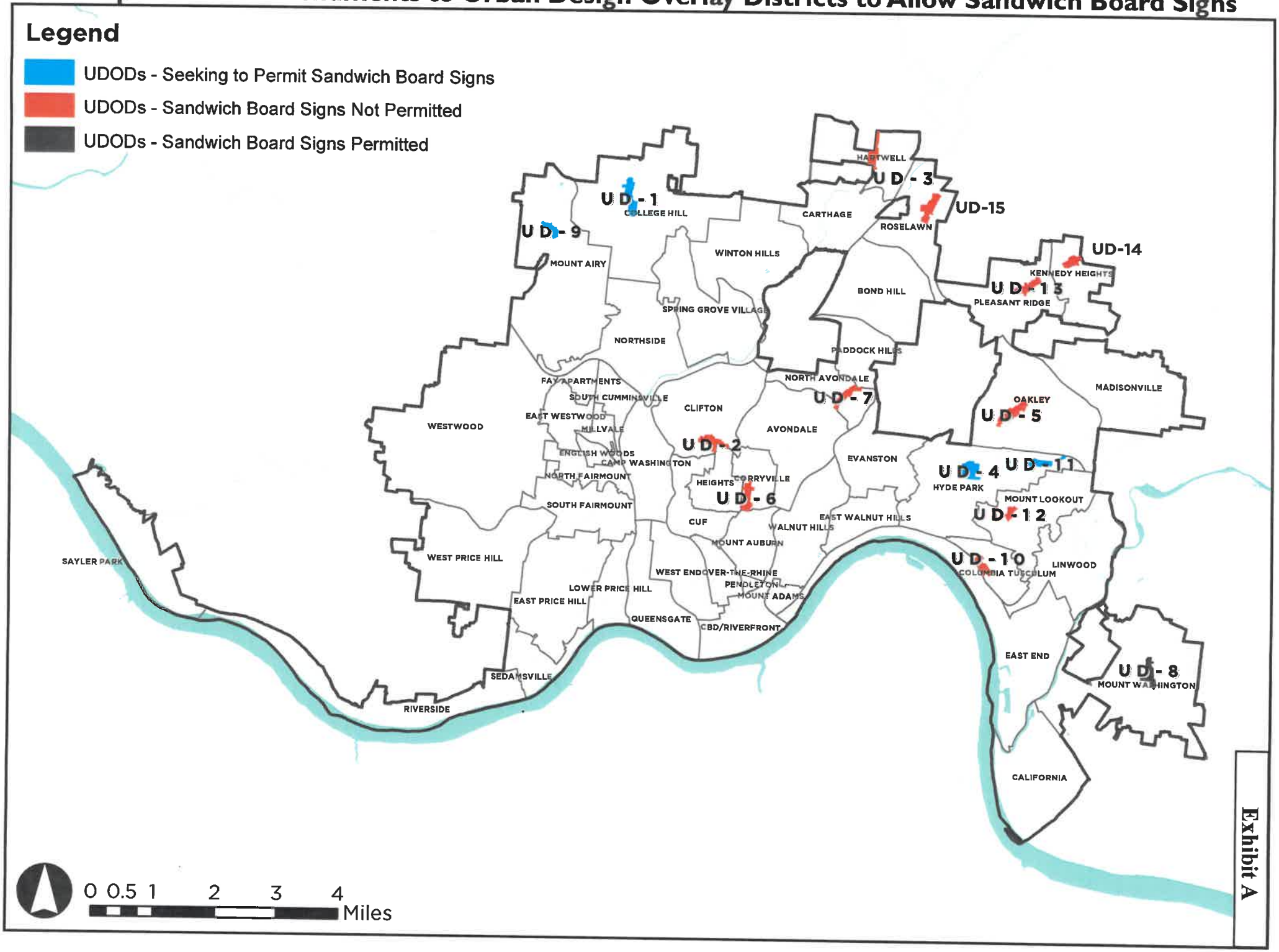


Exhibit A

Exhibit B

City of Cincinnati

MEH

EESW

An Ordinance No. _____

- 2023

MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code, by REPEALING AND REORDAINING the provisions of Section 1437-07, "Applications Subject to Review," and Section 1437-09, "Development Standards in Urban Design Overlay Districts," to allow the placement of sandwich board signs in Urban Design Overlay Districts in the College Hill, Hyde Park, and Mt. Airy neighborhoods.

WHEREAS, City Council wishes to permit the placement of sandwich board signs in the Urban Design Overlay Districts in the College Hill, Hyde Park, and Mt. Airy neighborhoods ("Districts") to allow for the efficient and affordable marketing of businesses within those Districts; and

WHEREAS, the use of sandwich board signs will allow for temporary marketing of neighborhood businesses and the dissemination of messages without detracting from the aesthetics, character, or safety of the Districts or the surrounding area; and

WHEREAS, allowing the use of sandwich board signs will support and facilitate future development in the Districts and is compatible with existing commercial uses in the Districts; and

WHEREAS, at its regularly scheduled meeting on _____, the City Planning Commission reviewed and considered proposed text amendments to allow the placement of sandwich board signs in the Districts, and it determined that the text amendments are in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendments, following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the amendments, finding them in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the text amendments are in accordance with the Live Initiative Area of Plan Cincinnati (2012), particularly the goal to "create a more livable community" by supporting and stabilizing our neighborhoods (p. 156); and

WHEREAS, this ordinance is additionally necessary to reinstate amendments to the provisions of Section 1437-07, "Applications Subject to Review," and Section 1437-09, "Development Standards in Urban Design Overlay Districts," that were ordained by Ord. No. 418-2021 and inadvertently modified by Ord. No. 320-2022; and

WHEREAS, the Council finds the proposed text amendments to be in the best interest of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That existing Sections 1437-07, "Applications Subject to Review," and 1437-09, "Development Standards in Urban Design Overlay Districts," of the Cincinnati Municipal Code are hereby repealed.

Section 2. That Section 1437-07, "Applications Subject to Review," of the Cincinnati Municipal Code is hereby reordained as follows:

§ 1437-07. Applications Subject to Review.

(a) The Zoning Administrator has the duty to review applications for the following permits in an established Urban Design Overlay District for compliance with the base requirements of the district:

(1) *Signs:* Permits for the installation of all signs, with the exception of sandwich board signs authorized pursuant to § 723-9.

(2) *Awnings:* Permits for the installation of all awnings.

(3) *Mechanical Equipment and Utilities:* Permits for the installation of all exterior mechanical equipment and utility service connections.

(4) *Replacement Windows:* Permits for the installation of replacement windows.

(5) *Exterior Renovation or Alterations of Existing Structures:* Permits for exterior renovations, alterations, or additions.

(6) *Eating and Drinking Establishments:* Permits for Restaurants, Limited.

(b) The Zoning Board of Appeals shall approve, approve with conditions, or disapprove an application for the following types of development in an established Urban Design Overlay District in accordance with the base requirements of the district:

(1) *New construction:* Permits for new construction.

(2) *Demolition:* Permits for demolition.

(c) The City Planning Commission is authorized to exercise the powers granted to the Zoning Board of Appeals pursuant to this Chapter when an application is submitted in connection with an application to subdivide land.

(c) The Director of Buildings and Inspections is authorized to order the demolition of a building located in an established Urban Design Overlay District, notwithstanding the provisions of subsection (b), if he or she finds that the building poses an immediate threat to public health or safety.

Section 3. That Section 1437-09, "Development Standards in Urban Design Overlay Districts," of the Cincinnati Municipal Code is hereby reordained as follows:

§ 1437-09. – Development Standards in Urban Design Overlay Districts.

Development within individual Urban Design Overlay Districts must comply with the standards prescribed below that the ordinance that establishes the Urban Design Overlay District declares applicable to that district. These standards are intended to implement policies in adopted urban design plans. Whenever the standards conflict with the development regulations of the underlying district, these standards supersede those regulations. The following regulations will apply to some or all of the Urban Design Overlay Districts as determined by the urban design plan prepared and adopted for each district. Refer to Schedule 1437-09 for applicability.

Urban Design Overlay District Standards

Schedule 1437-09

	UD #1	UD #2	UD #3	UD #4	UD #5	UD #6	UD #7	UD #8	UD #9	UD #10	UD #11	UD #12	UD #13	UD #14	UD #15
S1		X	X	X	X	X	X	X	X	X	X	X	X	X	X
S2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S3	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S5	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

S6	X			X				X	X						
A1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
M1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
R1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
R2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E1		X	X	X	X		X				X				
F1		X													X
N1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
N2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

UD #1 - College Hill Business District	UD #9 - Mt. Airy Business District
UD #2 - Clifton Business District	UD #10 - Columbia-Tusculum Business District
UD #3 - Hartwell Business District	UD #11 - Hyde Park East Business District
UD #4 - Hyde Park Square Business District	UD #12 - Mt. Lookout Square
UD #5 - Oakley Square Business District	UD #13 - Pleasant Ridge Business District
UD #6 - University Village Business District	UD #14 - Kennedy Heights Business District
UD #7 - North Avondale Along Reading Road	UD #15 - Roselawn Business District
UD #8 - Mt. Washington Business District	

(a) *Signs and Signage Standards:*

S1. Prohibited Signs:

- All blinking, flashing, rotating or moving signs, except barber poles and theater marquees;
- Neon signs;
- Banners, portable or temporary signs except sandwich board signs where permitted pursuant to Schedule 1437-09;
- Rooftop signs, signs or awnings extending above the roofline of the building, or signs or awnings that extend above the window sill line of the second floor of the building;
- Any advertising sign on or about an unoccupied building, except those related to the sale or rental of that building;
- All signs, handbills, or flyers on utility poles, except those installed by the city and state.
- All outdoor advertising signs, as that term is defined in Cincinnati Municipal Code Chapter 895.

S2. Projecting Signs

- Projecting signs shall not be used except for small identification or trademark signs symbolic of the business identified.

- The copy of all signs should identify the predominant business on the premises or its principal product or service.

- Advertising signs are prohibited.

- Projecting signs shall not exceed six square feet per sign face and shall not exceed 12 square feet for all faces.

- Projecting signs should be located over entry doors or building columns or piers and shall be limited to one projecting sign per business.

- All sign supports shall be simple in nature, have no visible guy wires and be made less obtrusive with camouflaging color in harmony with the surrounding environment.

S3. In the case where buildings have multiple storefronts occupied by different tenants, the allowable signage area for each tenant will be calculated based upon the storefront street frontage in order to maintain a proportional distribution of signage area.

S4. For businesses located within an interior portion of a building, or on the second floor or higher story of a building and lacking an exterior wall or window area, a sign identifying the business no larger than six square feet may be affixed to the exterior of the building. This sign area shall be included in the maximum allowable area for all signs on the property.

S5. Ground signs: where permitted, ground signs shall meet the following standards:

- Ground signs shall be a maximum sign area of not more than one square foot of sign area per linear foot of street frontage per sign face, up to a maximum sign area of 30 square feet per face, or 60 square feet for all sign faces.

- Ground signs shall be limited to two sign faces and shall not exceed six feet in height.

- Ground signs shall be located at or near the primary street frontage.

- Ground signs shall be compatible with the design of the building in proportion, shape, scale, materials, colors, and lighting.

S6. Sandwich board signs are permitted, subject to the provisions of § 723-9 and § 1427-26.

(b) *Awning Standards*:

A1. Awnings shall meet the following standards:

- Awnings shall project no more than two-thirds the width of the sidewalk or six feet, whichever is less.

- Awnings shall run parallel to the face of the building.

- Awnings shall be located within the existing building framework - between columns and below spandrel panels. Awning colors and design shall be compatible with the colors and design of the building.

- Structural supports for all awnings shall be contained within the awning covering.

- Each storefront bay shall have a similar awning to the other storefront bays on the same building.

- Awnings shall be designed to be harmonious with the architecture of the building that they are to be placed on. They shall relate in shape and proportion to the building's architectural elements such as window and opening shapes, facade articulation and general character of the building.

(c) *Mechanical Equipment and Utility Standards*:

M1. Mechanical equipment, including air conditioning, piping, ducts, and conduits external to the building shall be concealed from view from adjacent buildings or street level by grills, screens or other enclosures. Electric and other utility service connections shall be underground for new construction and encouraged for all other changes.

(d) *Replacement Window Standards*:

W1. Replacement windows shall meet the following standards:

- Replacement windows shall fit the size and style of the original openings.

- Original window and door openings shall not be enclosed or bricked-in on the street elevation. Where openings on the sides or rear of the building are to be closed, the infill materials shall match that of the wall and be recessed a maximum of three inches within the opening.

(e) *Exterior Renovation or Alterations of Existing Structures*:

R1. Renovations, alterations or additions shall be designed and executed in a manner that is sympathetic to the particular architectural character of the structure being worked on. Architectural elements shall be sensitively designed to reflect the detailing and materials associated with the particular style of the building.

R2. Renovations and restorations of older buildings shall respect the original building design, including structure, use of materials and details. New materials or signs shall not cover original materials and detailing. Natural materials (brick, slate, glass, stone, etc.) shall be retained in their natural state and not covered with any other contemporary materials. Materials that are out of keeping with the historic character of the building shall be removed from the facade upon significant exterior renovation or restoration of the existing structure.

(f) *Eating and Drinking Establishments*:

E1. Restaurants, Limited shall meet the following standards:

- No more than 45 percent of their gross floor area may be devoted to food preparation, related activities and other space not accessible to the public;
- No more than 35 percent of the restaurant's sales by dollar volume are carry-out and the patrons are served with other than single-use utensils, plates and beverage containers.
- The consumption of food or beverage in automobiles parked upon the premises is prohibited.

(g) *Franchise Establishments*:

F1. New businesses should contribute to the desired mix of commercial activities; franchise type establishments are acceptable provided that they are primarily pedestrian and not automobile oriented.

(h) New Construction:

N1. New buildings shall be compatible with their surroundings. Architectural style, bulk, shape, massing, scale and form of new buildings and the space between and around buildings shall be consistent with the area and should be in harmony with neighboring buildings.

- New buildings shall respond to the pattern of window placement in the district. The designs of new buildings shall avoid long unrelieved expanses of wall along the street by maintaining the rhythm of windows and structural bays in the district. The preferred pattern of ground floor windows is open show windows, with inset or recessed entryways; and landscaping, lighting, and other amenities equivalent to those existing in the district.
- Buildings shall de-emphasize secondary rear or side door entrances to commercial space, unless the entrances are associated with public parking areas.

N2. The Zoning Board of Appeals shall review and consider the applicable urban design plan and other applicable community plans approved by City Council when determining the compatibility of new construction proposed within an Urban Design Overlay District.

- New buildings and proposed uses shall be consistent with the goals, objectives, and guidelines of the applicable urban design plan or other applicable community plans approved by City Council.

N3 At the request of an applicant, the Zoning Board of Appeals may conduct a review of a new building or change in use of a property in two parts: (i) first, an initial review of schematic plans in which setbacks, structure and site improvement

placement, massing, building envelope, and uses are considered; and (ii) second, a subsequent review in which final plans, materials, and designs are considered.

(i) *Demolition*:

D1. An existing building may only be demolished if the owner of the building, or a person authorized by the owner of the building, demonstrates that one of the following standards is met:

- The building does not contribute to the physical character and economic vitality of the district, which is determined by weighing the following factors:

  (i) whether the building is identified as a contributing building or noncontributing building by the applicable urban design plan or other applicable community plans approved by City Council;

  (ii) whether the building is recommended for demolition by the applicable urban design plan or other applicable community plans approved by City Council;

  (iii) whether the building's architectural style, bulk, shape, massing, scale, form, and setbacks are consistent with the predominant characteristics of the district;

  (iv) whether the building is iconic or specially associated with the district;

  (v) whether the demolition of the building will negatively impact the district streetscape; and

  (vi) whether the building is obsolete, damaged, in a state of disrepair, dilapidated, or unsanitary, and whether its condition was caused by the owner or his or her predecessors through deliberate action or willful neglect.

- The demolition of the building will facilitate the construction of a new building or the establishment of a use that will contribute to the physical character and economic vitality of the district, which is demonstrated by evidence that the owner, or a person authorized by the owner, has:

  (i) obtained final approval to construct a new building or change the use of property pursuant to the requirements of subsection (h) above;

  (ii) obtained all building permit approvals necessary to commence the new construction or effect the change in use; and

(iii) certified via affidavit or sworn testimony as to his or her intent and capacity to diligently pursue the construction of the new building or change in use if demolition of the building is approved.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

_____
Aftab Pureval, Mayor

Attest: _____
Clerk

CPC ITEM # 5

Honorable City Planning Commission
Cincinnati, Ohio

June 2, 2023

SUBJECT: A report and recommendation on a proposed zone change from Park and Recreation (PR) to Single-family Residential (SF-2) at 2133 Ravine Street in Over-the-Rhine.

GENERAL INFORMATION:

Owner:	Conroy Place, LLC
Owner's address:	2347 Reading Road, Cincinnati, Ohio 45202
Applicant:	Sean Suder, Suder, LLC
Applicant's address:	455 Delta Avenue, Suite 203, Cincinnati, Ohio 45226

BACKGROUND:

The proposed zone change is for a small vacant lot at the northwest corner of Ravine Street and Conroy Place in Over-the-Rhine. The applicant is requesting the current PR (Park and Recreation) zoning be changed to the adjacent SF-2 (Single-family Residential) for future development of a single-family home. The property is surrounded by single-family zoning and predominantly single-family homes aside from Fairview Park, adjacent to the north.

ADJACENT LAND USE AND ZONING:

South:	SF-2 (Single-family residential)
East:	SF-2 (Single-family residential)
North:	PR (Park and Recreation)
West:	SF-2 (Single-family residential)

ANALYSIS:

This property is located within the Over-the-Rhine neighborhood, near the CUF neighborhood, and touches a Hillside Overlay District. Any future development will need to meet the Hillside Overlay regulations. This zone change to SF-2 will provide for a new residential development, hopefully spurring the revitalization of vacant lots in the area. It is a community goal to increase residential uses and homeownership and create a more pedestrian-friendly character to the neighborhood. This site is on the hillside and will provide significant views of the City. It is of no benefit to the City for this parcel to remain zoned Park and Recreation when there is no park located on this small parcel at this address and it is privately-owned. The Over-the-Rhine Community Council is supportive of the zone change.

PUBLIC COMMENT:

The Department of City Planning and Engagement staff held a public staff conference on May 2, 2023, regarding this proposed zone change. The Over-the-Rhine and CUF community councils, along with property owners within 400 feet of the zone change were notified. One abutting property owner attended and had questions but there were no concerns about the zone change. Attached is a letter of support from a neighboring property owner who could not attend the staff conference.

CONSISTENCY WITH PLANS:

The proposed zone change is consistent with *Plan Cincinnati* (2012) in the Live Initiative Area, which recommends "to provide a full spectrum of housing options and improve housing quality and

affordability" (pg. 164) and "improve the quality and number of moderate to high-income rental and homeowner units" (pg. 165).

This proposal is also consistent with the *Over-the-Rhine Comprehensive Plan* (2002) particularly within the Housing Goal I to "Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents" (page 47).

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. A new residential development could increase homeownership in the neighborhood.
2. This development is consistent with the *Over-the-Rhine Comprehensive Plan* (2002) and *Plan Cincinnati* (2012).
3. The site is zoned Park and Recreation but is surrounded by residential zoning and not currently a part of or used as a public park.
4. This zone change will be beneficial to the Over-the-Rhine community.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that City Planning Commission take the following action:

> **APPROVE** the proposed zone change from PR (Park and Recreation) to SF-2 (Single-family Residential) at 2133 Ravine Street in Over-the-Rhine.

Respectfully submitted:

Caroline Hardy Kellam

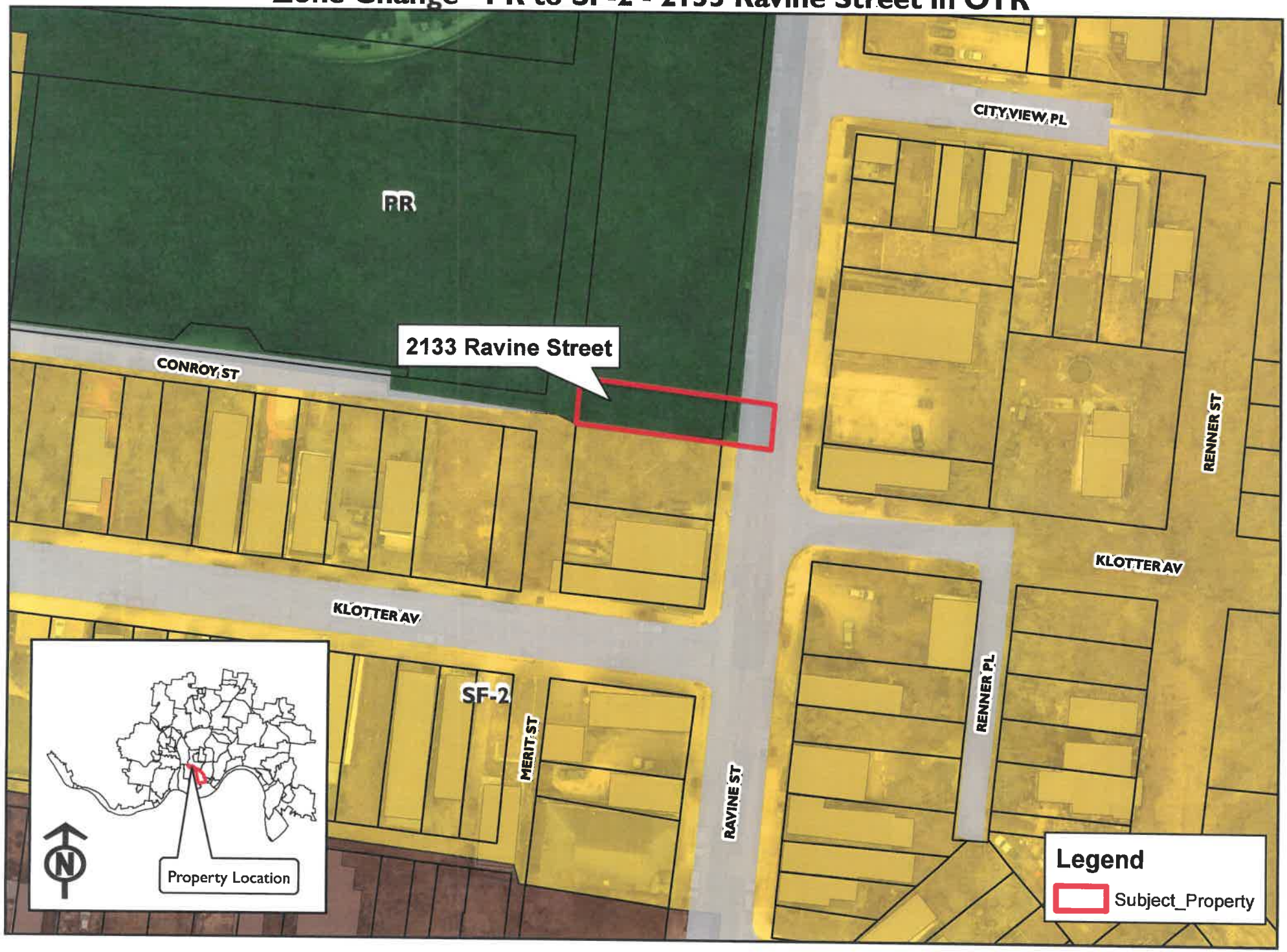
Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Zone Change - PR to SF-2 - 2133 Ravine Street in OTR



Suder llc
Counsel for the
Built Environment

Sean S. Suder, Esq.
J.P. Burleigh, Esq.
455 Delta Avenue
Suite 203
Cincinnati, Ohio 45226
513.694.7500
sean@ssuder.com
jp@ssuder.com

February 23, 2023

VIA HAND DELIVERY, WITH COPY VIA EMAIL (*kasandra.maynes@cincinnati-oh.gov*)
Department of Buildings & Inspections
c/o Kasandra Maynes
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Petition for Re-Zoning of 2133 Ravine Street, Cincinnati, OH 45214 (the "Property")

Honorable Members of the Planning Commission and City Council,

Please accept this letter in support of the petition for re-zoning of the above-referenced Property from the "PR" Park and Recreation District to the "SF-2" Single-family District. By way of background, the Property is a narrow, undeveloped lot in the neighborhood of Clifton Heights/University Heights/Fairview ("CUF").[1] The Property is on the southern end of CUF, just up the hill from Central Parkway, in an area characterized by single-family homes.

As shown in the attached map from CAGIS (Exhibit B), the dominant zoning designation in this part of CUF is SF-2. The notable carveout from that designation is the classification of PR for the land around Fairview Park Drive. Each parcel in Fairview Park is owned by the City of Cincinnati. The Property at issue is privately owned, is adjacent to the City's property, and is also zoned as PR. One might reasonably wonder whether this designation was accidental: the Property is the only parcel in this cluster of PR zoning that is privately owned and it is the only private parcel in the area to be zoned PR instead of SF-2.[2]

Whether intentional or not, the City's classification of the Property as PR is manifestly unreasonable. The purposes of the PR district are to "[p]reserve, protect and enhance a system of public parks, parkways, greenspace, and recreation areas [and to p]reserve natural and scenic areas, and protect sensitive natural resource areas."[3] This might be appropriate for public parkland, but

[1] A true and accurate legal description of the Property is attached hereto as Exhibit A.
[2] A true and accurate survey plat depicting street right-of-way lines, existing zone lines, abutting property owners, and dimensions of the Property is attached hereto as Exhibit C.
[3] Cincinnati Zoning Code ("CZC") § 1416-01.

it makes no sense for private property in a dense, residential, and largely developed neighborhood. "The substantial value of property lies in its use."[4] Although government may restrict that use for the public good, such regulation may not go so far as to deprive a property owner of all economically viable use of his property.[5] Unfortunately, that is exactly what has occurred here: the PR district allows for no use that would be economically feasible on the Property, including the single-family dwelling use that is permitted on every nearby private parcel.[6]

Changing the Property's zoning to SF-2 would remedy these legal deficiencies and also serve several important public interests. First, the petitioner would be able to use the Property in the same way as every other private property owner in the area, advancing the City's interest "[f]oster[ing] convenient, harmonious and workable relationships among land uses."[7] Further, because the petitioner plans to build to single-family dwelling on the Property, re-zoning would "[p]rovide opportunities for economic development and new housing."[8] The most recent strategic plan for the CUF neighborhood likewise provides as a goal to "develop and maintain quality housing."[9]

For all these reasons, the petitioner respectfully asks that the Planning Commission recommend, and that the City approve, a change in the Property's zoning to SF-2. Thank you for your consideration.

Sincerely,

Sean Suder

C: J.P. Burleigh
Chinedum Ndukwe
Daniel Buchenroth
Rebecca Walker

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[4] *Akron v. Chapman*, 160 Ohio St. 382, 388, 116 N.E.2d 697 (1953).
[5] *Lucas v. S.C. Coastal Council*, 505 U.S. 1003, 1017-18 (1992).
[6] CZC § 1416-05.
[7] CZC § 1400-03(c).
[8] CZC § 1400-03(f).
[9] *University Impact Area Solutions Study: A Strategic Plan for the Neighborhoods Surrounding the University of Cincinnati*, CITY OF CINCINNATI (2016), https://www.cincinnati-oh.gov/sites/planning/assets/File/UIASS%20Final%20Approved%20Plan%20(Web)%20(Reduced)(1).pdf, at page 65.

Kellam, Caroline

From: Jim Hautz <jjhautz@gmail.com>
Sent: Tuesday, May 2, 2023 2:59 PM
To: Kellam, Caroline
Subject: [External Email] Re: 2133 Ravine Street - Zone change from PR to SF-2 in OTR

External Email Communication

Thank you for sending the link Caroline,

Unfortunately I have had something personal come up and will not be able to participate. I do want to say that both my wife and I support the zoning change as we feel any development will enhance our neighborhood. We are always glad to hear that properties are seeking improvement whether it be vacant lots or blighted buildings which we are all too familiar with. Unfortunately we have many of the latter described buildings surrounding us and we hope the city will start enforcing the vacant building codes with more force in the future.

Sincerely,

Jim Hautz

On Tue, May 2, 2023 at 12:09 PM Kellam, Caroline <Caroline.Kellam@cincinnati-oh.gov> wrote:

Hi there,

Caroline.Kellam@cincinnati-oh.gov is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

One tap mobile:	US: +16469313860,,84581603396# or +19292056099,,84581603396#
Meeting URL:	https://cincinnati-oh.zoom.us/j/84581603396?pwd=cDljZU8zd1JJTUEyS0N5TlJEM0dRQT09

Honorable City Planning Commission
Cincinnati, Ohio

June 2, 2023

SUBJECT: A report and recommendation on a proposed Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School) in Evanston.

GENERAL INFORMATION:

Location:	3060 Durrell Avenue, Cincinnati, Ohio 45207
Applicant:	Cincinnati Preservation Association (CPA)
Applicant's address:	430 Reading Road, Cincinnati, Ohio 45202
Property Owner:	Christ Temple Baptist Church
Property Owner's Address:	3060 Durrell Avenue, Cincinnati, Ohio 45207

ATTACHMENTS:
Attachment A – Historic Designation Report (as submitted by applicant)
Attachment B – Historic Designation Report Revised
Attachment C – Historic Conservation Guidelines (as submitted by applicant)
Attachment D – Historic Conservation Guidelines (staff proposed revisions – track changes)
Attachment E – Historic Conservation Guidelines (staff proposed revisions – clean version)
Attachment F – Historic Conservation Board decision letter
Attachment G – Staff Recommended Boundary Map and Legal Description
Attachment H – Correspondence

BACKGROUND:
The applicant, Cincinnati Preservation Association (CPA), is requesting a Local Historic Landmark designation for the property generally located at 3060 Durrell Avenue (including the Hoffman School building and adjacent athletic field) at the southeast corner of Durrell Avenue and Merrimac Street in Evanston as shown in Attachment A. Chapter 1435 of the Cincinnati Zoning Code establishes the application process for designation of historic assets, landmarks, and districts and allows non-owners, such as local community organizations and preservation associations to submit applications for consideration.

The Christ Temple Baptist Church currently owns the property and is opposed to the proposed designation. The owner has plans to sell the building to a local developer who wishes to demolish the building to construct new housing. The site is currently zoned Residential Mixed (RMX).

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:
The Hoffman School building embodies the distinctive characteristics of the Jacobethan Revival-style architecture, including brick walls, stone trim, Tudor arches, leaded windows, towers and turrets and battlement forms. The Jacobethan Revival-style became popular during the Progressive Era and City Beautiful Movement, a period notable for open space. As described in more detail below, the applicant seeks to designate the building and the surrounding open space pursuant to Cincinnati Zoning Code 1435-07-01(a)(1) and (3).

The eastern half of the site is occupied by a large open grassy space used for a play area and ball fields. The open space was a part of the original plan for the school, as seen on the original plans for the site

developed by the architectural firm of Samuel Hannaford and Sons. The applicant has included the open space within the proposed boundary, as it is an original feature of the site. The Progressive Era movement encouraged this type of open space to allow students to access the health benefits of open-air spaces and exercise, which was not a common feature of school buildings prior to this era. The building, built in 1922, was designed by the local architectural firm of Samuel Hannaford and Sons and is representative of the Progressive Era and City Beautiful movements' influence on architecture and planning. Its design reflects the influence of renaissance revival styles, classicism and progressive era reform philosophy as applied to civic and educational architecture.

According to Chapter 1435-07-1 of the Cincinnati Zoning Code (Historic Preservation), certain findings must be made before a Local Historic District or Landmark can be designated by City Council. The proposal must be found to have historic or architectural significance by having one or more of the following criteria below:

1. Are associated with events that have made a significant contribution to the broad patterns of our history; or

2. Are associated with the lives of persons significant in our past; or

3. Embodies the distinctive characteristics of a type, period or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction; or

4. That has yielded or may be likely to yield information important in history or prehistory.

The applicant for this Local Historic Landmark designation is nominating this under Criterion 1 (as a reflection of the Progressive Era and City Beautiful movements on education design and planning) and Criterion 3 (as an example of Jacobethan Revival-style architecture as applied to the building by the firm of Samuel Hannaford and Sons.

ANALYSIS:

According to Cincinnati Zoning Code Section 1435-07-2-B(c), the City Planning Commission has the duty within thirty (30) days of the transmittal of the decision and recommendation of the Historic Conservation Board, to hold a public hearing to determine whether to follow the recommendation of the Historic Conservation Board. The transmittal of the decision and recommendation of the Historic Conservation Board occurred on May 19, 2023. In making a determination, the City Planning Commission shall consider all of the following factors:

(1) The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and

The proposed Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School building) is consistent with Plan Cincinnati (2012). In the Sustain Initiative Area, a Goal states to "preserve our natural and built environment" and "preserve our built history with new development incentives and regulatory measures" (pages 193-194).

This proposed Local Historic Landmark designation is also consistent with the Evanston Work Plan (2019). Within the Theme of "Celebrating and Preserving Evanston" Goal 9 states that "Evanston builds upon its rich history through the preservation of buildings and the stories from residents' part and present who shaped the neighborhood" (page 50). Under this Goal is a Strategy to "Collaborate with the City of Cincinnati's Urban Conservator to inventory and identify the history of 100 structures and their sustainability for repurposing vacant or underutilized buildings" and a specific Action Step to "Explore landmark designation for other historic buildings such as Hoffman School and Calvary United Methodist Church" (page 76). The proposed designation is directly consistent with the Evanston Work Plan (2019).

(2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

Designating 3060 Durrell Avenue (known as the Hoffman School building) as a Local Historic Landmark could potentially assist in the renovation of the building by allowing the current or future property owner to apply for the necessary historic tax credits to assist. If the building were revitalized for housing it would have a positive impact on the community and economic development plans of the City by bringing this deteriorated building back to life and adding much needed housing units in Cincinnati.

(3) Such other planning and historic preservation considerations as may be relevant to the proposed designation.

The Hoffman School building has been evaluated several times in the past, being determined to be an eligible building in the 1978 Ohio Historic Inventory, the 1998 Cincinnati Public Schools Historic Architecture Inventory, and again in a 2019 National Register Questionnaire. The building has not been formally designated to-date, but as noted earlier, it is specifically called out in the Evanston Work Plan (2019) to explore Local Historic Landmark designation for certain buildings, including the Hoffman School.

Department of City Planning and Engagement staff believes that the proposed Local Historic Landmark designation of the Hoffman School building located at 3060 Durrell Avenue in Evanston meets the requirements of Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation). The documentation in the designation report (Attachment B) provides conclusive evidence that all required findings may be made for the proposed designation. This designation could help the renovation of the Hoffman School building and potentially encourage more rehabilitation in this area of Evanston.

Per Chapter 1435- 07-2-C. - Adoption of Conservation Guidelines.

"At the time of designation of a Historic Landmark, Historic District or Historic Site, Council has the duty to adopt conservation guidelines for each Historic Landmark, Historic District or Historic Site. Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents

of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city."

The proposed guidelines are attached to this staff report as Attachment E. The Historic Conservation Board and Staff of the Department of City Planning and Engagement have determined that with certain revisions that are more particularly detailed below, the proposed guidelines are acceptable to further goals to preserve the architecture of the proposed Local Historic Landmark designation and promote the redevelopment and revitalization of the larger site with compatible new development.

PUBLIC COMMENT:

A virtual public staff conference facilitated by the Department of City Planning and Engagement was held on April 12, 2023. Notices were sent to property owners within a 400' radius of the proposed Local Historic Landmark designation as well as the Evanston Community Council. The applicant (CPA), the property owner, the potential developers, nearby property owners (approximately 25), and historic preservationists were in attendance. The property owner and the potential developers were opposed to the proposal, expressing concern that the condition of the building would make it economically infeasible to adaptively reuse the building. Many of the attendees were in favor of the designation, signaling the historic importance of the building, and stated that it should be preserved. The Department of City Planning and Engagement has received numerous letters of support as well as opposition (Attachment H).

CONSISTENCY WITH PLANS:

The designation of the Hoffman School building as a Local Historic Landmark in Evanston is consistent with *Plan Cincinnati* (2012). Specifically, within the Sustain Initiative Area, a Goal recommends to "preserve our natural and built environment" and "preserve our built history with new development incentives and regulatory measures" (pages 193-194). It is also consistent with the Live Initiative Area, Goal 3 recommends to "Provide a full spectrum of housing options, and improve housing quality and affordability" (page 164). This designation will eventually preserve and rehabilitate a vacant historic building.

It is also consistent with the *Evanston Work Plan* (2019). Specifically, within Goal 1, it states in their housing strategy that they must "Create a sustainable, mixed income neighborhood without displacement" (page 40). Also, in their preservation strategy, Goal 9, it states that "Evanston builds upon its rich history through the preservation of buildings and the stories from residents past and present who shaped the neighborhood" (page 50). Under this Goal is a Strategy to "Collaborate with the City of Cincinnati's Urban Conservator to inventory and identify the history of 100 structures and their sustainability for repurposing vacant or underutilized buildings" and a specific Action Step to "Explore landmark designation for other historic buildings such as Hoffman School and Calvary United Methodist Church" (page 76).

HISTORIC CONSERVATION BOARD:

The Historic Conservation Board met on May 8, 2023, to hear the proposal of the Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School building) including the adjacent athletic field site. The Urban Conservator in the Department of City Planning and Engagement made the following recommendation to the Historic Conservation Board:

1) RECOMMEND to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of a portion of Tax Parcels 055-0002-0039 through 055-0002-0041 and 055-0002-0049 through 055-0002-0054 also referred to as 3060 Durrell Avenue and known as the Hoffman School as a Historic Landmark and the adoption of the related Hoffman School Conservation Guidelines subject to the following conditions:
   a. Prior to appearing before the Cincinnati Planning Commission, the boundary shall be revised to extend to the top of the easternmost terrace as shown in Figure 4 above.
   b. Prior to appearing before the Cincinnati Planning Commission, the Conservation Guidelines shall be amended to remove references to new construction in the athletic field area along Woodburn Avenue.
   c. Any construction proposed within the proposed Historic Landmark boundaries shall comply with the proposed Historic Conservation Guidelines.
2. APPROVE submission of a letter of support to the Ohio Historic Site Preservation Advisory Board for any potential future National Register nomination.
3. FINDING: The Board makes this determination per Section 1435-07-1:
   (a) That it has been demonstrated that the Hoffman School meets the conditions of §1435-07-1(a)(3) as the building maintains integrity and "*Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.*"
   (b) The Hoffman School building has local significance as an excellent example of Jacobethan Revival style architecture in Cincinnati.
   (c) That it has been demonstrated that the Hoffman School meets the conditions of §1435-07-1(a)(1) as the building maintains integrity and represents an *Association with events that have made a significant contribution to the broad patterns of our history.*
   (d) The building retains an exceptional level of historic integrity.
   (e) That the proposed Hoffman School Historic Conservation Guidelines are compatible with the Secretary of the Interior's Standards for Rehabilitation.

As described in the Historic Conservation Board decision letter (Attachment F), the Board heard from proponents and opponents of the proposed designation of the Hoffman School and Site at 3060 Durrell Avenue and if it qualified for Local Historic Landmark designation for having the attributes set forth in Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 143-07-1(a)(3).

Upon considering the application (including the designation report and conservation guidelines), the Urban Conservator's report, and comments received at its public hearing, a majority of the Historic Conservation Board's members present throughout the hearing and constituting a quorum voted to recommend designation of the Hoffman School and Site as a local Historic Landmark finding that the Hoffman School and Site have Historic Significance (i) based on their association with events that have made a significant contribution to the broad patterns of our history and (ii) because they embody the distinctive characteristics of a type, period, and method of construction, and thus satisfy the criteria for Historic Significance described in Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 1435-07-

1(a)(3). The Board further resolved to recommend approval of the associated conservation guidelines with the following conditions:

1. Prior to appearing before the Cincinnati Planning Commission, the proposed conservation guidelines for the Hoffman School and Site shall be amended to remove references to new construction in the athletic field area along Woodburn Avenue.
2. Any construction within the proposed historic landmark boundaries shall comply with the proposed conservation guidelines.

CONCLUSION:

Staff of the Department of City Planning and Engagement believes that the Hoffman School building located at 3060 Durrell Avenue does meet the criteria to be designated as a Local Historic Landmark as set forth in Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3). It also is consistent with *Plan Cincinnati* (2012) and the *Evanston Work Plan* (2019) as described in the "Consistency with Plans" section of this staff report.

However, staff believes that the adjacent open space and athletic fields do not constitute being included in the Local Historic Landmark designation. While the open space along Woodburn Avenue is a contributing feature of the site, with only minor changes, such as the installation of fences and backstops for the baseball fields and a 1930s-era outbuilding, the applicants' proposed Conservation Guidelines state a desire for new development to be permitted along Woodburn Avenue. While the open space does contribute to the significance of the building, it is not in itself a highly significant aspect of the site, and would be considerably less significant with new infill development along Woodburn Avenue. Staff also has concerns with how the proposed Conservation Guidelines treat the open space, requiring only that "an outdoor area should be retained" without clearly defining where or how large the area should be. Additionally, the Guidelines reference properties outside the proposed boundary along Woodburn Avenue to inform the design of the new construction; however, the adjacent properties along Woodburn Avenue are not a part of any historic district, and unsympathetic new construction could be built at any time in these areas without design review.

As it appears that development is still desired and permissible within the open space, Staff recommends establishing the boundaries of the landmark to the principal school building structure and the grounds immediately encircling and adjoining the school building, including the top of the rear terrace. This boundary ensures the preservation of the school building itself and the primary frontage and side yard landscape features along Victory Parkway and Durrell Avenue. This boundary would still convey the historic significance of the property under Criteria 1 and 3. This approach has been successfully utilized on other historic school designations, most notably the Kirby Road School in Northside.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1) **APPROVE** the proposed Local Historic Landmark designation of the former Cincinnati Public School building located at 3060 Durrell Avenue, commonly known as the Hoffman School, as it qualifies in all respects for Local Historic Landmark designation under Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3); as more particularly detailed in Attachment B; and

2) **APPROVE** and **ADOPT** the Hoffman School Local Historic Landmark Conservation Guidelines in substantially the form of Attachment E.
3) **APPROVE** the boundary for the Hoffman School Local Historic Landmark as depicted in Attachment G.

Respectfully submitted:

Caroline Hardy Kellam

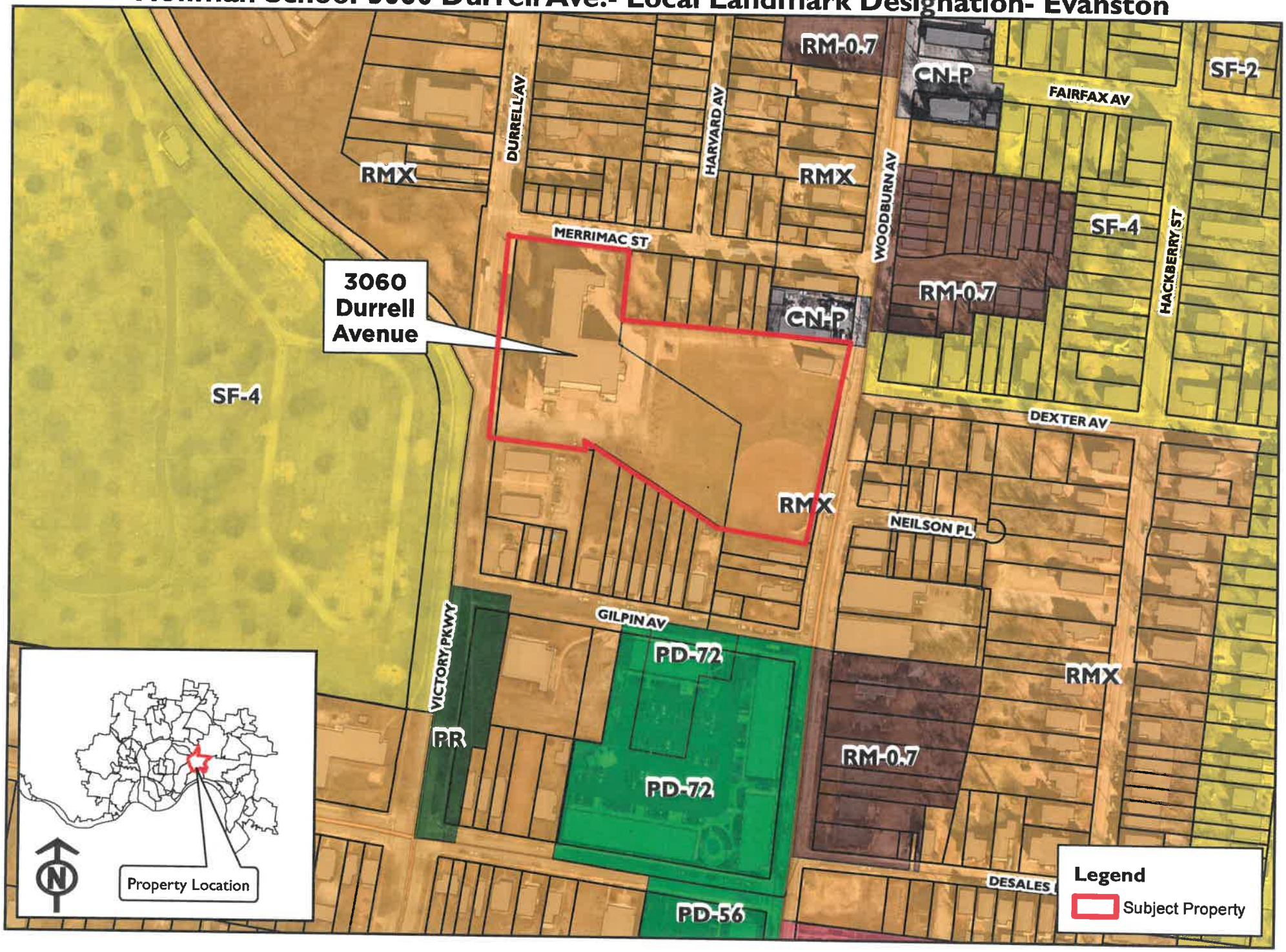
Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Hoffman School-3060 Durrell Ave.- Local Landmark Designation- Evanston



HISTORIC DESIGNATION REPORT

Hoffman School and Site
3060 Durrell Avenue
Cincinnati, Ohio 45207

Submitted to:
Cincinnati Historic Conservation Office

By:
Cincinnati Preservation Association
430 Reading Road #300
Cincinnati, Ohio 45202

March 15, 2023

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This report represents the finding and recommendation for local historic landmark designation of the former Hoffman School in Evanston. The Cincinnati Preservation Association prepared this report.

Background

The Evanston and East Walnut Hills Communities have an interest in the preservation of the Hoffman School Building. Cincinnati Public Schools closed the location as a facility in 2012 and sold the building. It was used by various community groups and organizations including a church. The building was identified within the Evanston Work Plan adopted in 2019 as a building that should be explored for landmark designation.

Summary Statement of Significance

Hoffman School is a significant example of the Jacobethan Revival educational architecture designed by Samuel Hannaford and Sons in 1922 and the school is also reflective of the Progressive Era and City Beautiful movements influence on architecture and planning. Its design reflects the influence of renaissance revival styles, classicism, and progressive era reform philosophy as applied to civic and educational architecture. The school is largely unaltered on the exterior, looking much as it did as when constructed in 1922. The building retains its original windows and doors and decorative finishes, including ornamental stonework with owl figurines. Samuel Hannaford & Sons, the architect of the building, is considered one of Cincinnati's premier architecture firms. Hoffman School was listed in the 1978 Historic Inventory with a ranking of Excellent and as a property which contributes greatly to the historic and/or architectural quality of the city. In the 1998 Cincinnati Public Schools Historic Architecture Inventory, Hoffman School was listed as eligible for listing in the National Register of Historic Places. In 2019 a National Register Questionnaire response determined that the property was eligible for listing on the National Register of Historic Places.

Boundary

This property consists of consolidated tax Parcel 055-0002-0039-90 which consists of The property described as Durrell Avenue 4.513 Acres Parcels 39 through 55. The parcel is generally bounded on the north by Merrimac Street, on the east by Woodburn Avenue, on the south by adjacent parcels, and on the west by Durrell Avenue.

Justification of Boundary

The above-described boundary constitutes the entire parcel including the building and associated outdoor activity areas and the historic parcel as show in the 1935 plat of existing schools sites.

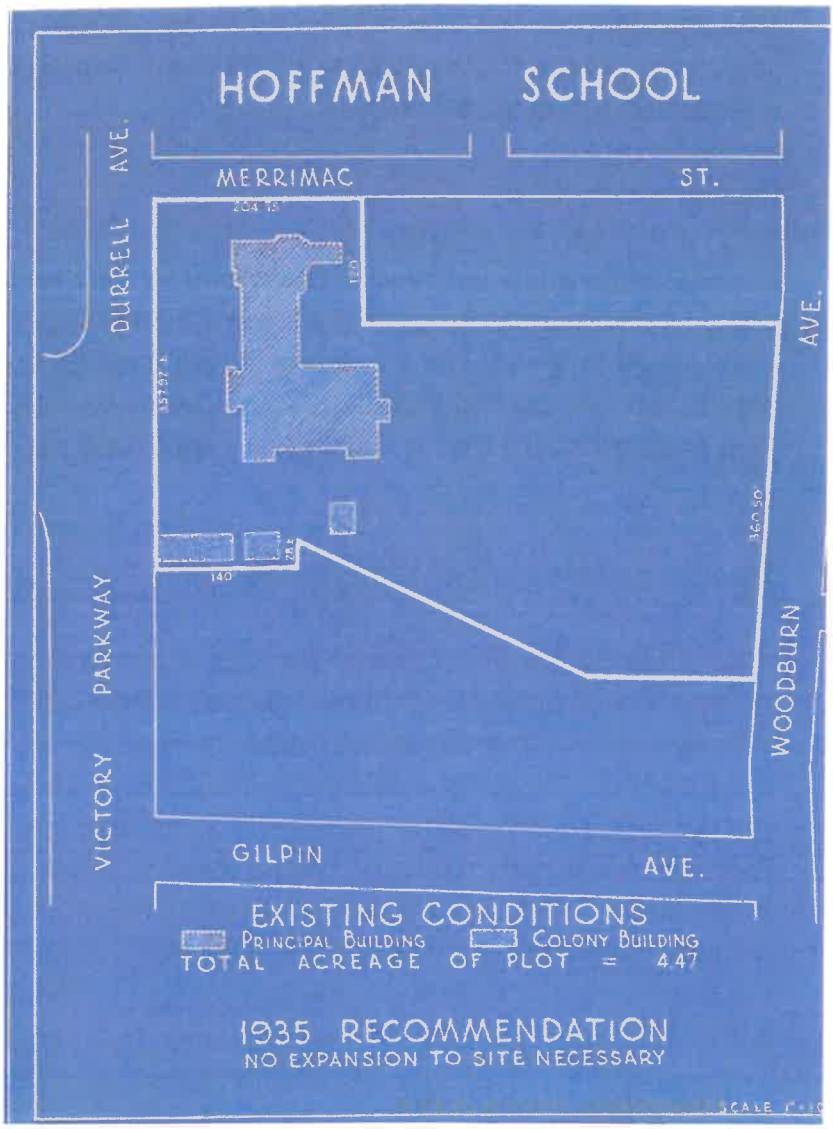

Figure 1: Page from *Plats of Existing School Sites and Recommended New Sites & Expansions from the City of Cincinnati. 1935.*

Figure 2: Cagis Map showing the parcel boundary,

Statement of Significance

Hoffman School is significant because it is a locally outstanding example of Jacobethan Revival Architecture and the only school designed by the prominent Cincinnati architecture firm of Hannaford and Sons in this style. This meets criteria 3 as set forth in Cincinnati Zoning Code Chapter 1435 which states that Historic significance means that that the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling and association, and that embody the distinctive characteristics of a type, period or method of construction.

Jacobethan Revival Architecture

The Jacobethan Revival style derives from the architecture of the reigns of Elizabeth I and James I of Great Britain in the 16th century. Unlike other Revival styles, it is in fact a combination of elements from Elizabethan and Jacobean buildings. The Jacobethan Style was coined in 1933 by Sir John Betjeman to describe the mixed of this revival styled which was unique from the contemporaneous Tudor Revival for its emphasis on adornment. This style was popular with residential buildings after the turn of the century, but it had its major impact on educational architecture."

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Within Cincinnati Public Schools, the large boom of school construction between the turn of the century and the 1920's reflects the aligning with the expansion of educational access throughout the city. Hoffman School was part of the Progressive Era Expansion for the elementary school age.

Some of the features that Hoffman included that are reflective of the Progressive Era School are:

- Dedicated Lunchroom and cafeteria
- Gymnasium and Shower Facilities
- Outdoor athletic fields and playgrounds
- Access to light and air with large classroom windows and a hallway with windows

City Beautiful Movement

Contemporaneous with the Progressive Era was a period in American architecture and Urban Planning called the City Beautiful Movement. This was a period where urban reform was sought through introducing beatification and monumental grandeur into cities as a way to create moral and civic population among an urban population that suffered from poor living and working conditions. The first large scale expression of this philosophy was the 1893 World's Columbian Exposition in Chicago, known as the White City. With Fredrick Law Olmstead and Daniel Burnham as the producers and directors behind the exhibition, the adoption of large-scale Beaux- Arts monuments ushered in an era that of architecture and urban planning that focused on large grand civic architecture and monuments along grand boulevards, parkways and other efficient transportation routes.

In Cincinnati, the City Beautiful Movement influence can be seen throughout the City, especially in the work of Samuel Hannaford and his architecture firm. Hannaford was a believer and an advocate of the City Beautiful Movement and used his work in both architecture and urban landscapes to provide recognizable civic architecture throughout Cincinnati. Works such as Memorial Hall (1903) used the Beaux-Arts monumentality established at the White City to be a direct link to the City Beautiful Movement. Through other works, such as Hoffman School, the firm used different styles but still provided grandiose ornamentation to provide a monumental presence in the community. Hoffman's placement as an architectural apex on the newly constructed City Beautiful inspired Victory Parkway further defined the influence of the movement onto the design of Hoffman School.

Statement of Integrity

Hoffman School exhibits all seven aspects of integrity. It is in its original location with its original context and setting of surrounding uses of residential and civic uses remaining largely the same from when it was constructed. The design of the building has high integrity as it remains in the same layout, and design as originally constructed. The exterior and interior materials are largely intact. There have been minor interior intrusions on the original design with updated flooring, lights and other minor fixtures. As the majority of the materials remain, including locally made Rookwood tile, the integrity of the workmanship and details of the building is high. As the building remained a school through 2012 and retains the material, design, setting location and workmanship the feeling and association of the building as a school is recognizable.

Architectural Overview

Period of Significance

The period of significance for the building is the design and build completion date of 1922. The school was consistently used through 2012, but the main design and architectural integrity of the building remains with the 1922 construction and design of the building. On the site there are 2 buildings, the historic school building and an auxiliary building in the northeast corner of the parcel. This building is a non-contributing building.

Architectural Description

Structure: Hoffman School and grounds occupies an L shaped 4.513 acre site on Durrell Avenue just northeast of the intersection of Victory parkway and Durrell Avenue. The school sits to the west side of the property and a ball field and school grounds sits on the east portion of the property fronting Woodburn Avenue. It is a large two-story, with partially elevated basement, L shaped red brick building with decorative ornamental stonework and multi-pain double hung windows with transoms on the top 2 floors and double hung multi-pane windows on the basement level. The roofline is crenulated with pilasters topped with grey stone. Entablature is grey stone with decorative dentils and ornamental stonework all over the building including the figures of owls. The off-center tower is three-stories with arched windows and diagonal mullions topped with decorative brick designs and carved stone details. The corners of the tower are rounded smaller towers topped with an oval cap. The doorways on the building are semi elliptical arches with projected entries.

Inside the lobby, there are decorative Rookwood panels and tilework, four-centered/Tudor arches, and wood trim. Across the main hall from the Lobby is an auditorium with a stage at the far end. This has a vaulted ceiling that continues the decorative treatments found in the lobby and hallways.

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There is a two story porch area on the rear of the school facing the grounds to the east. The doors to the porch line the hallway and provide natural light into the hallway.

Site: Hoffman School is located on the east side of Durrell Avenue between Victory Parkway and Merrimac St. The school is situated parallel to the road with a small grassy lawn and is elevated from the street on a hill and is accessed from the sidewalk by a stairwell. Behind the school to the east is a ball field which was an original part of the ground for the school.

Setting: Hoffman School is located in Evanston, a former suburb later absorbed by Cincinnati. Across Victory Parkway is the neighborhood of Walnut Hills and the Walnut Hills Cemetery. 2 blocks to the south is the East Walnut Hills neighborhood. Directly to the north and east of the property are older residential buildings typically 2 stories and they are a range of brick and frame buildings.

Findings

Planning Considerations

Compatibility With Plan Cincinnati: Sustain Goal 2b: "Preserve Our Built History. Preserve our built history with new development incentives and regulatory measures. Cincinnati's rich history is best exemplified through our historic buildings and by the built-environment that helps define a neighborhood's character…." Landmark designation allows for preservation of a highly significant structure in danger of destruction. It will further allow for state historic rehabilitation tax incentives to be used to renovate the school building, thereby preserving this true Cincinnati landmark for future generations to appreciate and enjoy.

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5th District School built in 1901 at 1735 Holman Avenue, Covington Ky
St. Anthony's School (The School Haus) built in 1905 at 330 Center Street, Bellevue Ky
Dayton High School (Schoolhouse Flats) built in 1924 at 208 8th Ave, Dayton, Ky

Compatibility With Evanston Neighborhood Work Plan: Goal page 76: "Evanston Builds upon its rich history though the preservation of buildings and the stories from residents past and present who shaped the neighborhood." Strategy/Action Step "Explore landmark designation for other historic building such as Hoffman School and Calvary United Methodist School. Landmark designation will follow the goals and action steps of the 2019 Evanston Neighborhood Work Plan.

Consistency with CZC Chapter 1435

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation), certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that that the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield information important in history or – pre-history.'

Hoffman School has historic significance according to Chapter 1435 of the Cincinnati municipal code. Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements and their influence on education design and planning. Hoffman school also meets Criterion 3 for architectural significance as a significant and well-preserved example of the Jacobethan Revival style designed by the prominent local architecture firm of Hannaford and Sons.

Research Methodology

Research was conducted using the resources of the Cincinnati Preservation Association. Resources include various newspaper articles, Cincinnati Public Schools Historic Architecture Survey, the Cincinnati Historic Inventory, and Sanborn Fire Insurance Maps of Cincinnati.

References

Plats of Existing School Sites and Recommend New Sites & Expansions: (Cincinnati, Ohio: The City of Cincinnati) 1935.

Cincinnati Public Schools Historic Architecture Inventory, Cincinnati Preservation Association, May 1998

Samuel Hannaford: The Man Who Built Cincinnati.
https://www.cincinnatihistory.org/post/samuel-hannaford-the-man-who-built-cincinnati

Evanston Neighborhood Work Plan, The City of Cincinnati, 2019.

Cincinnati Historic Inventories, 1978 and 2003.

Ohio History Inventory Form and National Register Questionnaire, 1977, 1998 and 2019

PHOTOGRAPHS

Interior Shot of Lobby with Rookwood Panel

Interior shot of Lobby

Interior shot of Auditorium

Interior shot of a typical classroom

Decorative Ironwork on the stairs

Hallway with doors to the porch

Exterior Porch

Lunch room

Gymnasium

Front of the School looking southeast

Front Entrance of the school and tower

Front of the School looking north east

South elevation of the school

South side and rear of the school

South elevation of the school

South elevation of the school

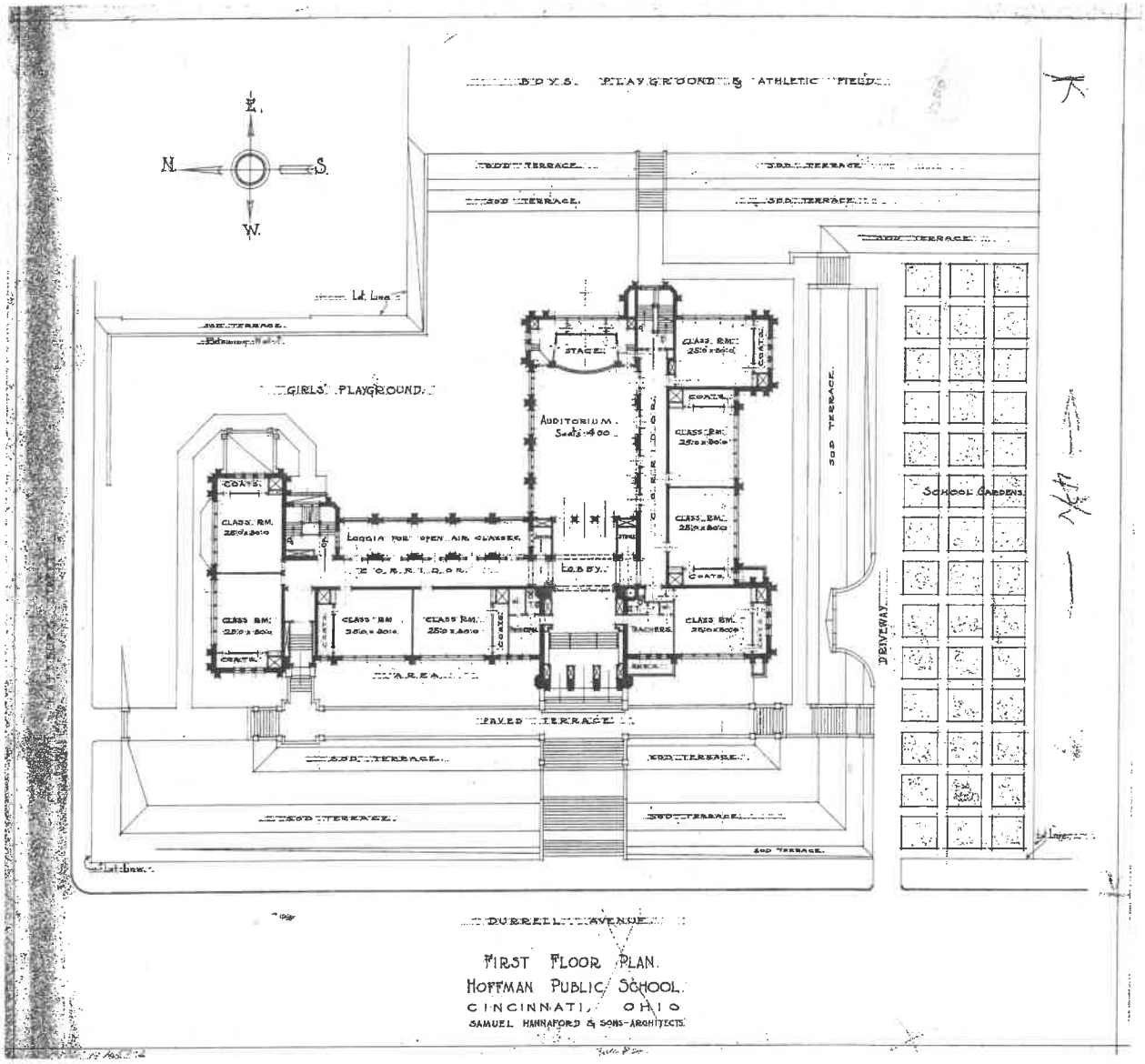
South elevation of the school

Rear elevations of the school

North and rear elevations of the school

East elevation of the school

Owl details on the school face



Hannaford and Sons Plans for the first floor

HISTORIC DESIGNATION REPORT

Hoffman School
3060 Durrell Avenue
Cincinnati, Ohio 45207

Submitted to:
Cincinnati Historic Conservation Office

By:
Cincinnati Preservation Association
430 Reading Road #300
Cincinnati, Ohio 45202

Revised May 25, 2023

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This report represents the finding and recommendation for local historic landmark designation of the former Hoffman School in Evanston. The Cincinnati Preservation Association prepared this report.

Background

The Evanston and East Walnut Hills Communities have an interest in the preservation of the Hoffman School Building. Cincinnati Public Schools closed the location as a facility in 2012 and sold the building. It was used by various community groups and organizations including a church. The building was identified within the Evanston Work Plan adopted in 2019 as a building that should be explored for landmark designation.

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Hoffman School is a significant example of the Jacobethan Revival educational architecture designed by Samuel Hannaford and Sons in 1922 and the school is also reflective of the Progressive Era and City Beautiful movements influence on architecture and planning. Its design reflects the influence of renaissance revival styles, classicism, and progressive era reform philosophy as applied to civic and educational architecture. The school is largely unaltered on the exterior, looking much as it did as when constructed in 1922. The building retains its original windows and doors and decorative finishes, including ornamental stonework with owl figurines. Samuel Hannaford & Sons, the architect of the building, is considered one of Cincinnati's premier architecture firms. Hoffman School was listed in the 1978 Historic Inventory with a ranking of Excellent and as a property which contributes greatly to the historic and/or architectural quality of the city. In the 1998 Cincinnati Public Schools Historic Architecture Inventory, Hoffman School was listed as eligible for listing in the National Register of Historic Places. In 2019 a National Register Questionnaire response determined that the property was eligible for listing on the National Register of Historic Places.

Legal description

Situated in Section 2, Town 3, Fractional Range 2, Miami Purchase, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:
Beginning at the intersection of the east right of way line of Durrell Avenue (a 60-foot right of way) and the south right of way line of Merrimac Street (a 40-foot right of way);
Thence S83°57'14" E, along the south right of way line of Merrimac Street (a 40-foot right of way), 204.20 feet to a point;
Thence leaving said right of way line S6°2'46" W 9.93 feet to a point;
Thence N83°57'14" W 0.58 feet to a point;
Thence S 6°2'46" W 72.75 feet to a point;
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Thence S6°2'46" W 38.43 feet to a point;
Thence S83°57'14" E approximately 71 feet more or less to a point;
Thence S6°2'46" W approximately 278.1 feet more or less to the centerline of vacated Euretta Avenue, as vacated by Cincinnati Ordinance No. 264-1921;
Thence along the centerline of vacated Euretta Avenue N57°16'15" W approximately 112 feet more or less to a point being the intersection of the centerline of said Euretta Avenue with the eastern parcel line of Hamilton County, Ohio Auditor's Parcel No. 055-0002-0115;
Thence leaving said centerline of vacated Euretta Avenue along the eastern line of said parcel S 9°11'52" W 10.89 feet to a point;
Thence N 83°18'27" W 175.66 feet to the east right of way line of Victory Parkway (right of way varies);
Thence N 5°53'44" E 356.82 along said right of way line to the intersection with the east right of way line of Durrell Avenue (a 60-foot right of way) and continuing with said right of way line to the intersection with the south right of way line of Merrimac Street (a 60-foot right of way) and the Point of Beginning.

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Structure: Hoffman School and grounds occupies an L shaped 4.513 acre site on Durrell Avenue just northeast of the intersection of Victory parkway and Durrell Avenue. The school sits to the west side of the property and a ball field and school grounds sits on the east portion of the property fronting Woodburn Avenue. It is a large two-story, with partially elevated basement, L shaped red brick building with decorative ornamental stonework and multi-pain double hung windows with transoms on the top 2 floors and double hung multi-pane windows on the basement level. The roofline is crenulated with pilasters topped with grey stone. Entablature is grey stone with decorative dentils and ornamental stonework all over the building including the figures of owls. The off-center tower is three-stories with arched windows and diagonal mullions topped with decorative brick designs and carved stone details. The corners of the tower are rounded smaller towers topped with an oval cap. The doorways on the building are semi elliptical arches with projected entries.

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Dayton High School (Schoolhouse Flats) built in 1924 at 208 8th Ave, Dayton, Ky

Compatibility With Evanston Neighborhood Work Plan: Goal page 76: "Evanston Builds upon its rich history though the preservation of buildings and the stories from residents past and present who shaped the neighborhood." Strategy/Action Step "Explore landmark designation for other historic building such as Hoffman School and Calvary United Methodist School. Landmark designation will follow the goals and action steps of the 2019 Evanston Neighborhood Work Plan.

Consistency with CZC Chapter 1435

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation), certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that that the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield information important in history or – pre-history.'

Hoffman School has historic significance according to Chapter 1435 of the Cincinnati municipal code. Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements and their influence on education design and planning. Hoffman school also meets Criterion 3 for architectural significance as a significant and well-preserved example of the Jacobethan Revival style designed by the prominent local architecture firm of Hannaford and Sons.

Research Methodology

Research was conducted using the resources of the Cincinnati Preservation Association. Resources include various newspaper articles, Cincinnati Public Schools Historic Architecture Survey, the Cincinnati Historic Inventory, and Sanborn Fire Insurance Maps of Cincinnati.

References

Plats of Existing School Sites and Recommend New Sites & Expansions: (Cincinnati, Ohio: The City of Cincinnati) 1935.

Cincinnati Public Schools Historic Architecture Inventory, Cincinnati Preservation Association, May 1998

Samuel Hannaford: The Man Who Built Cincinnati.
https://www.cincinnatihistory.org/post/samuel-hannaford-the-man-who-built-cincinnati

Evanston Neighborhood Work Plan, The City of Cincinnati, 2019.

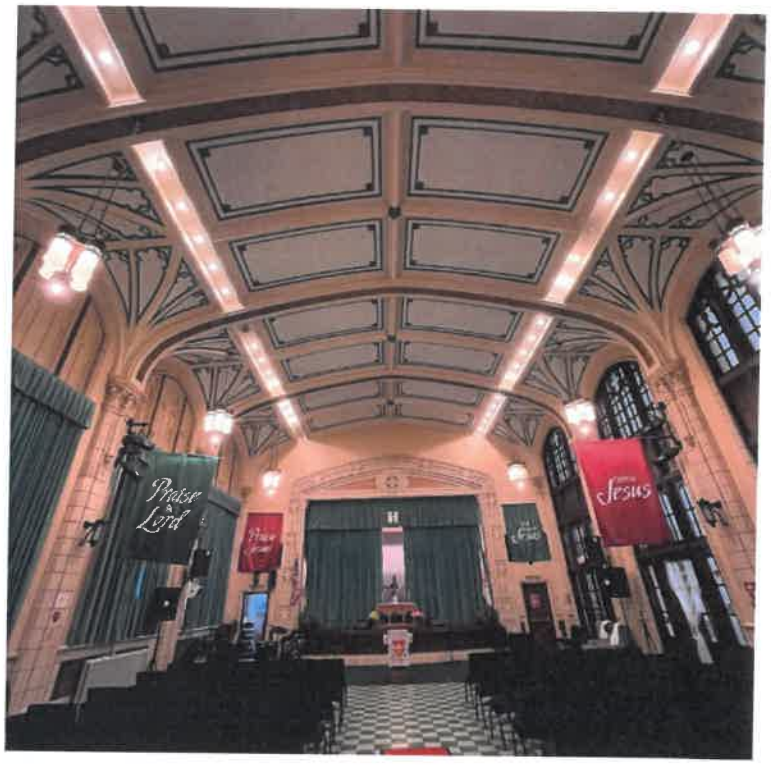
Cincinnati Historic Inventories, 1978 and 2003.

Ohio History Inventory Form and National Register Questionnaire, 1977, 1998 and 2019

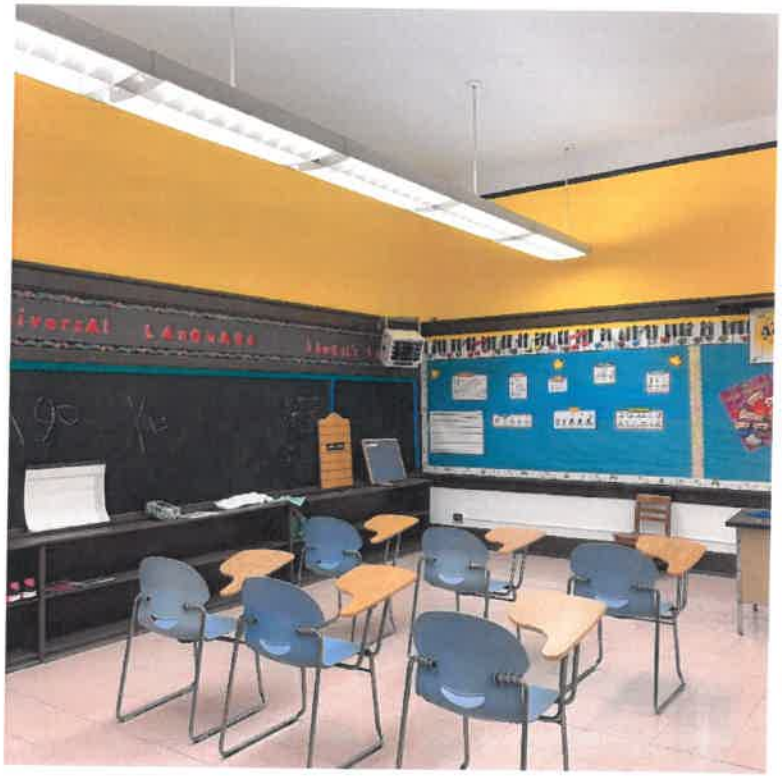
PHOTOGRAPHS

Interior Shot of Lobby with Rookwood Panel

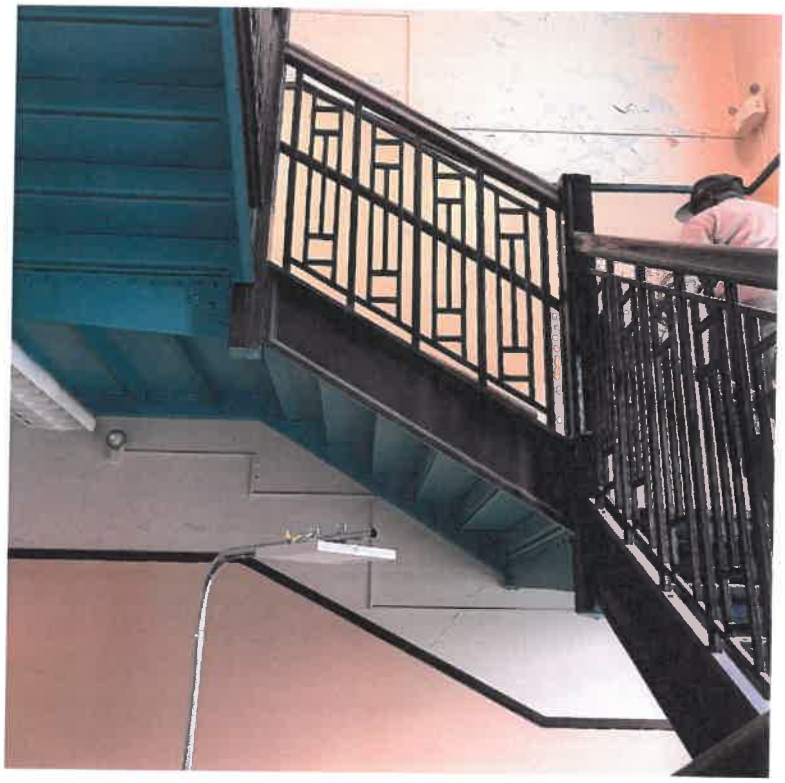
Interior shot of Lobby



Interior shot of Auditorium



Interior shot of a typical classroom



Decorative Ironwork on the stairs

Hallway with doors to the porch

Exterior Porch

Lunch room

Gymnasium

Front of the School looking southeast

Front Entrance of the school and tower

Front of the School looking north east

South elevation of the school

South side and rear of the school

South elevation of the school

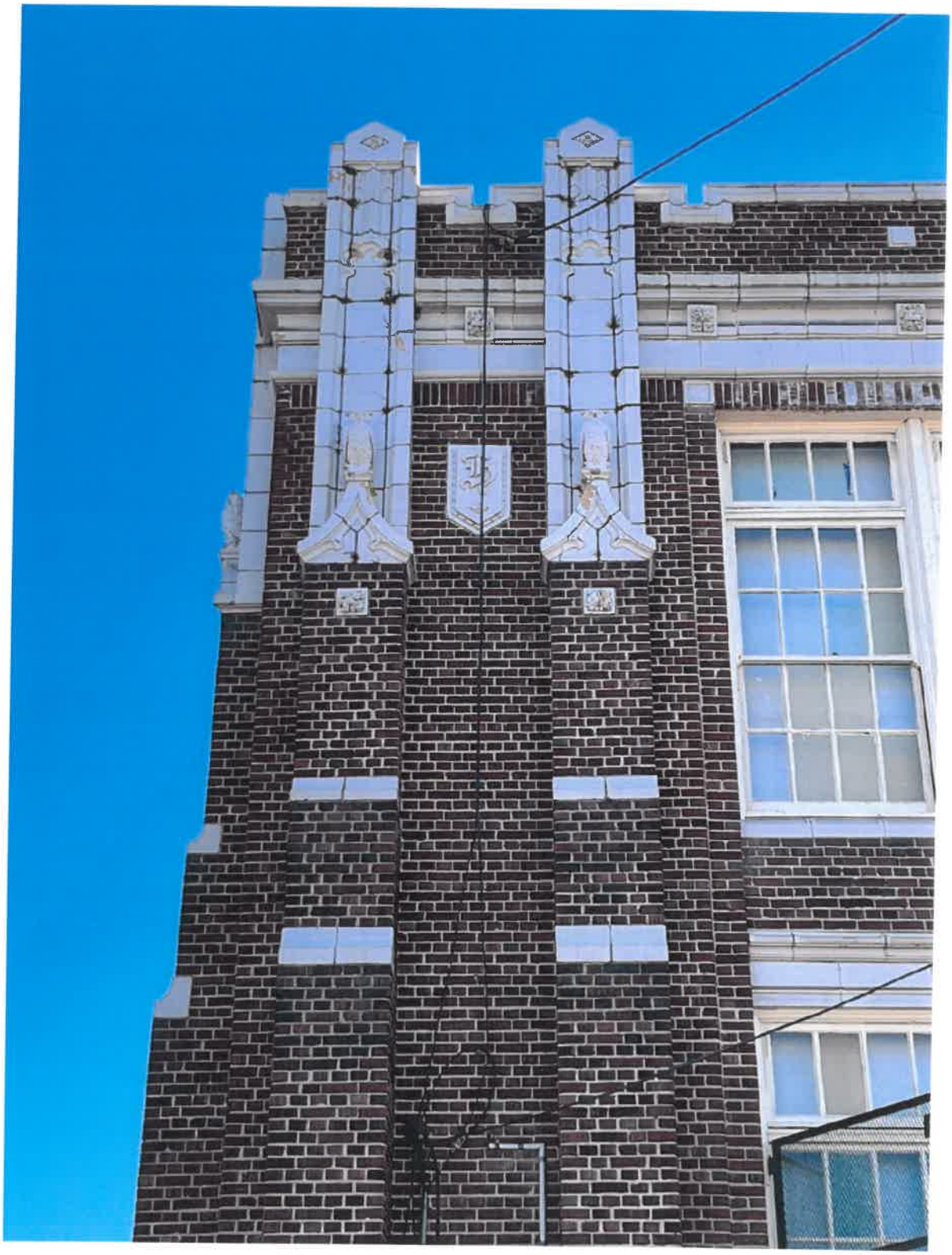
South elevation of the school

South elevation of the school

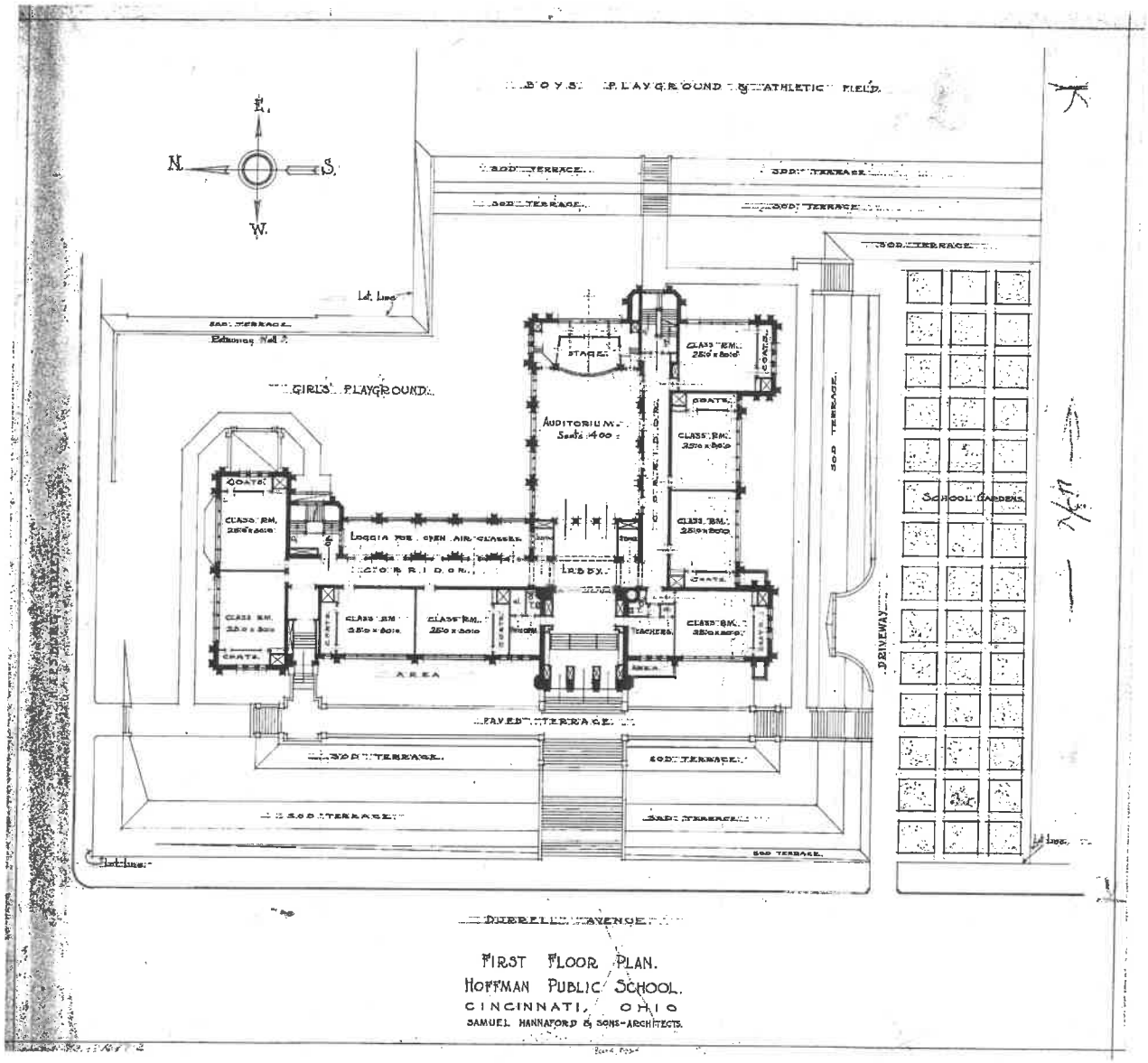
Rear elevations of the school

North and rear elevations of the school

East elevation of the school



Owl details on the school face



Hannaford and Sons Plans for the first floor

HOFFMAN SCHOOL

3060 Durrell Avenue

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4. Repair rather than replace whenever possible. If replacing, replicate the original
5. Be sensitive to distinct features and examples of skilled craftsmanship.
6. Surface cleaning should be done by the gentlest means possible. Don't sandblast or use other abrasive methods. Cleaning may not be necessary at all.
7. New additions should look new. They should be compatible with the existing structure but should not try to copy the old building.
8. Uncover original design features that may be buried under layers of improvements.

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   Original materials should be repaired, restored and reused whenever possible. Original materials should not be removed or covered. Where necessary, missing or deteriorated material should be replaced with appropriate recycled or new materials that match the original as closely as possible to:

type of material	size of unit	color
shape	configuration	texture
type of joint	placement	detailing
location.		

2. WINDOWS: SHOULD REMAIN OPEN

   The original pattern of window openings and their shape and configuration should not be altered. Window openings should not be reduced, enlarged or filled in on street facades. Replacement windows should match the original in size, shape, design and material. Vinyl replacement windows shall not be permitted.

Building code and egress requirements are different from what they were when the buildings were constructed. Conversion or window openings to door openings is allowed in order to meet egress and life and safety requirements.

3. ORNAMENTATION: KEEP ORIGINAL ORNAMENTATION
   The existing architectural features that give buildings their character such as decorative piers, columns, brackets, decorative brickwork and terra cotta should be preserved. The addition of inappropriate and out-of-character features should be avoided.
4. MASONRY CLEANING: NEVER SANDBLAST OR DON'T CLEAN
   Cleaning of masonry is generally discouraged. If cleaning is necessary, it should be done by the least damaging method available, ranging from washing with a mild detergent and soft bristle brushes to chemical cleaning. Sandblasting is not an acceptable method for cleaning: it destroys brick and lessens the life of buildings. Sandblasting brick severely damages the surface.
5. SILICONE: AVOID WATER REPELLENT COATINGS
   Water repellant coatings (silicone) should never be used unless there is actual water penetration through the masonry units themselves, and if the problem is not caused by faulty or missing mortar, poorly functioning gutters and downspouts, or rising ground water.
   If water is penetrating through the masonry to interior surfaces, then only the affected area should be treated, and only after the masonry has been allowed to dry. Painting is more permanent and provides a good measure of waterproofing to masonry walls.
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   All appurtenances, such as light fixtures and signs, should be compatible with the building upon which they are to be installed. The installation of canvas canopies and awnings is permissible but should not obscure or require the removal of significant architectural features. Canopies and awnings made of material other than canvas are discouraged unless there is precedence for the building or architectural style.

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HOFFMAN SCHOOL ~~AND SITE~~

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HOFFMAN SCHOOL
Harold
IT Franchising INC
Arnold
Kayler
Turner
Wilson
Red Door Development
KRS LLC
Findlay
Humble Estates
MERRIMAC ST.
DURRELL AVE.
VICTORY PARKWAY
WOODBURN AVE.
GILPIN AVE.
1521 Habsburg LLC
Parker
Garland
Garcia Legacy LLC
1541 Merrimac LLC
Smith
Ridder
CM-P
401.75
120
357.92' ±
Christ Temple Baptist Church
360.50'
28' ±
140'
308.6
161.21
Rangle
Sagesse Financial INC
KM Realestate Holdings
Coplen Rentals
Rowe
Cure
Tsaico LLC
Dubose
Bradley
Caldwell
RM-X
SF-4
PR
PD-72
EXISTING CONDITIONS
PRINCIPAL BUILDING
Historic Designation
1935 RECOMMENDATION
NO EXPANSION TO SITE NECESSARY
N
SCALE 1-100

Attachment F

May 19, 2023

Cincinnati City Planning Commission

II Centennial Plaza

805 Central Avenue, 7th Floor

Cincinnati, Ohio 45202

Honorable Members of the City Planning Commission:

The Historic Conservation Board ("Board") transmits herewith the following recommendations for your consideration concerning the proposed Hoffman School and Site Historic Landmark Designation Application:

1. Local Historic Landmark Designation Report.
2. Proposed Historic Landmark Conservation Guidelines.
3. Historic Conservation Office Staff Report dated May 1, 2023.

Summary:

Cincinnati Preservation Association has applied to designate the Hoffman School and the adjacent athletic field site located at 3060 Durrell Avenue in the Evanston neighborhood (the "Hoffman School and Site") as a local Historic Landmark pursuant to Cincinnati Municipal Code ("CMC") Section 1435-07-2-A.

Upon review of the designation application, the Urban Conservator prepared a report recommending approval of the landmark designation and the associated conservation guidelines with conditions. The Board then, at its regular meeting on May 8, 2023, held a public hearing on the proposed designation at which it heard from the Urban Conservator, and proponents and opponents of the designation whether the Hoffman School and Site qualifies for landmark designation for having the attributes set forth in CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3).

Upon considering the designation application (including the designation report and conservation guidelines), the Urban Conservator's report, and comments received at its public hearing, a majority of the Board's members present throughout the hearing and constituting a quorum voted to recommend designation of the Hoffman School and Site as a local Historic Landmark finding that the Hoffman School and Site have Historic Significance (i) based on their association with events that have made a significant contribution to the broad patterns of our history and (ii) because they embody the distinctive characteristics of a type, period, and method of construction, and thus satisfy the criteria for Historic Significance described in CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3). The Board further resolved to recommend approval of the associated conservation guidelines with the following conditions:

1. Prior to appearing before the Cincinnati Planning Commission, the proposed conservation guidelines for the Hoffman School and Site shall be amended to remove references to new construction in the athletic field area along Woodburn Avenue.
2. Any construction within the proposed historic landmark boundaries shall comply with the proposed conservation guidelines.

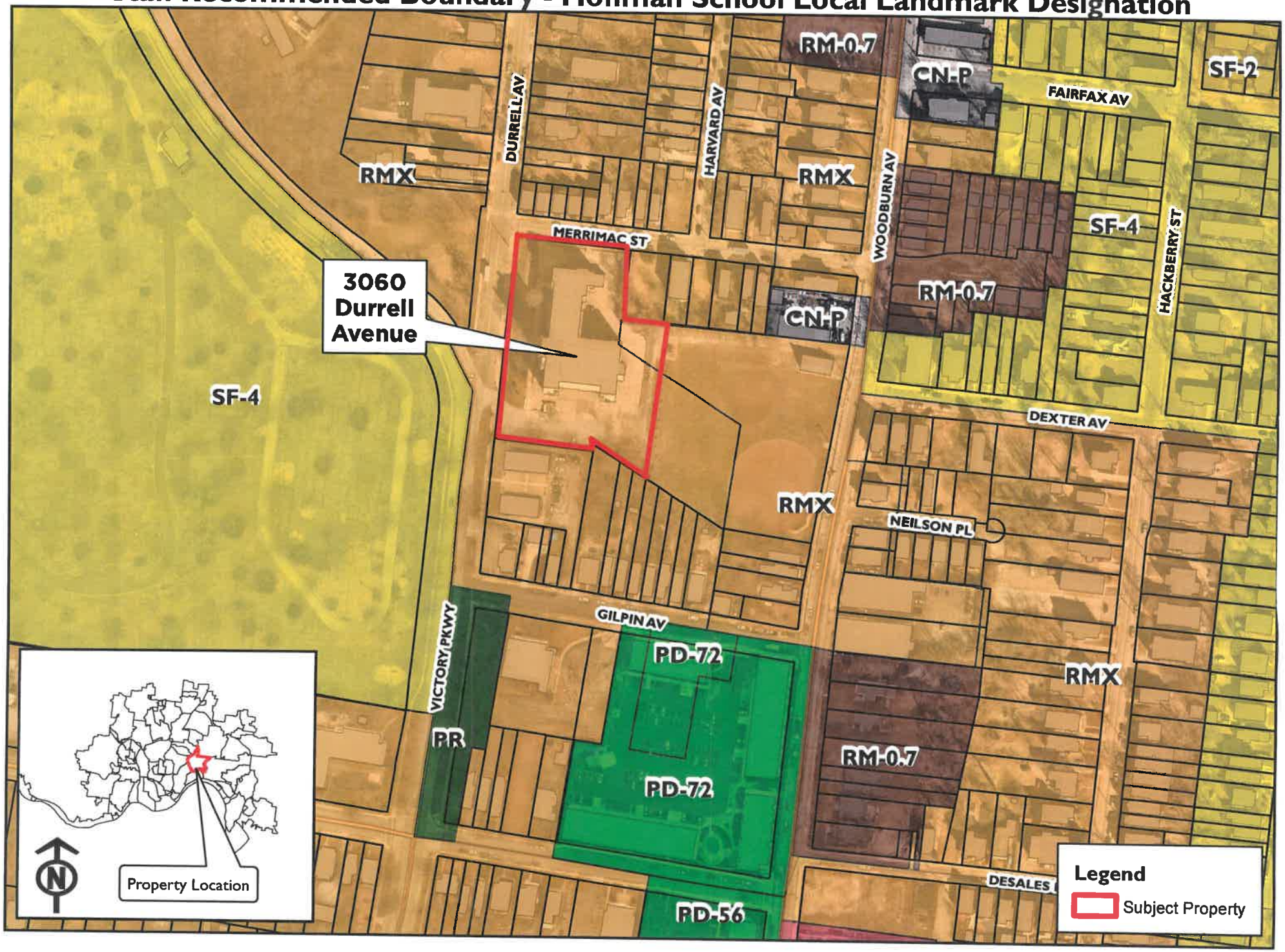
Aye	**Nay**	**Absent**
Mr. Sundermann		
Mr. Zielasko		
Mrs. McKenzie		
Mr. Voss		
Mr. Weiss		
Mr. Yung		

The Historic Conservation Board

/s/Allison McKenzie
Allison McKenzie
Historic Conservation Board Chair

/s/David Sturkey
David Sturkey, Staff Attorney
Historic Conservation Board

Staff Recommended Boundary - Hoffman School Local Landmark Designation



Attachment G

Exhibit __

Legal description

Situated in Section 2, Town 3, Fractional Range 2, Miami Purchase, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the intersection of the east right of way line of Durrell Avenue (a 60-foot right of way) and the south right of way line of Merrimac Street (a 40-foot right of way);

Thence S83°57'14" E, along the south right of way line of Merrimac Street (a 40-foot right of way), 204.20 feet to a point;

Thence leaving said right of way line S6°2'46" W 9.93 feet to a point;

Thence N83°57'14" W 0.58 feet to a point;

Thence S 6°2'46" W 72.75 feet to a point;

Thence S83°57'14" E 0.58 feet to a point;

Thence S6°2'46" W 38.43 feet to a point;

Thence S83°57'14" E approximately 71 feet more or less to a point;

Thence S6°2'46" W approximately 278.1 feet more or less to the centerline of vacated Euretta Avenue, as vacated by Cincinnati Ordinance No. 264-1921;

Thence along the centerline of vacated Euretta Avenue N57°16'15" W approximately 112 feet more or less to a point being the intersection of the centerline of said Euretta Avenue with the eastern parcel line of Hamilton County, Ohio Auditor's Parcel No. 055-0002-0115;

Thence leaving said centerline of vacated Euretta Avenue along the eastern line of said parcel S 9°11'52" W 10.89 feet to a point;

Thence N 83°18'27" W 175.66 feet to the east right of way line of Victory Parkway (right of way varies);

Thence N 5°53'44" E 356.82 along said right of way line to the intersection with the east right of way line of Durrell Avenue (a 60-foot right of way) and continuing with said right of way line to the intersection with the south right of way line of Merrimac Street (a 60-foot right of way) and the Point of Beginning.

Attachment H

Kellam, Caroline

From: James Booker <jbook513er@yahoo.com>
Sent: Thursday, May 18, 2023 2:14 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Opposition to Historic Designation at 3060 Durrell

You don't often get email from jbook513er@yahoo.com. Learn why this is important
External Email Communication

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Kellam, Caroline

From: James Ross <ross.j.j722@gmail.com>
Sent: Thursday, May 18, 2023 2:55 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] OPPOSE THE HISTORIC DESIGNATION

Some people who received this message don't often get email from ross.j.j722@gmail.com. Learn why this is important
External Email Communication

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

Kellam, Caroline

From: Carl Samson <carlsamson@att.net>
Sent: Wednesday, April 12, 2023 11:01 AM
To: Kellam, Caroline
Subject: [External Email] Hoffman School

You don't often get email from carlsamson@att.net. Learn why this is important
External Email Communication

To Whom it May Concern;

The beautiful, inspiring Hoffman School was built with an esthetic and an attitude in mind that sought to ennoble the human spirit, to raise our sights and those of our young people. The impact of this approach to architectural design is not easily measurable, to be sure. But my strong belief is that it has no doubt permeated the souls of those who attended and taught there. The original supporters, builders and residents of the area understood its importance. Today and through time the school says to us "we are here to contribute and inspire." The uninspired, impoverished box construction that would no doubt supplant this historic structure too often communicates its supporters desire to maximize profits and build as cheaply as possible. This is not a legacy we want to leave future Cincinnatians.

Sincerely Yours,

Carl Samson

CARL J. SAMSON
EXQUISITE PORTRAITS - EXCEPTIONAL ART
2152 Alpine Place
Cincinnati, OH 45206 USA
513-751-9953
carlsamson.com

Greetings,

I am writing as a community member of East Walnut Hills in support of saving Hoffman School from demolition at the hands of a developer. I was able to tour this building several years ago as part of a day of touring repurposed schools, and was pleased to see it was being utilized, although it was clear at that time that the owners were not keeping up with maintenance.

Hoffman School is an architecturally significant building for the neighborhoods of Evanston and East Walnut Hills, as well as for the city of Cincinnati. It's iconic tower is a neighborhood landmark. If this building is torn down to be replaced by apartments or other housing, it would be a travesty. The current state of development in Cincinnati is very sad - apartment buildings that look generic and bland and have no architectural significance are popping up all over. Everything is about cost instead of creative design. When you tear down a building that was designed with flare, care and purpose and replace it with soul-less blandness, you lose what makes neighborhoods special and interesting places to live. My husband and I chose East Walnut Hills to live in and raise our family because of its beautiful, historical houses and other buildings. We choose to live in the city because of its diversity of population and that it doesn't look like the suburbs. Buildings like Hoffman School are part of what makes living in the city special. If I wanted to live in a place where everything looks the same, I would move to the suburbs. And we have already lost a significant number of beautiful old houses all along Woodburn Avenue.

So many other old school buildings have been able to be repurposed into amazing housing. I hope Hoffman School will be one of those buildings that is saved. I've included a picture I took last week of the sun setting behind the tower as viewed from Dexter Avenue on one of my evening walks. The sunlight is like fire through the windows in the tower. How can you replace something like this?

Kind regards,
Julie Doepke
2924 Cleinview Avenue
Cincinnati, Ohio 45206

Kellam, Caroline

From: Cindy Starr <cindystarr@protonmail.com>
Sent: Saturday, May 13, 2023 11:52 AM
To: Kellam, Caroline
Cc: Conservator, Urban; #COUNCIL; Drew Gores; margaret@valentine1.com; richardboydston@gmail.com
Subject: [External Email] Support for Preservation of Hoffman School

Some people who received this message don't often get email from cindystarr@protonmail.com. Learn why this is important
External Email Communication

Dear Ms. Kellam,

We are writing in support of the preservation of Hoffman School (3060 Durrell Avenue) and to oppose its replacement with a new 155-unit construction complex (or demolition of the building for any other reason). We are not at all opposed to multi-family housing, but we are opposed to the demolition of this historic building. It is lovely to behold and, with imaginative refurbishing, has the potential to create distinctive apartments for homeowners.

We also want to point out the high value of the surrounding greenspace, a multi-purpose park that children and their families use daily. The recently updated Green Cincinnati Plan stresses the importance of tree canopy and porous land, especially in our core neighborhoods—including Evanston—that have not achieved 40 percent tree canopy and as a result suffer elevated summer temperatures. ["Areas with lower tree canopy experience increased heat island effect, have reduced stormwater retention, and increased areas of overland flooding." Page 125.]

Maintaining historic Hoffman School and the grounds and ball field on its east side is a win-win for Evanston; for its neighbor, East Walnut Hills; for future residents; and for all the children who more than ever need access to safe, green spaces in which to play.

Sincerely,

Cynthia Starr and
Richard Boydston

1835 Dexter Ave.
Cincinnati, OH 45206
(513) 378-6125

Sent with Proton Mail secure email.

Kellam, Caroline

From: Garland Waleko <garland.waleko@gmail.com>
Sent: Monday, May 8, 2023 2:23 PM
To: Owen, Douglas; Kellam, Caroline
Cc: Conservator, Urban; Jacob Knight
Subject: Re: [External Email] Save the Hoffman School - Comments to the Cincinnati HCB and CPC

Some people who received this message don't often get email from garland.waleko@gmail.com. Learn why this is important

Greetings Ms.Kellam and Mr.Owen,

Ahead of today's HCB meeting, we wanted to add the following thoughts to our prior comments. We own and have been restoring a house on Merrimac adjacent to the Hoffman property.

While we support the church being able to sell the property, we feel that there was a stark contrast, a false choice, presented at the April hearing on the historic designation - either the church sells the Hoffman school to a specific developer and it gets torn down, or the church is stuck in the building. We believe there is a wide middle ground whereby the church can continue its work and find a more suitable location for its congregation, while at the same time preserving the Hoffman building for future use, whatever that may be. Hopefully the church values what its neighbors think, and now that we know via word of mouth and this CPA Historic Landmark application what the church's intentions are as far as selling and development, we hope the church will work with the community toward a better outcome. We only have one chance to get this right--once it's gone, it's gone forever. Buildings like this--with great craftsmanship, inspiring grandeur, and a physical, lasting investment in a neighborhood, aren't built today. It's a symbol that this place is worthwhile. Beautiful buildings and greenspace where people live matters. We think that Hoffman can continue to be a landmark and source of pride for the neighborhood.

From a property owner's perspective, we understand that when you live in a city, there are rules and at least considerations that we all have to abide by - even when it comes to work we're doing on our own house. A building with historic value, community significance, prior public use, and a current non-profit use demands even greater care and consideration of potential impacts to the surrounding community. The historic designation for this building is a provision that we believe is necessary to preserve great past investments in our community like Hoffman, and to encourage thoughtful future investments that build on the legacy of the spirit in which buildings like this were constructed.

Thank you for considering!

(Ms.) Garland Waleko and Jacob Knight

1535 Merrimac Street

On Tue, Apr 11, 2023 at 12:28 PM Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

Mr. Waleko,

Kellam, Caroline

From: sally dannemiller <sally.dannemiller@gmail.com>
Sent: Monday, May 8, 2023 8:44 AM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Designation

You don't often get email from sally.dannemiller@gmail.com. Learn why this is important
External Email Communication

Dear Ms. Kellam,

I am writing in favor of local Historic Landmark Designation for 3060 Durrell Avenue / Hoffman School.This iconic building is important both architecturally and historically for the neighborhoods of Evanston, as well as East Walnut Hills and Walnut Hills.

For anyone who drives on Victory Parkway, it is truly a landmark on a hill, looking out over the Walnut Hills Cemetery. The school, along with the open land behind, including the ballfield (and former community pool), is a place where many, many generations of Cincinnatians have been formed. I, myself, was in attendance when Queen Latifah performed on this very property.

During the time that I worked on the first Historic Inventory for East Walnut Hills, I learned with much dismay how many important structures in this area had already been lost to demolition. As with the original Fairview School and Walnut Hills High School, creative reuse should be the path forward.

This rethinking and reworking allows us to not only retain the aesthetics and history of our fair city, but it is also the most sustainable path.

I encourage you to vote for the local Historic Landmark Designation of Hoffman School

Sally Dannemiller

513-490-4399

DRESSMAN BENZINGER LAVELLE psc
MEMORANDUM

TO:	Cincinnati Historic Conservation Board
FROM:	Christ Temple Full Gospel Baptist Church, property owner of the former Hoffman School at 3060 Durrell Avenue
DATE:	May 1, 2023
RE:	Response in Opposition to the Historic Designation Application for the former Hoffman School at 3060 Durrell Ave

INTRODUCTION

This memorandum is submitted by DBL Law on behalf of the Christ Temple Full Gospel Baptist Church ("Christ Temple"). This memorandum sets forth Christ Temple and its congregation's opposition to the local Historic Designation application of the former Hoffman School at 3060 Durrell Avenue (the "Hoffman School" or "Building").

BACKGROUND

Christ Temple is the current property owner of the Hoffman School. Christ Temple purchased the property from the City of Cincinnati in 2013 and since their ownership, they have experienced a litany of issues. The Hoffman School is not in a desirable state as the Cincinnati Preservation Association ("CPA")'s application leads the board to believe. The Hoffman School is in need of major repairs, and as it stands today, is falling apart.

The Hoffman School has not had working heat for the past four winters, as the boilers that are supposed to heat the building broke down four years ago. The Building also has significant water damage due to a previous significant water pipe burst, which in turn has closed at least four rooms due to their unsafe condition. There are additional issues which have rendered majority of the bathrooms in the building unusable. Additionally, the brick and mortar of the exterior is falling apart.[1]

[1] See Exhibit A, infra, for examples of the current state of the interior of the Hoffman School.

Christ Temple has made reasonable efforts during its ownership to remedy many of these issues, but all were unsuccessful. For example, Christ Temple paid over $40,000.00 in an unsuccessful attempt to repair the boilers. Following this major loss, Christ Temple still attempted to find a feasible solution to the lack of heat. However, Christ Temple received quotes of over $100,000.00 for repairing the boilers, an insurmountable economic challenge the Church could not burden itself with if it wanted to continue its charitable work in the community. The maintenance and repairs the Building requires are beyond the Church's means, and frankly, are economically infeasible in comparison to demolition.

Christ Temple can no longer remain in a deteriorating building such as the Hoffman School, nor can Christ Temple afford the repairs the Hoffman School requires and be able to continue its charitable work in the Evanston community. Therefore, Christ Temple began searching for a new building for its congregation and at the same time, a buyer for the Hoffman School. Through this search for a new building for their Church, Christ Temple entered into a private contract of sale with Kingsley & Company. Kingsley & Company evaluated the building and determined that demolition would be the most economically feasible option, as the community of Evanston is in need of mixed-income housing. To attempt to repair and renovate the Hoffman School would be too costly, and the increased costs would not allow for Kingsley & Company to offer mixed-income housing. As a result, Kingsley & Company sought rezoning of the Hoffman School.

However, on its own accord, and without collaboration with Christ Temple, the Cincinnati Preservation Association ("CPA") filed an application seeking historic designation of the Hoffman School. While the municipal code allows for organizations like the CPA to do this, the Cincinnati Zoning Code also strongly encourages applicants to discuss the proposed designation with the

officially recognized Community Council for the neighborhood in which the designation is requested.[2] The CPA has previously collaborated with the Evanston Community Council in seeking historic designation of the St. Marks Church on 3500 Montgomery Road in Evanston, but this clearly did not occur here.[3] Moreover, it is important to emphasize that the CPA had **zero** communication with Christ Temple, the current property owners, before filing a historic designation application that can potentially significantly limit Christ Temple's property rights, a fundamental right under the Ohio state and United States Constitution. The CPA did not receive any information regarding Christ Temple's plans for the building, nor any insight into the current state of the building.

LEGAL STANDARD

Article I, Section 1 of the Ohio Constitution specifies certain inalienable rights. Among these inalienable rights are property rights, which include acquiring, possessing, and protecting property. Moreover, the Bill of Rights of the United States Constitution protects the right to life, liberty, and **property** under the Fifth Amendment. It is inescapable that Americans have a fundamental property right.

To protect this fundamental property right, Ohio law is clear that courts must strictly construe restrictions on the use of real property in favor of the property owner when courts interpret zoning ordinances.[4] All zoning decisions, whether on an administrative or judicial level, should be based on the following elementary principles which underlie real property law:

> Zoning restrictions are in derogation of common law and deprive a property owner of certain uses of his land to which he would otherwise be lawfully entitled.

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[2] Cincinnati Zoning Code § 1435-07-2-C.
[3] The St. Marks Local Landmark Application clearly states that the Cincinnati Preservation Association filed the application on behalf of the Evanston Community Council. *See* https://www.cincinnati-oh.gov/sites/planning/assets/StMarks_LocalLandmarkApplication.pdf. However, this did not occur here.
[4] *Liberty Savings Bank v. Kettering*, 1995 Ohio App. LEXIS 890 (2d Dist. Ohio, Feb. 27, 1995).

> Therefore … restrictions on the use of real property by the ordinance, resolution, or statute must be strictly construed.[5]

Designating a building as a historic landmark substantially restricts the property owner's fundamental rights in how the property owner can use the building. Thus, any ordinance, resolution or statute must be strictly construed in its application before restricting a property owner's fundamental right to use their property as they wish.

ARGUMENT

I. The Hoffman School Does Not Meet the Criteria for Designation as a Historic Landmark.

Pursuant to the Cincinnati Code of Ordinances, a structure may be deemed as having Historic Significance if it has at least one of the following attributes:

> (1) Association with events that have made a significant contribution to the broad patterns of our history;
> (2) Association with the lives of persons significant in our past;
> (3) Embodies the distinctive characteristics of a type, period, method of construction, or that represent a significant and distinguishable entity whose components lack individual distinction; or
> (4) That has yielded, or may be likely to yield, information important in prehistory or history.[6]

The above historic designation criteria is based upon the four National Register criteria for eligibility.[7] Thus, the National Register's guidance in evaluating properties according to the criteria is illustrative in determining whether a property qualifies for designation as a historic landmark. The National Register's guidance, linked here, clearly demonstrates that the Hoffman School does not meet the criteria for designation as a historic landmark. While the CPA argues

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[5] *Saunders v. Clark Cty. Zoning Dept.*, 66 Ohio St. 2d 259, 261, 421 N.E.2d 152 (1981).
[6] Cincinnati Code of Ordinances, § 1435-07-01(a)(1)-(4).
[7] *See* https://www.cincinnati-oh.gov/planning/historic-conservation/local-historic-designation/, "Historic Designation eligibility is based on the Criteria outlined in Chapter 1435-07-01 of the Cincinnati Zoning Code. These criteria are based on the four National Register criteria for eligibility …"

the Hoffman School meets only the criteria under subsections 1 and 3, each subsection will be discussed below.[8]

a. The Hoffman School is not associated with events that have made a significant contribution to the broad patterns of our history.

The CPA argues that the Hoffman School's significance in history is associated with the Progressive Era of school design and the City Beautiful movements.[9] However, the CPA does not assert that the Hoffman School itself was influential nor that it had a historical impact on either of those movements. To be considered for listing under this subsection, the property must be associated with a single event or historic trends.[10] The event or trends must clearly be important within the associated context.[11] Moreover, "the property **must have an important association** within the associated context."[12] Thus, "mere association with historic events or trends is not enough .. the property's **specific association** must be considered as well."[13]

The record is devoid of any evidence asserting the Hoffman School's association as important within the Progressive Era of school design, nor the City Beautiful movement. While both of these trends may have been important in Cincinnati history, there is no documentation in the record of the Hoffman School's importance or influence in either of those movements. The National Register explains, by way of example, "a building historically in commercial use must be shown to have been significant in commercial history."[14] In comparison, the Hoffman School, while historically in educational use, must be shown to have been significant in educational history, or, as the CPA asserts, in the history of the Progressive Era and City Beautiful Movement.

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[8] *See* Historic Designation Report, p. 12.
[9] *Id.* at pp. 8-9.
[10] *See How to Apply the National Register Criteria for Evaluation* (1995), p. 12.
[11] *Id.*
[12] *Id.*
[13] *Id.*
[14] *Id.*

The CPA failed to provide any evidence of that required significance. Therefore, the Hoffman School does not meet the requirements under this subsection for designation as historically significant.

b. The Hoffman School is not associated with the life of a person significant in our past.

The Hoffman School is not associated with Samuel Hannaford, despite the CPA's attempts to make it seem like it is. Association with Samuel Hannaford's architectural company does not automatically associate the Hoffman School with the historic Samuel Hannaford. In fact, Samuel Hannaford passed in 1911, eleven years prior to the design and construction of the Hoffman School. Notwithstanding the foregoing, the criteria set forth by the National Register clearly state that an architect's works are not eligible for historic designation under this subsection.[15]

This subsection is generally restricted to those properties that illustrate, rather than commemorate, a person's important achievements.[16] Those properties are "associated with a person's *productive life*, reflecting the time period when he or she achieved significance. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible."[17] Thus, because the Hoffman School is clearly not associated with Samuel Hannaford's "productive life" as the building post-dates his death, any mention or reference to Samuel Hannaford and his architectural company, Hannaford & Sons, is merely a red herring, and does not support historic designation of the Building under this subsection.

c. The Hoffman School does not embody the characteristics of a type, period, method of construction or represent a significant and indistinguishable entity.

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[15] *Id.* at p. 16.
[16] *Id.* at p. 15.
[17] *Id.*

To be eligible for designation under this subsection, the property must meet at least one of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction;
- Represent the work of a master;
- Possess high artistic value; or
- Represent a significant and distinguishable entity whose components may lack individual distinction.[18]

The National Register further explains that, to be eligible, a property must *clearly demonstrate* through distinctive characteristics, the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of the class, or the transition between classes of resources.[19] Distinctive characteristics are the physical features or traits that commonly recur in individual types, period, or methods of construction.[20] Not only must the CPA demonstrate the above, the CPA is required to show that the property *clearly* contains enough distinctive characteristics to be considered a true representative of a particular type, period, or method of construction, such as the form, proportion, structure, plan, style, or materials.[21]

The CPA argues that the Building qualifies under this criteria because the Building, "possess[es] integrity of location, design, setting, materials, workmanship, feeling and association, and embody[ies] the distinctive characteristics of a type, period, or method of construction."[22] However, the CPA's Historic Designation Report (the "Report") fails to meet the above requirements set forth by the National Register for designation under this subsection. The Report contains conclusory statements regarding aspects of the Building, but fails to establish how these

[18] *Id.* at p. 18.
[19] *See How to Apply the National Register Criteria for Evaluation* (1995), p. 18.
[20] *Id.*
[21] *Id.*
[22] *See* Historic Designation Report, p. 6.

characteristics are distinctive to satisfy the requirements. While the Building maintains **some** of the identifiable features of Jacobethan Revival Style Architecture, such as brick walls, ornamental stonework, and stone materials, the criteria for eligibility clearly requires more distinctive characteristics to satisfy the requirement. Additionally, the Report is devoid of any evidence regarding the type, period or method of construction, or the choice of materials used in constructing the building. While there are certainly some remaining beautiful finishes of the building, the ordinance requires more than a few beautiful finishes to be deemed a historically significant building, and the Hoffman School does not satisfy this requirement.

Moreover, the Report fails to address how a significant amount of the interior has deteriorated due to water damage. There are at least four classrooms in the building closed off due to water damage, as the damage has rendered the rooms unsafe for use. There are visible necessary concrete repairs. The brick and mortar of the building is deteriorating. The Report paints a picture of what the building maybe used to look like – but that is not the reality as it stands today. The Report also misrepresents the integrity of the building by stating, "the design of the building has high integrity as it remains in the same layout, and design as originally constructed … There have been minor interior intrusions on the original design with updated flooring, lights and other minor fixtures."[23] The building has been previously renovated to install an elevator. The renovation for the installation of an elevator does not constitute a "minor fixture" or "minor interior intrusion" to the design and layout of the Building.

Finally, the Report undermines the CPA's own argument that the Hoffman School is in any way a unique example of Jacobethan Revival Style architecture. In fact, they list several other schools in the Cincinnati School system that are representative of the Jacobethan Revival Style:

[23] *See* Historic Designation Report, p. 9.

- *Roosevelt School.*[24] Designed in 1925 by Fechheimer & Ihorst located at 1559 Tremont Street.

- *McKinley School Addition.*[25] Designed in 1919 by Bausmith & Drainie located at 3905 Eastern Avenue.

- *Central Fairmount School.*[26] Designed in 1906 by E.H. Dornette and located at 2475 White Street.[27]

As the pictures included herein illustrate, these other buildings demonstrate the Jacobethan Revival Style architecture, in a similar, or even more distinctive way, than the Hoffman School does. The Hoffman School does not meet the requirements under this subsection, and therefore does not qualify for historic designation.

d. There is no evidence in the record that the Hoffman School has yielded, or is likely to yield, information important in prehistory or history.

For designation under this subsection, two requirements must be met: the property must have, or have had, information to contribute to our understanding of human history or prehistory; and the information must be considered important.[28] The most common type of property nominated under this section is an archeological site.[29] There is no evidence in the record to support, nor has any argument been made, that the Building qualifies for historic designation under this criterion. Thus, this subsection is moot.

II. Kingsley & Company's Proposed Use of the Building Comports with the 2019 Evanston Work Plan.

The number 1 goal of the 2019 Evanston Work Plan is to create sustainable, mixed income housing without displacement.[30] The Evanston Work Plan acknowledged that housing is an

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[24] *See* Exhibit B, infra.
[25] *See* Exhibit C, infra.
[26] *See* Exhibit D, infra.
[27] *See* Historic Designation Report, p. 7.
[28] *See How to Apply the National Register Criteria for Evaluation* (1995), p. 21.
[29] *Id.*
[30] *See* Evanston Work Plan (2019), p. 40.

essential need for all people, and that a goal of the Evanston Community Council is to ensure that the affordable housing crisis does not impact residents of Evanston.[31] While there are homes within Evanston that are being fixed up, blight and poor housing conditions remain.[32] Moreover, attempting to maintain affordable housing is a struggle in Evanston, as it is throughout the state and the country.[33]

Kingsley & Company's plan for the Hoffman School is to demolish the building and rebuild affordable, mixed-income housing for the Evanston community. This plan is exactly in accordance with the primary goal of the 2019 Evanston Work Plan – to create a sustainable, mixed income neighborhood without displacement. However, this is possible because of the plan for demolition. As it has been made clear throughout this memorandum, redevelopment/renovation of the Hoffman School is a substantial economic burden. Redeveloping the Building would significantly increase costs and would not allow for the building to offer mixed-income housing. The plan for mixed-income housing is possible solely because of the plans for demolition and rebuilding, Thus, if the Historic Designation Application for the Hoffman School were approved, the goal of providing mixed-income housing to comply with the Evanston Work Plan would be unattainable.

CONCLUSION

Christ Temple recognizes that the exterior of the former Hoffman School is a beautiful building and respects the need to preserve the rich history of the Evanston community. However,

[31] *Id.* at p. 41.
[32] *Id.* at p. 38.
[33] *Id.*

the Hoffman School does not meet the criteria for recognition as a historic designation. To designate the Hoffman School as a historic landmark would be a grave intrusion into fundamental, constitutional property rights. The Cincinnati Code of Ordinances must be strictly construed in the context of restricting a person's fundamental property rights. The Cincinnati Preservation Association's Historic Designation Report fails to offer evidence or illustrate how the Hoffman School qualifies for designation under any of the criteria set forth in the Cincinnati Code. Thus, the Cincinnati Preservation Association has not met its burden in showing that the Hoffman School qualifies as a historic landmark, and the application for designation must be denied.

EXHIBIT A[34]

[34] See https://www.cincinnati.com/picture-gallery/news/2023/03/27/photos-look-inside-former-hoffman-school-evanston/11529233002/.

Figure 1: The current state of a women's restroom, with several stalls out of order.

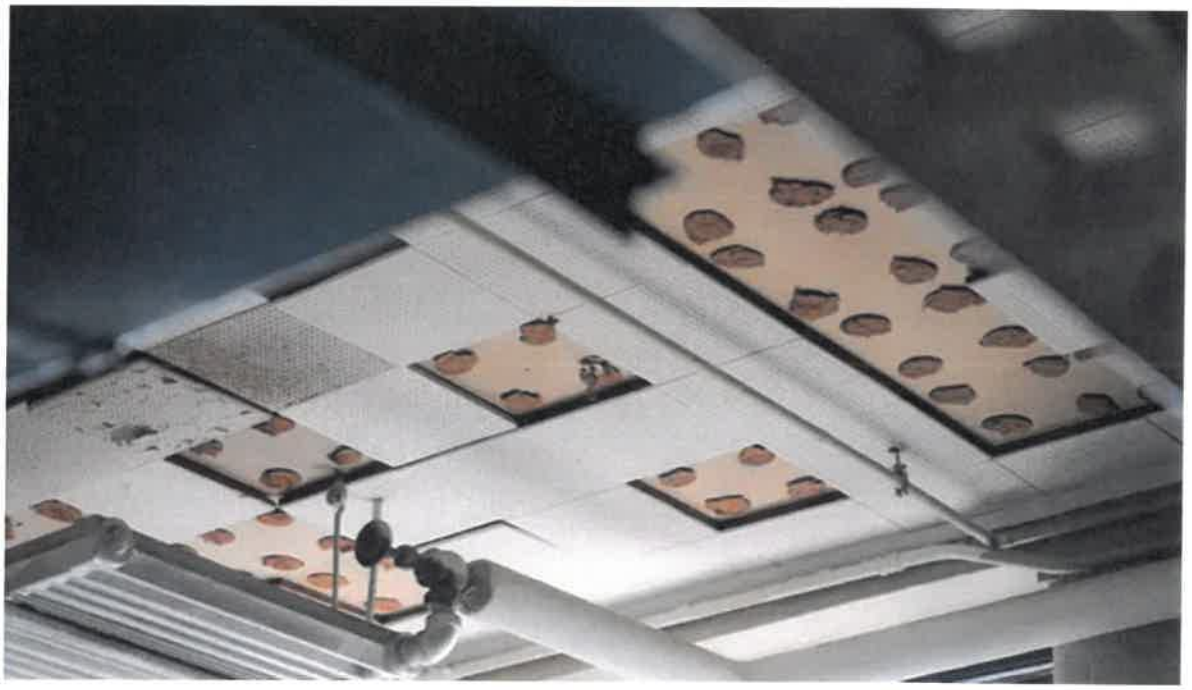


Figure 2: Many ceiling tiles have collapsed due to water damage.

Figure 3: Significant water damage to a hallway within the Hoffman School.

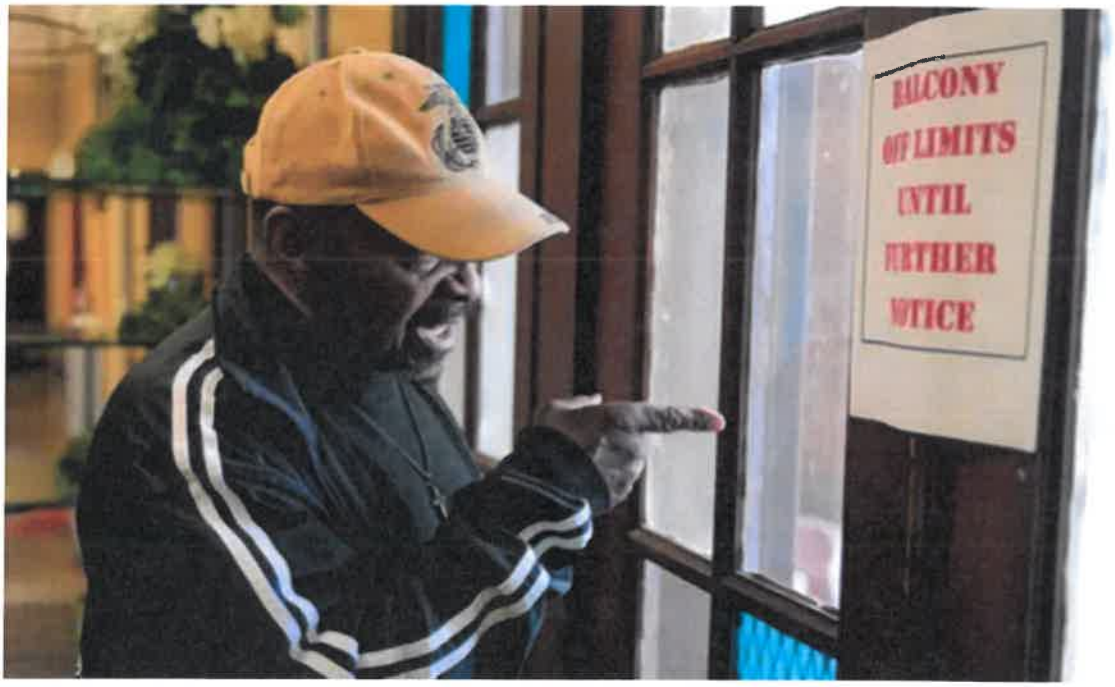


Figure 4: The balcony is closed due to a large chunk of cement which fell from the ceiling onto the balcony below, rendering the balcony unsafe.

EXHIBIT B

EXHIBIT C

EXHIBIT D

Kellam, Caroline

From: Owen, Douglas
Sent: Monday, May 1, 2023 9:01 AM
To: Peg Conway; Conservator, Urban
Cc: Kellam, Caroline
Subject: RE: [External Email] Preserve Hoffman School

Ms. Conway,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

-----Original Message-----
From: Peg Conway <pegconway@gmail.com>
Sent: Friday, April 28, 2023 5:40 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Preserve Hoffman School

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

External Email Communication

I'm a lifelong resident of the Cincinnati area and recently moved to East Walnut Hills. We were attracted by the diversity, walkability, and vibrancy of the area. The presence of historic buildings is key to those characteristics now and in the future. Hoffman School in particular is a gem that represents much history and merits preservation. I urge the board to support its designation as a historic landmark. Thank you.

Peg Conway
2412 Ingleside Avenue 45206

Sent from my iPhone

Kellam, Caroline

From: Owen, Douglas
Sent: Monday, May 1, 2023 9:04 AM
To: D Kinney; Aftab, Mayor; Conservator, Urban
Cc: Kellam, Caroline
Subject: RE: [External Email] Demolition of Hoffman Grade School

Ms. Kinney,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

-----Original Message-----
From: D Kinney <dkkinney14@outlook.com>
Sent: Saturday, April 29, 2023 7:47 PM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Demolition of Hoffman Grade School

[You don't often get email from dkkinney14@outlook.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Mayor Pureval:

I attended Hoffman Grade School grades 3-6 along with my brother who attended 5th & 6th grade!!

Hoffman was built in 1922 & is a Jacobethan Revival - built by Hannaford and Sons.

Approximately 3 weeks ago I was informed of the plan to demolish this architectural jewel for (Twenty Million dollars) then put up Another Apartment!! If an organization has this type of money to buy the land, tear down and then build another building which will cost more than the original money to demolish this property. Why not renovate this gorgeous building. New buildings are plywood, tyvek, no insulation. They are basically fire traps!!

If some investor or real estate developer has that much money why not take that (Twenty Million Dollars) and renovate this gorgeous building????

Is this building currently owned by the City of Cincinnati? If so, where will this money go? What fund or whose (respective pockets/bank accounts will this money suddenly appear? This school has what appears to be Rockwood which is irreplaceable. Where will that piece end up?

There has been next to or no television coverage of this demolition. This leads me to me to think that something underhanded is going on!!

I look forward to a personal response from you and not your personal assistant.

PS - I have already done a video for the Cincinnati Preservation Association.

Donna Kay Kinney
Hyde Park Resident

Kellam, Caroline

From: Toyia Montgomery <toyia.montgomery@gmail.com>
Sent: Thursday, April 27, 2023 8:40 AM
To: Kellam, Caroline
Subject: [External Email] RE: Hoffman School

External Email Communication

To whom it may concern,

I started my career in 2002 at Lafayette Bloom Back on Track School, the school closed in 2006.

It was acquired nearly 10 years ago to be renovated and now it has been acquired by the Port Authority after the developer failed to keep their promises of renovating the school.

I lived across from the redevelopment of the old Fairview Elementary school and heard numerous complaints of rats and mice still running throughout the building post renovation.

There was not a problem demolishing historic buildings like Taft High School and businesses in the west end for FC Cincinnati. Why is Hoffman School an exception?

After being a landlord for 15+ years and watching the housing market transition. It is imperative that we develop more housing. Market rate housing, housing people can feel safe living in, knowing there isn't a threat to their families. We know these old buildings are beautiful but we can't save them all. They are rot with issues, asbestos, lead based paint, rodents among other things. We shouldn't have to bring in big developers from NY City. We should allow local Cincinnati developers the opportunity to reimagine the space into housing for the people of Evanston, the people of Cincinnati.

It is for the reasons outlined above that I stand in opposition of the historic designation.

Thank you,

Toyia Montgomery
(513) 290-6357

City Lands Development Company, LLC
P.O. Box 14127
Cincinnati, Ohio 45250-0127

Hoffman School and Site
In Support of Preservation
04-24-2023

The public fray over Hoffman's demise by demolition versus its preservation seems to have by-passed its historic academic DNA. Its early 20th century Evanston roots (1922) align with Xavier University (1912) and Walnut Hills High School (1919) – reassuring Victory Parkway vistas a century later. That Hoffman is no longer an academic flagship, contrary its stellar Evanston neighbors, does not necessarily recommend its eradication.

- Hoffman School brought Progressive Era thinking to urban education, a precursor to green values shared by many today. The building design exemplified that mind set and remains eligible for adaptive reuse.
- The Cincinnati Board of Education weighed in for Hoffman merits - https://www.soapboxmedia.com/devnews/112012.cpsauction.aspx.
- Hoffman's 2012 purchase benefactor, no less an urban preservationist pioneer, ensured its heritage by donation to a worthy beneficiary.

The pros and cons of preservation rely on a long standing maxim – does it make way for a land use of equal or greater value? Preservation support or opposition cannot ignore such consideration. In that context, it appears that Hoffman School and Site offers noteworthy attributes.

Hamilton County Auditor valuation 2020 has its building value at 1M+.
The property is a 'tandem' site – building structure plus 'raw' land area.
Hoffman's commanding edifice and high profile surely identify Evanston.

Hoffman School and Site is a paradigm example of outstanding design; it's quite remarkable in craftsmanship; it is singular in application of a wide range of materials – an execution of workmanship deserving legacy status.

- The building façade, shown in the attached photograph, is majestic with a richness of detailing that ought not be squandered to landfill. Is this the end deserved by our Cincinnati builder forebears?
- We are, to be sure, caught up in geopolitical and local volatilities, making our leave-takings even more important for our successors. Our built fabric will take precedence over public policy, however laudable..

And so, it is you – our elected representatives and appointed officials, who will determine what legacy you choose to render our posterity.

Judith Lewis

T. (513) 221 7447 F. (513) 421 7447 lewis@citylands.info

Kellam, Caroline

From: Owen, Douglas
Sent: Wednesday, April 26, 2023 8:17 AM
To: Colin Klayer; Conservator, Urban
Cc: Kellam, Caroline
Subject: RE: [External Email] Save Hoffman School

Mr. Klayer,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: Colin Klayer <klayerc@gmail.com>
Sent: Wednesday, April 26, 2023 8:00 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Save Hoffman School

You don't often get email from klayerc@gmail.com. Learn why this is important
External Email Communication

To the esteemed members of the Historic Conservation Board, City Planning Commission, and City Council:

The Hoffman School stands as a testament to the rich history of the Evanston area, and its presence enhances the charm of the neighborhood for local residents.

As a long-standing property owner in Evanston for nearly two decades, I have had the privilege of restoring four buildings in close proximity to the Hoffman School. These buildings, once dilapidated, now house dedicated taxpayers who contribute positively to the community.

Anyone who passes by the Hoffman School along Victory Parkway cannot help but be captivated by its striking tower and façade. Pedestrians can further delight in the intricate details of the owls, lions, and other ornamental features adorning the building.

Historic schools like Hoffman not only add value to the immediate vicinity but also to the broader area. The city is known for preserving several old primary schools from demolition, such as Mt. Adams (1895), Burdette/old Walnut Hills (1895), Cummins (1891), Windsor (1888), and Hyde Park (1902), all within a two-mile radius of Hoffman. Despite their initial poor condition, they have been transformed into thriving residential buildings.

Additionally, several prominent schools within this radius, including Walnut Hills High School (1931), St Ursula Academy (pre-1910), Purcell High School (1928), Summit Country Day (1890), and Withrow High School (1919), showcase the architectural and academic prowess of Cincinnati. These institutions have consistently ranked among the top 100 in the nation.

The numerous successful restorations of historic school buildings in the area demonstrate that it is both feasible and economically beneficial to preserve structures like the Hoffman School. Furthermore, a restored Hoffman will undoubtedly stand the test of time far better than any modern construction on the same site.

I appreciate your time and thoughtful consideration of my appeal.

Colin Klayer
859.991.5366
klayerc@gmail.com

Kellam, Caroline

From: Owen, Douglas
Sent: Tuesday, April 25, 2023 10:46 AM
To: Brenda Jones; Maynes, Kasandra
Cc: Sturkey, David; Kellam, Caroline
Subject: RE: [External Email] Hoffman School Designation

Ms. Jones,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: Brenda Jones <bjonz03@gmail.com>
Sent: Tuesday, April 25, 2023 10:41 AM
To: Maynes, Kasandra <Kasandra.Maynes@cincinnati-oh.gov>
Cc: Sturkey, David <David.Sturkey@cincinnati-oh.gov>; Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Designation

Some people who received this message don't often get email from bjonz03@gmail.com. Learn why this is important
External Email Communication

My name is Brenda Jones and I live at 1540 Merrimac St., Cincinnati, Ohio 45207. We have lived here for 43 years.

I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.

The building and site are also important to the community because: 1) My grandson first played baseball on the Hoffman Field, 2) Our foster children attended school at Hoffman, 3) My nieces and nephews went to school at Hoffman, and 4) it represents the history of Evanston.

If the school were torn down, we would lose the green space and ball field that is used regularly in the spring and summer for different events such as baseball and football practice, baseball and football games, amazing Fourth of July Fireworks, family picnics, and community celebrations/gatherings.

Kellam, Caroline

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Tuesday, April 25, 2023 11:01 AM
To: Conservator, Urban; Kellam, Caroline
Subject: [External Email] Hoffman School Historic Landmark Designation (Amendment)

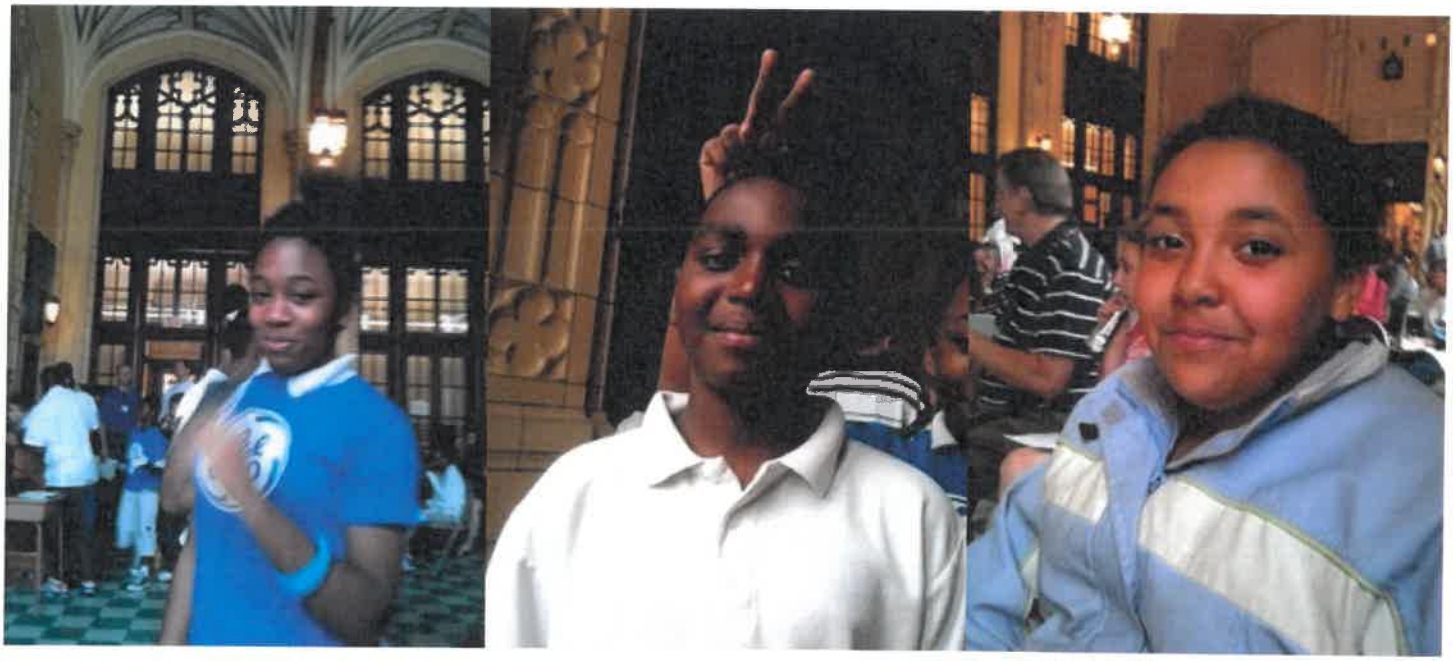
External Email Communication

This is an addendum to my original statements of support for the Cincinnati local historic designation of Hoffman School. I want to supplement my comments regarding the historic significance of the interior as someone who spent time volunteering inside the building. The attributes of the interior are notable and possess integrity of design, materials, workmanship, setting, and feeling.

I found a few photographs I took of students during my tutoring days at (then) Hoffman Parham School in 2011. While the happy students are the primary focus of each image, in the background one can see the incredible characteristics of this type and period of construction.

To name a few:

- soaring vaulted ceilings with alfresco details
- vast and exceptional leaded glass and carved wood frame windows
- highly detailed light fixtures
- thematic decorative glazed terra-cotta



Other distinctive and significant features include stained glass windows, marble stairs, brass railings, and a stunning loggia at the rear of the structure which overlooks the expansive green space with views of St. Francis de Sales church and more neighborhood architecture. Being inside this building was inspirational for

the students I tutored and I am certain must have been for the majority of children over the many decades of educational use.

Thank you again for your positive determination of the application,

Wendi Wilson
513-675-3421

On Mar 29, 2023, at 7:45 PM, Wendi Wilson <wendiwilson@fuse.net> wrote:

Please find below my statements of support for Evanston's Hoffman School to be confirmed with a Cincinnati Historic Landmark Designation.

The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. This firm designed Music Hall, City Hall, and the Cincinnati Observatory. This firm changed the landscape of Cincinnati. The building, while breathtakingly beautiful, is not just significant for its architecture, it is also representative of the Progressive Era Design for schools: with schools taking on a more holistic approach to the welfare of the students through physical education, access to light and air, and providing school lunches.

Additionally and notably, the building has been a central and important place for the larger community for over 100 years. This is the building where the neighborhood children went to a Cincinnati public school until it closed in 2012. Since then, it has continued to operate in various community capacities, most recently as a non-profit school and church. The Evanston community is a diverse neighborhood with a rich history, especially associated with Black people and culture. Hoffman School's population, over its life, has reflected the demographics of the community.

For context, not only am I a committed preservationist: I am a former East Walnut Hills resident, current North Avondale resident, and 15 year volunteer tutor at CPS Evanston Academy. I initially began tutoring 4th graders at Hoffman Parham School in this delightful and engaging building before the CPS new build and move to Fairfax Avenue. In my experience, interactions with students and staff were enhanced by the glorious structure including use of the auditorium, gymnasium, cafeteria, and classrooms.

Thank you for your consideration and appropriate determination of Hoffman School as a Local / Cincinnati Historic Landmark.

Regards,

Wendi Wilson
513-675-3421

Kellam, Caroline

From: Susan Frank <safrank1942@gmail.com>
Sent: Saturday, April 22, 2023 12:21 PM
To: Owen, Douglas; Kellam, Caroline
Cc: Jan Michelle Lemon Kearney; jeff.crammerding@cincinnati-oh.gov; Jeffreys, Mark; Beth Thompson
Subject: [External Email] Hoffmans school. SAVE IT!!!!

[Some people who received this message don't often get email from safrank1942@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am pleading with you to please please save Hoffman school. It is a historic treasure for Cincinnati. I feel it is so important for us to maintain the integrity of what went before us.
I am saddened that so many old buildings most not as historic or beautiful as Hoffman, have been demolished to make away for some very unattractive apartments/condos. Hoffman school, just like old Woodward school on Sycamore Street, needs to be saved and designated as historic.
I hope you will work with a Cincinnati preservation Society to save Hoffman school Thank you for your consideration Susan

Susan Abernethy Frank
Diversity is a privilege
Let's Build Bridges, not walls!

Kellam, Caroline

From: Brenda Jones <bjonz03@gmail.com>
Sent: Monday, April 17, 2023 5:32 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Landmark Designation

External Email Communication

Dear Historic Conservation Board:

My name is Brenda Jones and I live at 1540 Merrimac St., Cincinnati, Ohio 45207.

I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.

The building and site are also important to the community because: 1) My grandson first played baseball on the Hoffman Field, 2) Our foster children attended school at Hoffman, 3) My nieces and nephews went to school at Hoffman, and 4) it represents the history of Evanston.

If the school were torn down, we would lose the green space and ball field that is used regularly in the spring and summer for different events such as baseball and football practice, baseball and football games, amazing Fourth of July Fireworks, family picnics, and community celebrations/gatherings.

Thank you,

Brenda Jones

Kellam, Caroline

From: Brenda Jones <bjonz03@gmail.com>
Sent: Monday, April 17, 2023 5:30 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman Landmark Designation

External Email Communication

Dear Historic Conservation Board:

My name is Robert C. Jones and I live at 1540 Merrimac St., Cincinnati, Ohio 45207.

I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.

The building and site are also important to the community because I held my event, The Odd Cookie Reading Awards, at Hoffman School. I talked with teachers at the school and explained the purpose of the Reading Awards. The principal and teachers were excited and enthused to support the event. Students from the school participated in the Reading Awards taking the stage to read poems they had written, excerpts from their written stories, etc. Students received certificates, plaques, and bicycles on the day of the Awards.

Also my grandson practiced and played baseball on the Hoffman Field and our foster son and daughter attended school at Hoffman, and it represents the history of Evanston.

If the school were torn down, we would lose the green space and ball field that is used regularly in the spring and summer for different events such as baseball and football practice, baseball and football games, amazing Fourth of July Fireworks, family picnics, and community celebrations/gatherings.

Thank you,

Robert C. Jones

Kellam, Caroline

From: John Frank <jjfjr1932@gmail.com>
Sent: Thursday, April 13, 2023 4:23 PM
To: Owen, Douglas
Cc: Kellam, Caroline
Subject: Re: [External Email] Fwd: Hoffman School

You don't often get email from jjfjr1932@gmail.com. Learn why this is important

Mr.Owen, thank you.

John Frank

On Apr 13, 2023, at 4:14 PM, Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

Mr. Frank,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: John Frank <jjfjr1932@gmail.com>
Sent: Thursday, April 13, 2023 3:43 PM
To: Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Subject: [External Email] Fwd: Hoffman School

You don't often get email from jjfjr1932@gmail.com. Learn why this is important

External Email Communication

Mr. Owen, I apologize for the fact the email I just sent you was not completed nor was it corrected in the last couple of sentences. My point is that an investor with enough financial backing, can turn this building into one that will have a practical use for someone in the building and be saved. I spent many years in the commercial real estate business. I really believe it would be a tragedy to tear the building down, as it can have a very good owner and occupant.

I will greatly appreciate your considering my plea.

John Frank

John J. Frank, Jr.
2412 Ingleside Ave., Unit 1D
Cincinnati,OH 45206
(513) 702-4386

John Frank

Begin forwarded message:

From: John Frank <jjfjr1932@gmail.com>
Date: April 13, 2023 at 3:23:22 PM EDT
To: douglas.owen@cincinnati-oh.gov
Cc: caroline.kellman@cincinnati-oh.gov
Subject: Hoffman School

Dear Mr.Owen, I am sending you this message to ask you to help save this iconic school building by granting it an historic designation.

I live in East Walnut Hills and drive by this wonderful building often on Victory Parkway. I went to Walnut Hills high school for seven years many years ago and drove by Hoffman all the time. My granddaughter is graduating from Walnut next month. The Hoffman School is a landmark I get pleasure from seeingt every time I drive by. It should not be torn goThere's a lot of work, but I'm sure investor are you sure will come along and want the building so badly that they Aleksey structural and mechanical changes needed.

John Frank

NEIGHBORHOOD ASSOCIATION

representing Clifton Heights | University Heights | Fairview

13 April 2023

Caroline Kellam
Department of City Planning and Community Engagement
Two Centennial Plaza, 805 Central Avenue, Suite 720
Cincinnati OH 45202

Re: Hoffman School, 3060 Durrell Avenue, 45207

Ms. Kellam:

I am writing on behalf of the Clifton Heights-University Heights-Fairview Neighborhood Association (CUFNA) in response to a request from the Cincinnati Preservation Association (CPA) to support the local Historic Designation of the Hoffman School in Evanston. We are aware that the Hoffman School is already on the National Registry of Historic Places, but feel that it is long past time for the City of Cincinnati to give it that designation.

The CUFNA understands and supports the City-wide need for additional housing, and strongly support the re-purposing of the building to that use. While we obviously are not within the boundaries of the Evanston Community Council, we support local efforts to save this building, as well as all of significant historic buildings that give character to our City, and identity to our neighborhoods.

Thank you very much for your consideration of our request.

Sincerely,

Jack Martin, President

Cc: Cincinnati City Planning Commission
Councilmembers of the City of Cincinnati
Mayor of the City of Cincinnati
Beth Johnson, CPA
Trustees, The CUFNA

2364 West McMicken Avenue Cincinnati, Ohio 45214

Kellam, Caroline

From: jones.sara1@yahoo.com
Sent: Saturday, April 8, 2023 3:17 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School 3060 Durrell Avenue

You don't often get email from jones.sara1@yahoo.com. Learn why this is important
External Email Communication

Dear Ms. Kellam:

I am writing this letter in support of Hoffman School and am asking that you too **support the historic designation and vote against the demolition of Hoffman School.**

This is a property that greatly contributes to the historic and architectural quality of the City of Cincinnati. The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. Further, the building has been a central nexus for the larger community for over 100 years.

Richard Moe, a former president of the National Trust for Historic Preservation put it like this, "When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them."

Please reuse our historic buildings!

Thank you,
Sara A. Jones
3026 Springer Avenue
Cincinnati, Ohio 45208
jones.sara1@yahoo.com

To the City of Cincinnati City
From Lee Crooks of East Walnut Hills
April 9, 2023
Re: Local Historic Landmark Designation for Hoffman School in Evanston

Hoffman School represents the important Progressive Era and City Beautiful Movement of Cincinnati. It also represents Cincinnati's history of outstanding architecture, architects and craftsmen. Hoffman is an ideal complement to our wonderful Walnut Hills High School whose stellar reputation has traveled far beyond Evanston, Cincinnati and Ohio.

We are fortunate that the beautiful exterior of this 1922 Hannaford building is largely unaltered with windows, doors, and outstanding stonework still intact. Moreover the school is already listed in the 1978 Historic Inventory with an Excellent ranking, and it is eligible for listing in the National Register of Historic Places. The time is ripe to protect and preserve this important building.

The recent plans for the Hoffman property include dense housing resulting in a loss of already-sparse green space, increased traffic, and inadequate parking on streets designed for single family homes with one or no cars. We do not want to lose this beloved historic architecture poised on its elevated site for all to admire.

Please preserve Hoffman School.

Kellam, Caroline

From: Karen Frye <karen.p.frye@gmail.com>
Sent: Thursday, April 6, 2023 2:10 PM
To: Owen, Douglas; Kellam, Caroline
Subject: [External Email] Hoffman School

Some people who received this message don't often get email from karen.p.frye@gmail.com. Learn why this is important
External Email Communication

Hello,

Just wanted to let you know that one of the reasons my husband and I moved here from Arizona was to rehab an old, abandoned building in Walnut Hills. We are firm believers in preserving, not tearing down the majestic, old buildings that are such an important part of this beautiful city.

Please help to keep the Hoffman School intact.

Thanks,
Karen

--
Karen Frye
(520) 400-7156

Kellam, Caroline

From: Benjamin Zelinskas <zelinskas.3@gmail.com>
Sent: Thursday, April 6, 2023 11:05 AM
To: Kellam, Caroline
Subject: [External Email] Support for the historic designation of Hoffman School

You don't often get email from zelinskas.3@gmail.com. Learn why this is important
External Email Communication

Hello, Caroline

I'm writing to you as a concerned neighbor and supporter for the historic designation of Hoffman School.

I think it's terrific that there is interest in optimizing the large space where Hoffman stands, however, I don't believe demolishment and building of 300 new units brings utility to the community. We are being closed in by new builds and modern architecture - 3 blocks of commercial units that shadow Woodburn Ave. (Residences at DeSales Plaza and DeSales Flats), Merrimac Square, and the soon to come "Everly on Woodburn". Everywhere around the city we're seeing single family lots being collapsed into multi-unit domiciles (just around the block from this site at 3125 Hackberry street, a single family lot is being transitioned into 3 new townhomes).

I understand the need to keep up with demand and the monetary incentive for builders. However, **I believe maintaining historic architecture is important to celebrate the roots of Evanston. More importantly, I think maintaining greenspace is an imperative - something we can't lose**. There are many families in the surrounding area that frequent the field behind Hoffman School - it gives kids, dogs, and families a space to sprawl out and enjoy. The baseball field brings little league competition. There is even a small community garden that plays host to seasonal crops (something I think should be expanded).

I don't think the school and field should sit in their current state. I think they should be optimized to celebrate Hoffman School and to make the greenspace more inviting. Our community has already grown tremendously and is continuing to do so on the neighboring streets. My wife and I are energized by our neighbors working to restore their historic homes. We are also actively investing in our 1906 brick build to preserve its original character.

Rather than demolishment, can we draw inspiration from other historic sites around our eclectic city:

- **The Williams Apartments** on East McMillan, used to be a large YMCA (https://www.citycenterproperties.com/apartments/Ohio/Cincinnati/the-williams?gclid=Cj0KCQjw27mhBhC9ARIsAIFsETFvomx0S9FEOdjwpmSvBHaPzD3ZXxpFmIWdV8O0-s91JDF8otv-yZ8aArXgEALw_wcB)
- **School House Lofts** on Ashland/Burdette, Original Walnut Hills High School built in 1895
- **Alumni Lofts** in OTR; former school of the creative and performing arts (https://www.coreredevelopment.com/alumni-lofts)

My ask is that the city please work with the property as it sits today and consider the greater context effects that large-scale apartments and elimination of greenspace will have on the neighboring taxpayers.
Thank you,

--
Ben Zelinskas

Kellam, Caroline

From: Thea Tjepkema <tjepruss@gmail.com>
Sent: Thursday, April 6, 2023 10:17 AM
To: Kellam, Caroline
Subject: [External Email] SAVE the HOFFMAN SCHOOL

You don't often get email from tjepruss@gmail.com. Learn why this is important
External Email Communication

Attention: Caroline Kellam, Senior City Planner, Cincinnati Planning Commission,

Please do not allow the 1922 Hoffman School in Evanston to be torn down and replaced by unaesthetic new construction. It is an architecturally stunning and significant structure worthy of being listed on the National Register. The Evanston Community Council voted to keep the building because of its historical importance to their community through the Black history it represents and its contribution to the area's beauty and needed green space. Interested and wise developers know adaptive reuse is always the most financially successful. In the long term, this changes the landscape of our entire city.

Please let the Hoffman School become a beacon in the Evanston community and demonstrate our city's commitment to historic preservation.

Thank you,
Thea Tjepkema
Historic Preservationist

Kellam, Caroline

From: snailman12@aol.com
Sent: Saturday, March 25, 2023 1:27 PM
To: Kellam, Caroline
Subject: [External Email] Meeting

You don't often get email from snailman12@aol.com. Learn why this is important
External Email Communication

I'd like to attend the meeting regarding the Hoffman School. Thank you

Sent from the all new AOL app for iOS

Kellam, Caroline

From: Kevin Kluender <kevin@drawingdept.com>
Sent: Wednesday, March 29, 2023 11:08 AM
To: Kellam, Caroline
Subject: [External Email] i would like to zoom attend the Wednesday April 12, 2023 at 4:30

You don't often get email from kevin@drawingdept.com. Learn why this is important
External Email Communication

re: hoffman school

thank you

--

Kevin Kluender
architect

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
C: 513 237 8915 O: 513.272.8099 | www.drawingdept.com

Kellam, Caroline

From: Melissa Holland <melish3@gmail.com>
Sent: Saturday, March 25, 2023 8:02 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Support Letter

[You don't often get email from melish3@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I want to support the decision to not demolish the Hoffman school. It is an iconic part of Cincinnati history, its potential uses are endless and architecture is not made this way anymore. This is a opportunity to preserve the genius of the architecture. It is a special building that should be desired by everyone to be repurposed instead of demolished for a new building.

Thank you,
Melissa Holland

Kellam, Caroline

From: L S <lauracstolk@gmail.com>
Sent: Sunday, March 26, 2023 11:15 AM
Subject: [External Email] A Request from a Professional Genealogist

You don't often get email from lauracstolk@gmail.com. Learn why this is important

External Email Communication

Hello,

I am writing to you with a request that you help save the Hoffman School in Evanston.

As an Historian who specializes in writing biographies about past people of Cincinnati, I can assure you that buildings such as this one serve to anchor our communities to their past. Cincinnati has a unique and beautiful architectural style, that will be completely irradiated if left to the whims of outside developers, who care not a whit about Cincinnati's historical preservation.

Please consider using your position to help protect this school, a treasure of our collective past.

Sincerely,
Laura Stolk
The Genealogy Biography Writer
https://biographywriter com

Kellam, Caroline

From: Kate Lash <katelash06@gmail.com>
Sent: Sunday, March 26, 2023 7:53 AM
To: Kellam, Caroline
Subject: [External Email] Please save Hoffman School

[You don't often get email from katelash06@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Please save Hoffman School in Evanston. This is a beautiful, historic building in a neighborhood that has already seen so many of its culturally important buildings and houses destroyed to make way for inferior, lackluster, "white box" style new construction. If we do not protect these landmarks, we fail to protect these vulnerable communities from being erased. How sad would it be to see this beauty of a building fall only to be remembered by photographs at the museum? I really don't know "who" is in favor of destroying this spectacular building but I'm confident those in favor of destruction are chasing the almighty dollar. Tearing down Hoffman School would be penny wise, pound foolish. I'll go a step further - Hoffman is pure gold; please treasure it accordingly.

Thank you,

Kate Motiani

Sent from my iPhone

Kellam, Caroline

From: Rob Simpson <robwrotethis@gmail.com>
Sent: Sunday, March 26, 2023 12:45 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School demolition

You don't often get email from robwrotethis@gmail.com. Learn why this is important
External Email Communication

I was deeply distressed to read that Hoffman School is being threatened with demolition.

This is an architectural treasure that adds immeasurably to the landscape of the city. Demolishing such a significant and beautiful building would be incredibly short-sighted and foolish. The city was around before you got here and will be here long after you leave. Have some humility, recognize your very small place in the history of this city and its people and reverse course on this action that will rob the citizens of Cincinnati of beauty and history for generations to come.

Rob Simpson

Rob Simpson
robwrotethis@gmail.com

Kellam, Caroline

From: Sharifah Tafari <queenirifah@gmail.com>
Sent: Sunday, March 26, 2023 11:10 PM
To: Kellam, Caroline
Subject: [External Email] Local Historic Designation-Hoffman School 3060 Durrell Ave

External Email Communication

Greetings Ms. Kellam,

I am an African American Cincinnati resident. I am well acquainted with the rich history and legacy of the beautiful Hoffman School with its elegant Jacobethan architecture, especially pertaining to our African American community in Cincinnati. I have attended many school activities and community events at Hoffman School over many years.

I am interested in attending the hearing regarding the Hoffman School 3060 Durrell Ave orchestrated by the Historic Conservation Board scheduled for Monday, May 8 at 3pm via Zoom. I tried to register, but it asked for a Full Case Number of Hearing. Can you assist me with this number so that I can complete my registration please?

Thank you,
Sharifah Tafari
queenirifah!gmail.com
(513) 225-2355

Kellam, Caroline

From: Kathy Kremch <kkremchek@cinci.rr.com>
Sent: Wednesday, March 29, 2023 10:56 AM
To: Kellam, Caroline
Subject: [External Email] A letter of support to save Hoffman school

[You don't often get email from kkremchek@cinci.rr.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

Hands Down, Save the School
If Hoffman School was originally built with a holistic approach in mind, representing the welfare of the students, then allow its historic value and breathtaking beauty to still thrive today.
The Historic Conservation Board and the neighborhood of Evanston and the developer should all come to a mutual agreement full-filling the wishes of all parties involved.
I propose housing for adults with developmental disabilities. This is an extreme necessity among the special needs community.
Because The Hoffman School was intended for children then so it shall remain. Children become adults, chronologically, yet many never outgrow these child-like needs. They are "preserved" themselves as children. They have child-like minds and child-like behaviors. They need protection and safety.
To speak to the naysayers who would rather convert the school into a multi-unit residential complex, then surprisingly, I agree with you too.
I can't imagine a better means to honor the past history of the former school's childhood students than to house our child-like adults. And I challenge you to find a more meaningful purpose than to honor the past history of a church utilizing the school's space than through serving those who are unable to advocate for themselves.
I raise up my voice-not so that I can shout, but so that those without a voice can be heard- ..Malala Yousafzai.
Set aside the demolition and destruction, The Hoffman School would be able to carry on the community of Evanston's tradition of serving, not only its own demographics, but widen it to many more possibilities. It will be able to open its doors to all creeds and cultures and races and sexes. Numerous families, whether black or white or a shade in between, as well as rich or poor or male or female, all share the need to find safe housing for a loved one with special needs.
While many classrooms can be converted to residential bedroom living units (thus hopefully pleasing the developer) the same meaningful spaces such as the bathrooms, the cafeteria, the gymnasium, the nurses office, reception desk and playground areas can all remain the same (thus hopefully pleasing both the Evanston residents and the Cincinnati Preservation Association).
The art rooms can still display pictures and drawings and the music rooms can still sing. Hoffman School can be re-purposed while still serving what it was intentionally built for back in 1922.

Full disclosure, I propose this living facility highly motivated through my own personal struggles to secure a safe future for my 11 year old son, whom we adopted out of the foster care system.
My hopes are that The Hoffman School might become The Hoffman House, comparable to the highly popular Twin Lakes or The Kenwood Senior Star. The proposed Hoffman House can focus solely on those individuals living with special needs, such as, for examples Twin Lakes and The Kenwood Senior Star have focused solely on senior living.
Profit versus non profit remains to be determined. But I do believe by keeping the existing structure and not tearing down such an iconic beautiful piece of history is a win win.
Hands down. Save Hoffman. Hands up to vote yes.

Best regards,
Kathy Kremchek

Kellam, Caroline

From: Angie Lipscomb <lipscomb78@gmail.com>
Sent: Monday, April 3, 2023 4:56 PM
To: Kellam, Caroline
Subject: [External Email] Historic Conservation Mtg - 3060 Durrell

You don't often get email from lipscomb78@gmail.com. Learn why this is important
External Email Communication

Hi Caroline,

I will be on the road May 8, but I'm hoping to be able to join the meeting. Could you please send the zoom link?

If possible, I'd like to submit the following:

I was a tenant at 3060 Durrell until September 2022 (for a total of 2 years). In the two years I spent growing my business in a third floor classroom, I experienced a situation where a landlord was not able to truly keep and maintain a building of that magnitude. There are absolutely issues that have arisen over the years that were not addressed (roof leaks, heating issues, electrical issues). Pastor Mingo hired individuals who were not equipped or skilled enough to handle building maintenance, and he was not willing or able to pay professionals. After multiple issues with his violations of my lease agreement, arbitrary building rules, and generally a bad fit for hosting professional clients, I was forced to relocate my business elsewhere.

My assessment of the building, having been on all floors and in many different spaces, is that it is far from blighted. While there are issues associated with HVAC and electric, as well as masonry/roof maintenance, the general structure is intact. The building interior is stunningly almost unaltered from its days as a school, with beautiful woodwork and archways, tile work, stained glass, and sculpture. Reports of it being dangerous or uninhabitable are only the strategy of the current owner and the prospective developer. It is ripe for the right developer to rescue and renovate.

The replacement of Hoffman and the adjacent field with dozens of apartments will not only erase community history and a well-loved and used park, but it will also create an unsustainable burden on this part of Evanston with new traffic, additional rainwater runoff in an overloaded sewer system, and even more unsightly cheap buildings along the Woodburn Ave corridor. Where will all of these new residents purchase food and other goods? We currently have to drive or bus miles to buy groceries, as Evanston/E Walnut Hills is a food desert. I am an 8-year resident living two blocks away, and I cannot imagine remaining in my beloved neighborhood after so many new units are built in such a congested area. It will cause irreversible damage to the quality of life here.

Of late, Evanston has been the target of developers who see obscene profits in building and flipping units in bulk, cheaply. Short-term, it has sent housing costs through the roof. BUT, this means devaluing the community assets long-term. And I have little faith that Kingsley will ultimately include affordable units in their final plans. We are not against development, but we want SMART development. Not all development is smart. The school must be protected and repurposed for the benefit of the neighborhood and its residents.

Thanks!
Angie Lipscomb
Owner, Angie Lipscomb Photography

Kellam, Caroline

From: steve kenat <steventkenat@gmail.com>
Sent: Monday, March 27, 2023 1:09 PM
To: Kellam, Caroline; #COUNCIL; Conservator, Urban
Subject: [External Email] Hoffman School, Evanston

External Email Communication

Dear Ms. Kellam, Mr. Owen, and City of Cincinnati Council;

It's with great concern I became aware of the pending request for demolition of the historic Hoffman School in the Evanston neighborhood of Cincinnati. I've long been a fan of the building, appreciating its prominence from my regular travels along Victory Parkway.

I was surprised that Cincinnati Public Schools had found themselves unable to invest in its preservation about 15yrs ago, but at the time was pleased it would become an extension of the mission of Christ Temple Full Gospel Baptist Church. It's now apparent the church does not have the resources to operate the building, and a developer has a current plan to demolish the building.

I would highly recommend the City take an aggressive approach to encourage preservation of this under-appreciated example of Cincinnati's history designed by Samuel Hannaford, starting by designating the building as a local Landmark. The building is clearly eligible for such a designation, as a superior example of Hannaford's work in the Jacobean style, similar to Hughes High School and the Emery Building & Theater downtown, consistent in its detailing, design and materials. Its significance in the Evanston neighborhood as a public facility in a historically Black neighborhood of Cincinnati is equally significant.

Working in alignment with organizations like the Cincinnati Preservation Association may not ultimately save the building, but the delay of demolition will hopefully provide some time between the developer, the community and other creatives to create a reasonable strategy to preserve the building for adaptive reuse. While these projects are not easy, neither are they impossible, and premature demolition is not recoverable.

As an architect involved during my career in numerous historic preservation and rehabilitation projects in Cincinnati, I have high confidence this building can be preserved and repositioned to contribute the city. Further, the overall property offers a lot of flexibility in additional development that does not necessarily compromise the financial challenges of redevelopment, especially taking into account the potential of using Historic Tax Credits at the Federal and/or State level. I have also personally reached out to Mr. Ndukwe to offer my assistance, should he be willing to consider more creative options.

Thank you for all your work on behalf of the City of Cincinnati.

Steven Kenat, AIA. LEED AP
Architect

--

Steve Kenat AIA LEED AP

steventkenat@gmail.com | 513.675.4796

Kellam, Caroline

From: Carrie Rhodus <carrierhodus@gmail.com>
Sent: Saturday, March 25, 2023 10:45 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Staff Conference

You don't often get email from carrierhodus@gmail.com. Learn why this is important
External Email Communication

Hi Caroline,

I am reaching out to express my interest in attending the staff conference to discuss the Hoffman School designation on April 12th at 4:30PM. Please advise.

Carrie Rhodus

--
Carrie Rhodus
Historic Preservation Specialist
Phone: (513) 967-3727
Email: carrierhodus@gmail.com

Kellam, Caroline

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Friday, March 24, 2023 2:13 PM
To: Kellam, Caroline
Subject: Re: [External Email] Hoffman School Staff Conference April 12th 2023

You don't often get email from wendiwilson@fuse.net. Learn why this is important

Hi Caroline,

Yes, thanks for asking. I am in support of the Landmark Designation. I do intend to send letters to put my support in writing to both the Historic Conservation Board and to the City Planning Commission.

Wendi Wilson
513-675-3421

On Mar 24, 2023, at 12:43 PM, Kellam, Caroline <Caroline.Kellam@cincinnati-oh.gov> wrote:

Wendi,

Also, I meant to ask you are you in support of the Landmark designation?

Caroline

Caroline Hardy Kellam
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202
(513) 352-4842
(513) 352-4853 fax
caroline.kellam@cincinnati-oh.gov

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Friday, March 24, 2023 11:26 AM
To: Kellam, Caroline <Caroline.Kellam@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Staff Conference April 12th 2023

You don't often get email from wendiwilson@fuse.net. Learn why this is important
External Email Communication

Hello Caroline,

I would like to attend the meeting where Hoffman School Historic Designation will be discussed:

Wednesday April 12, 2023 at 4:30– Staff Conference via zoom.

Can you please add me to the invitation list?

If there is something else you require from me to be able to attend, let me know.

Thank you,

Wendi Wilson
513-675-3421

Historic Conservation Board, City Planning Commission, City Council:

Hoffman School contributes to the immediate surrounding area. As I look out the rear window of my house the tower of Hoffman gives me pleasure every day. My property is only 200 feet from Hoffman School. I have lived at this house for 48 years. During that time, I have restored 9 buildings within 800 feet of Hoffman, all of them older and in worse condition when I bought them than Hoffman is today. All are now occupied by hard working taxpayers contributing to the neighborhood.

No one can travel down Victory Parkway and not get joy from the tower and edifice of Hoffman. Those walking can derive more pleasure from enjoying the owls, lions and other ornamentation on Hoffman.

Preserved schools such as Hoffman also contribute to the larger area. This is an area of the city known for saving numerous old primary schools from demolition including Mt. Adams (1895), Burdette/old Walnut Hills (1895), Cummins (1891), Windsor (1888) and Hyde Park (1902). All of these are within a radius of 2 miles from Hoffman. Most were in very bad condition. Most were not in as good a condition as Hoffman is today. All of these are currently well functioning buildings mostly residential.

Other larger school buildings within the 2-mile radius include Walnut Hills High School (1931), St Ursula Academy (pre 1910), Purcell High School (1928), Summit Country Day (1890), and Withrow High School (1919). Built to last in a similar time period as Hoffman, they contribute architecturally and academically on an extremely high level to Cincinnati as a whole. Consistently honored in the best 100 in the nation.

As shown above, a school building of such significance and in such condition as Hoffman in this neighborhood not only can be done but has been done over and over, becoming long term successful economic contributors. There is no doubt that a restored Hoffman will long outlast any building that would be built today on that site.

Finally, as presented at the fall meeting of Cincinnati Preservation, the best way to make a contribution to the solution to climate change is to preserve buildings such as Hoffman School. If Cincinnati allows a significant Hannaford building like Hoffman to be demolished because an old boiler needs to be replaced, we will be left with no historic protection for anything.

Thank you for your consideration of my arguments.

Sincerely,

Edwin A. Pfetzing

3119 Woodburn Ave. (45207)

Kellam, Caroline

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Wednesday, March 29, 2023 7:45 PM
To: Conservator, Urban; Kellam, Caroline
Subject: [External Email] Hoffman School Historic Landmark Designation

You don't often get email from wendiwilson@fuse.net. Learn why this is important
External Email Communication

Please find below my statements of support for Evanston's Hoffman School to be confirmed with a Cincinnati Historic Landmark Designation.

The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. This firm designed Music Hall, City Hall, and the Cincinnati Observatory. This firm changed the landscape of Cincinnati. The building, while breathtakingly beautiful, is not just significant for its architecture, it is also representative of the Progressive Era Design for schools: with schools taking on a more holistic approach to the welfare of the students through physical education, access to light and air, and providing school lunches.

Additionally and notably, the building has been a central and important place for the larger community for over 100 years. This is the building where the neighborhood children went to a Cincinnati public school until it closed in 2012. Since then, it has continued to operate in various community capacities, most recently as a non-profit school and church. The Evanston community is a diverse neighborhood with a rich history, especially associated with Black people and culture. Hoffman School's population, over its life, has reflected the demographics of the community.

For context, not only am I a committed preservationist: I am a former East Walnut Hills resident, current North Avondale resident, and 15 year volunteer tutor at CPS Evanston Academy. I initially began tutoring 4th graders at Hoffman Parham School in this delightful and engaging building before the CPS new build and move to Fairfax Avenue. In my experience, interactions with students and staff were enhanced by the glorious structure including use of the auditorium, gymnasium, cafeteria, and classrooms.

Thank you for your consideration and appropriate determination of Hoffman School as a Local / Cincinnati Historic Landmark.

Regards,

Wendi Wilson
513-675-3421

Kellam, Caroline

From: Owen, Douglas
Sent: Monday, April 3, 2023 10:30 AM
To: Mandy Stephens; Conservator, Urban; Kellam, Caroline; #COUNCIL
Subject: RE: [External Email] Hoffman School Demolition

Ms. Stephens,

Thank you for your email. It has been added to the project file for the Historic Conservation Board's consideration.

Thank you,

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: Mandy Stephens <stephens7458@gmail.com>
Sent: Sunday, March 26, 2023 5:32 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>; Caroline.Kellan@cincinnati-oh.gov; #COUNCIL <#COUNCIL@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Demolition

Some people who received this message don't often get email from stephens7458@gmail.com. Learn why this is important
External Email Communication

Distinguished city officials and council members,

I am emailing you to express my support for historic designation of the Hoffman School in the Evanston neighborhood.

The building is clearly eligible for historic designation under the National Park Service's criteria for National Registration—specifically criterion C, which states that a building is eligible for designation if it "[embodies] the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master."

The building shares so many features with other historic and beloved Jacobethan architecture: the beautiful flemish brick patterning and reliefs; stunning stone caps, turrets, and details; and immaculate interior details in wrought iron and wood. These, among other features, clearly embody distinctive characteristics of the Jacobean style.

The building was designed by Hannaford and Sons, local prominent architects of other historic landmarks such as: Music Hall; Memorial Hall; The Emery Theater—another Jacobethan structure contributing to the OTR historic district; and the building you may be sitting in right now, City Hall. This clearly demonstrates the work of a master architect.

Both of these distinctions—that the building clearly exhibits characteristics of the historic Jacobean style and that it is the work of the master architect Samuel Hannaford—convey the building's eligibility for historic designation under criterion C.

If you applaud the restoration of buildings like Music Hall and the Emery Theater and think maintaining these structures is important in protecting our cultural heritage, then you should be appalled at the prospect of the Hoffman School being considered for demolition.

Listing on the National Register is an important first step in opening up funding opportunities for a considerate developer who might put the building to good adaptive use. And listing on our local register is the only tool that will keep it from the wrecking ball in perpetuity. I must insist you give both listing options proper consideration for these reasons.

I am wholly in support of historic designation of the Hoffman School in Evanston.

Thank you,

Mandy Stephens

Kellam, Caroline

From: Conservator, Urban
Sent: Tuesday, March 28, 2023 8:58 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman School Preservation

From: lesley bailey <lesley.bailey16@gmail.com>
Sent: Tuesday, March 28, 2023 7:56 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Preservation

You don't often get email from lesley.bailey16@gmail.com. Learn why this is important
External Email Communication

Please save the Hoffman School from demolition! These are the architectural gems that make our city so beautiful and unique! It's also what brings many film producers to our area to find what cannot be recreated. There are many ways to not only preserve the structure that exists but also to repurpose it for a new era. Please do not demolish! I live in E. Walnut Hills and am among many Cincinnati residents who deeply value our old architecture. Please give thoughtful consideration to preserving that which reflects our history.

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:24 AM
To: Kellam, Caroline
Subject: FW: [External Email] A Request from a Professional Genealogist

Follow Up Flag: Follow up
Flag Status: Flagged

Caroline – FYI

From: L S <lauracstolk@gmail.com>
Sent: Sunday, March 26, 2023 11:15 AM
Subject: [External Email] A Request from a Professional Genealogist

You don't often get email from lauracstolk@gmail.com. Learn why this is important
External Email Communication

Hello,

I am writing to you with a request that you help save the Hoffman School in Evanston.

As an Historian who specializes in writing biographies about past people of Cincinnati, I can assure you that buildings such as this one serve to anchor our communities to their past. Cincinnati has a unique and beautiful architectural style, that will be completely irradiated if left to the whims of outside developers, who care not a whit about Cincinnati's historical preservation.

Please consider using your position to help protect this school, a treasure of our collective past.

Sincerely,
Laura Stolk
The Genealogy Biography Writer
https://biographywriter com

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:23 AM
To: Kellam, Caroline
Subject: FW: [External Email] Save Hoffman School threatened with demolition

Caroline - FYI

-----Original Message-----
From: Kate Lash <katelash06@gmail.com>
Sent: Sunday, March 26, 2023 7:51 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Save Hoffman School threatened with demolition

[You don't often get email from katelash06@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Please save Hoffman School in Evanston. This is a beautiful, historic building in a neighborhood that has already seen so many of its culturally important buildings and houses destroyed to make way for inferior, lackluster, "white box" style new construction. If we do not protect these landmarks, we fail to protect these vulnerable communities from being erased. How sad would it be to see this beauty of a building fall only to be remembered by photographs at the museum? I really don't know "who" is in favor of destroying this spectacular building but I'm confident those in favor of destruction are chasing the almighty dollar. Tearing down Hoffman School would be penny wise, pound foolish. I'll go a step further - Hoffman is pure gold; please treasure it accordingly.

Thank you,

Kate Motiani

Sent from my iPhone

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:23 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman School

Caroline - FYI

From: Carrie Rhodus <carrierhodus@gmail.com>
Sent: Saturday, March 25, 2023 10:41 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Hoffman School

You don't often get email from carrierhodus@gmail.com. Learn why this is important
External Email Communication

Dear Historic Conservation Board

I operate a business in the Evanston neighborhood and I live in Amelia, OH.

I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.

The building and site are also important to the community because it is where our children went to school and it represents the history of Evanston.

When serving as a Community Surveyor in the Ohio History Service Corps, I first became familiar with the Hoffman School. It was immediately obvious that the school was significant, both architecturally and to the community. The school was included as an important site for preservation in the Evanston Community Plan. In my role, I immediately began working with Pastor Mingo and his congregants to complete a full nomination to the National Register of Historic Places. Unfortunately, this nomination was never completed, as Pastor Mingo told the congregant working on it to stand down. Up until the current sale, Pastor Mingo was 100% supportive of the nomination and leading the charge himself. Now, it will interfere with his profit. However, this property would be a prime candidate for adaptive reuse. Until recently, the property was occupied by various artist studios, many of which I have visited. Members of the community need this studio space. Additionally, when I drive past the site every day on my way to and from my office, I have NEVER seen the site empty. Many community members take advantage of the park space to the east of the school, a much needed green space in the community.

Please do not allow one of our last neighborhood treasures to be torn down for naught.

Carrie Rhodus

--
Carrie Rhodus
Historic Preservation Specialist

Phone: (513) 967-3727
Email: carrierhodus@gmail.com

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:22 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman school support

Caroline - FYI

-----Original Message-----
From: Melissa Holland <melish3@gmail.com>
Sent: Saturday, March 25, 2023 8:01 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Hoffman school support

[You don't often get email from melish3@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I want to support the decision to not demolish the Hoffman school. It is an iconic part of Cincinnati history, its potential uses are endless and architecture is not made this way anymore. This is a opportunity to preserve the genius of the architecture. It is a special building that should be desired by everyone to be repurposed instead of demolished for a new building.

Thank you,
Melissa Holland

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:22 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman School

Caroline - FYI

-----Original Message-----
From: Clayton Adams <adamscw3@miamioh.edu>
Sent: Saturday, March 25, 2023 3:37 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Cc: #COUNCIL <#COUNCIL@cincinnati-oh.gov>
Subject: [External Email] Hoffman School

[You don't often get email from adamscw3@miamioh.edu. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

My name is Clayton Adams and I served previously as the Vice President of the West Price Hill Community Council. I saw first hand during my time on the WPHCC the unfortunate realities of tearing down historic buildings. I am emailing you to voice my concerns about plans to demolish the Hoffman School located in Evanston. Preserving this incredible building is something that our city should be prioritizing instead of tearing down our city's history and structures that have architectural significance. I am asking you to please work to save this historic structure and work with the appropriate entities to find the appropriate buyer that will utilize this building instead of tearing it down.

Thank you,

Clayton Adams

Sent from my iPhone

Kellam, Caroline

From: Mark Nelson <xcru@hotmail.com>
Sent: Monday, April 10, 2023 4:01 PM
To: Conservator, Urban; Kellam, Caroline; #COUNCIL
Subject: [External Email] Save Hoffman School

Some people who received this message don't often get email from xcru@hotmail.com. Learn why this is important
External Email Communication

Hello,

The historic Hoffman School is a land mark in my neighborhood and if at all possible, it needs to stay. Please support my neighborhood and save this majestic structure from being demolished.

Thanks,
Mark Nelson, 1614 William Howard Taft Rd, East Walnut Hills, 513-375-0367

H. Drewry Gores
3125 Wold Avenue
Cincinnati, Ohio 45207
dgores@outlook.com
(513) 484-6171

April 11, 2023

Caroline Kellam
Senior City Planner,
carolinekellam@cincinnati-oh.gov

Douglas Owen
Urban Conservator
douglasowen@cincinnati-oh.gov

Dear Ms. Kellam & Mr. Owen:

The former Hoffman School building at 3060 Durrell Avenue is an iconic historic building sited where the communities of Evanston and East Walnut Hills merge. I live in a similar area where the two communities merge: the City recognizes me as a resident of Evanston and I live in the East Walnut Hills Historic District. I strongly support Cincinnati Preservation Association's Local Landmark Designation application recently submitted for the former Hoffman School building.

As many have, no doubt, already noted, the Hoffman School, built in the Jacobean Revival style, was designed by the famous Hannaford and Sons architectural firm, which also designed City Hall and Music Hall. The Hoffman School, built in 1922, served the communities of Evanston and East Walnut Hills as a school and a place for after-hours athletics, community meetings and gatherings. In 2012, when the Cincinnati Public Schools auctioned off the building, the former Hoffman School continued to be used for non-profit purposes, first as a school and more recently and currently as a church. Both Evanston and East Walnut Hills residents have continued to use the green space on the east side of the school building. Green space in East Walnut Hills is in short supply, and many community members have voiced their worries about the loss of both the building and the green space.

The Hoffman School building can be seen from many vantage points in both communities. It's been a way-finder and a place maker for nearly a century. It's a living monument to the history of the rich diverse demographics of Evanston and East Walnut Hills. Throughout Cincinnati, Newport and Covington, historic former school buildings have been saved, renovated, and repurposed. In the heart of East Walnut Hills, a former school building at the corner of Ashland Avenue and Victory Parkway, that once housed Walnut Hills High School, was successfully renovated into the Schoolhouse Lofts condominiums. I understand that a number of developers have shown interest in saving the Hoffman School building and renovating it, while sensitively addressing the green space. I hope that the current Hoffman property owner will consider selling the property to one of these developers (instead of Kinglsey & Company) to receive the funds that I understand are needed to finance a new church on a new property site.

I understand that the Evanston Community Council recently voted to NOT permit the demolition of the Hoffman School building. I also know that this building was flagged in the Evanston Master Plan as a

building worthy of being saved. The East Walnut Hills Assembly has recently submitted a letter in support of CPA's application. Along with many other community members in Evanston and East Walnut Hills, I add my voice: do not allow this grand, historic building that weaves the history of two communities together and means so much to everyone (far beyond Evanston and East Walnut Hills) to be demolished.

Sincerely,

Drew Gores

Kellam, Caroline

From: Garland Waleko <garland.waleko@gmail.com>
Sent: Tuesday, April 11, 2023 11:21 AM
To: Kellam, Caroline; Conservator, Urban; Owen, Douglas
Cc: Jacob Knight
Subject: [External Email] Save the Hoffman School - Comments to the Cincinnati HCB and CPC

External Email Communication

Dear Ms. Kellam and Mr. Owen,

We, Garland Waleko and Jacob Knight, are writing in support of historic designation for the Hoffman School property at 3060 Durrell Avenue. As residents of rapidly developing Evanston-Walnut Hills, we would like to see the Hoffman School preserved and repurposed.

We moved here during the height of the pandemic to be closer to family, and we chose Cincinnati in part because of its character—the distinct architectural quality of the cityscape that makes Cincinnati unique among its midwestern peers. As newcomers to the city, we offer the perspective that these treasures should not be taken for granted, because they are not found in other places.

It was in that spirit that we decided to buy an old Italianate house in Evanston to restore and live in and maintain the high standard for old buildings that the city seems to promote. We agree with the sentiment that when a person comes to "own" a historic building, they are really just a steward, a custodian, for the building until it can pass on to the next generation. Buildings like the Hoffman School were built to last, and even with the minimal upkeep it has seen in the past few decades, it is still in remarkable condition. We are surprised that demolition is even being considered.

There are myriad examples of other historic school and public-use buildings in Cincinnati that have been updated and converted into housing and multi-use spaces. In our neighborhood alone there are several rehabilitated properties of this kind, though none are as grand as the Hoffman School: old Walnut Hills High School on Burdette Avenue, Windsor Flats on Windsor, the old YMCA on McMillan, and the Christian Science Church on Park, to name a few. In the city as a whole, there are even more examples: Alumni Lofts on Sycamore and the Kirby School in Northside and others. It can be done.

As soon-to-be residents of 1535 Merrimac Street, we have come to enjoy the Hoffman School building directly adjacent to our house while we have worked on our own building; not only is it an impressive architectural feature of the community, it symbolizes an investment in the place associated with the Progressive Era of school construction. When we learned the same firm designed Cincinnati landmarks like City Hall and Music Hall, we thought it would immediately qualify for preservation; but once it was threatened with demolition, we realized that it was in imminent danger, and we are working to oppose its destruction.

Demolition of a building like this is irreversible and short-sighted. Developers' quest for profit turns cities into generic landscapes, and it would be a shame to see what has happened to other cities also happen here. We are writing to you to take action to preserve the property for generations to come, to uphold the architectural and civic legacy of this fair city we now call home, and to continue to attract newcomers like us who find it beautiful, interesting, and authentic.

Thank you for considering our perspective.

Sincerely,

Garland Waleko and Jacob Knight

Kellam, Caroline

From: Keough-Jurs, Katherine
Sent: Tuesday, April 11, 2023 9:18 AM
To: Martinez, Charles; Haynes, Marion; Ahouse, Emily; Owen, Douglas; Peppers, Alex; Kellam, Caroline
Cc: Weber, William
Subject: FW: [External Email] Letters and Images of Opposition of Historic Designation
Attachments: Letter to Kingsley from EBDS.pdf; Christ Temple Full Gospel Baptist Church.pdf; 3060 Durrell - 2023-03-23 12.36.13 (1).pdf; 3060 Durrell_ Mayor Pureval (2).pdf

Importance: High

FYI

From: Chinedum Ndukwe <ck@kingsleyandcompany.com>
Sent: Tuesday, April 11, 2023 9:13 AM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc: Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>; Ethics <ethics@cincinnati-oh.gov>; Carter, Markiea <Markiea.Carter@cincinnati-oh.gov>; mingo@fuse.net; CityManagerEmail <CityManager@cincinnati-oh.gov>; ck@kingsleyandcompany.com
Subject: [External Email] Letters and Images of Opposition of Historic Designation
Importance: High

External Email Communication

Mayor Aftab,

Please see attached letters of opposition for historic designation. I respectfully ask your administration to review the Cincinnati Preservation request and the unorthodox submission process. This request jeopardizes a private contract, the health and safety of the neighborhood, and crucial mixed income housing needed in the community.

Thank you,

Chinedum K. Ndukwe

KINGSLEY + CO.
Building to INSPIRE.™

(513)903-7019

www.kingsleyandcompany.com

March 27, 2023

Chinedum Ndukwe
Kingsley + Co.
30 W. 3rd Street
Cincinnati, OH 45202

Dear Mr. Ndukwe,

We have been made aware of your intent to purchase the building at 3060 Durrell Avenue, Cincinnati, Ohio 45207. We understand that the building and surrounding property is currently and privately owned by Christ Temple Full Gospel Church, Rev. Peterson Mingo. With this purchase, we also understand that we must relocate our programming, community garden and sports teams.

The Evanston Bulldogs Youth Association has been operating in the community for over 30 years and will continue our work with the youth. in the Evanston community. As we transition into a new location, thank you for offering a temporary green space at the St. Mark's property for the 2023 growing season for the garden. We support the decision made by Christ Temple FGBC and Rev. Mingo to sale the building and surrounding property to you.

We wish you well on your future project.

As always, you are welcomed to reach out should you need further information, please do not hesitate to call me at 513-254-1973 or my personal email, milanlanier@gmail.com.

Thank you.

Be safe-Be Well-

Milan Lanier

Milan Lanier Sr.,
President
513-254-1973

March 30, 2023

To:
Mayor Aftab Pureva, Cincinnati, Ohio
801 Plum St., Suite 150
Cincinnati, OH 45202

Dear Mayor Aftab Pureval,

The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building (In a few years, if not sooner) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be(in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

Respectfully,

Senior Pastor Peterson W. Mingo,
Christ Temple Full Gospel Baptist Church

Cc:
Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

KINGSLEY + CO.
Building to INSPIRE.™

April 3, 2023

Mayor Aftab Pureval
City of Cincinnati
801 Plum Street, Suite 150
Cincinnati, OH 45202

Dear Mayor Pureval,

My name is Chinedum K. Ndukwe and I am the principal of Kingsley + Co. As one of just a few Cincinnati-based African American developers, I have made it my mission to invest in our historic and underserved neighborhoods. We pride ourselves on redeveloping land hiding in plain sight in the urban core of Cincinnati. We are intentional about our developments and want to see all our Cincinnati neighborhoods flourish.

Consistent with that mission, Kingsley + Co. has 3060 Durrell Ave. under contract with plans to build mixed income housing on the site. This project is an excellent opportunity to redevelop an aging and deteriorating property and to address the ever-present housing crunch in our city.

We are invested in and committed to the Evanston neighborhood. This is our second project in Evanston; our affiliate owns St. Mark's at 3500 Montgomery Road. We only want to pursue projects that will advance the community and thus depend on community input to succeed. To that end, we invited community members to eight informational meetings with our development and construction teams, allowing those closest to this project ask questions and give feedback. We then expected to move forward smoothly with the development.

The eleventh-hour proposal to designate 3060 Durrell Ave. a historic landmark will cripple the development. We oppose the last-minute proposal for several reasons:

- Most importantly, the existing building is not a historic landmark. Samuel Hannaford is a legend, designing more than 300 historic and iconic buildings in Cincinnati. 3060 Durrell Ave. is not one of them. Hannaford and Sons designed the building seven years after his death.

- It is impossible to renovate the existing structure. The building exterior is distressed from top to bottom, as you can see in the images attached to this letter. There are stress fractures in the foundation and debris falling from the building. The interior is uninhabitable, with water damage, mold, and clear signs of asbestos throughout the building. I would not allow my family to enter the building, nor allow anyone to inhabit it for any period. That is no doubt the reason why the congregation that currently owns the building wants to sell it and relocate.

- Even if we could renovate the building, it would be prohibitively expensive. Our team uses existing infrastructure at every opportunity, and we spent thousands of dollars over the last year and a half studying the current building. The existing building is simply unsafe. We estimate that it would cost $400-$500 per square foot to renovate the structure, which would limit our ability to make the residential units affordable. And even at that price, any attempt to renovate the building

would severely limit the number of residential units we could build. In short, renovation means fewer, more expensive units, which is precisely the *opposite* of affordable housing.

- The CPA has no money earmarked and no plan for 3060 Durrell Ave. At *best*, the historic designation would leave the Evanston community with an empty building that it can neither use nor repair. At worst, 3060 Durrell would become a hotbed for danger. Danger for wandering children who do not realize the danger of a moldy and asbestos-tainted building and danger from the kinds of people and activities that gravitate toward unused, uninhabited, unwatched spaces.

- If granted, the historic designation would upend an agreement between a private buyer and the private seller who owns the building. It appears that the CPA has not fully explored the legal hazards for the CPA and the City from that kind of interference. The historic designation would disrupt the expectations of the buyer and seller, it would leave the congregation that owns the building stuck with an unsafe space and without the means to relocate, and it would disrupt the expectations of the community that voted to rezone this property to create desperately needed housing.

3060 Durrell Ave. is not a historic landmark to preserve. It is a public health and safety problem to be remedied and converted to a safe and productive use. Please do not grant this designation for both the safety of the neighborhood and for the betterment of the Evanston Community.

Regards,

Chinedum Ndukwe
Principal
Kingsley + Co.

Cc: Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

East Walnut Hills
CINCINNATI, OHIO
www.eastwalnuthills.org
The East Walnut Hills Assembly, Inc.
PO Box 68050
Cincinnati, OH 45206

April 10, 2023

By electronic mail

Caroline Kellam
Senior City Planner
caroline.kellam@cincinnati-oh.gov

Douglas Owen
Urban Conservator
douglas.owen@cincinnati-oh.gov

RE: Proposed Local Historic Landmark Designation for
3060 Durrell Avenue – Hoffman School

Dear Ms. Kellam and Mr. Owen:

I am writing as the President of The East Walnut Hills Assembly, Inc., the community council for East Walnut Hills. Our board strongly supports the application for Local Historic Landmark Designation for Hoffman School submitted by the Cincinnati Preservation Association. Hoffman School is located on the border between East Walnut Hills and Evanston. East Walnut Hills views Hoffman School as an important landmark that makes a significant impact on the historic fabric of the community.

Since 1922, it has been an iconic structure that visually ties Evanston and East Walnut Hills together. Its tower can be seen from multiple places in both communities. It is a prominent master work in our communities of the city's most famous architectural firm, Hannaford and Sons.

The use of the building has also helped to tie our communities together. The school and playground have served children from both communities. It has been the site of community meetings and events. Its uses have reflected the diverse demographics of the two communities.

The playfield to the east of the building is also important to our communities. East Walnut Hills lacks green space and the loss of the playfield would further reduce the green space available to residents in East Walnut Hills and Evanston.

We understand that the Evanston Community Council recently voted to not support the demolition of Hoffman School. The 2019 Evanston Work Plan (their neighborhood plan) listed the Hoffman School as an important site where Historic Landmark Status should be considered.

Further, a number of developers have shown interest in purchasing the property and using it in a manner that would preserve the building and the green space. Sensitive reuse of

former public school buildings has occurred throughout Cincinnati, Covington, and Newport. The Schoolhouse Lofts in East Walnut Hills is one such site. Before being converted to condos, the 1890's building located at the corner of Ashland Avenue and Victory Parkway was the original Walnut Hills High School. Prior to conversion, that structure was in far worse condition than the Hoffman School and is less of an architectural showpiece.

Our community council has seen broad public support for the preservation of this historic building and green space. Our social media posts related to the threat of demolition have garnered over 17,000 views and hundreds of comments opposing demolition. This activity is about 10 times more than our similar in-depth monthly social media posts that describe noteworthy historic structures in East Walnut Hills.

For all of these reasons, we strongly urge designating Hoffman School as a Local Historic Landmark and helping to preserve it for future generations.

Thank you for your consideration.

Sincerely yours,

M. Freeman Durham
President

Cc: Mayor Aftab Pureval mayor.aftab@cincinnati-oh.gov
Vice Mayor Jan-Michele Lemon Kearney jan-michele.kearney@cincinnati-oh.gov
President Pro Tem Victoria Parks victoria.parks@cincinnati-oh.gov
Council Member Jeff Cramerding jeff.cramerding@cincinnati-oh.gov
Council Member Reggie Harris reggie.harris@cincinnati-oh.gov
Council Member Mark Jeffreys mark.jeffreys@cincinnati-oh.gov
Council Member Scotty Johnson scotty.johnson@cincinnati-oh.gov
Council Member Liz Keating iz.keating@cincinnati-oh.gov
Council Member Meeka Owens meeka.owens@cincinnati-oh.gov
Council Member Seth Walsh seth.walsh@cincinnati-oh.gov

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Cincinnati, OH 45229
513.861.2232
growavondale.org

Russell E. Hairston
Avondale Development Corporation
3635 Reading Rd – Suite 201
Cincinnati, OH. 45229

May 22, 2023

Dear City Planning Commission, Mayor and Council

My name is Russell Hairston and I'm the President of Avondale Development Corporation. I celebrate Cincinnati's rich history and believe in the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed historic designation of 3060 Durrell. We understand the challenges of demolishing a beautiful structure like 3060 Durrell Ave; the Archdiocese of Cincinnati demolished St. Andrew's Church in Avondale in 2019 after it fell victim to the common challenges of vacant, blighted buildings in the area. Fortunately, ADC partnered with Kingsley + Co. and Fairfield Homes to redevelop the site into quality affordable housing. The new building is 100% pre-leased with Avondale residents with a growing waiting list, further evidence of Cincinnati's housing crisis. We therefore support Kingsley + Co. and their efforts to construct a mixed-income housing development at 3060 Durrell.

Furthermore, we support Pastor Peterson Mingo and Christ Temple Full Gospel Baptist Church in their decision to sell the building to Kingsley + Co. and find a better, safer home for their congregation. A historic designation would prevent quality affordable housing from replacing a blighted, underutilized site, and handcuff a church community to a deteriorating, dangerous building.

I appreciate your time and attention to this request.

Sincerely,

Russell Hairston, Executive Director
Avondale Development Corporation
3635 Reading Rd – Suite 201
Cincinnati, OH. 45229
(513) 861-2232

CLS Christian Living Site, LLC

2915 Timbercrest Dr. | Cincinnati, OH 45238 |
admin@ChristianLivingSite.com
Rev. Dr. Robert E. Baines, Jr. – Owner/President

May 22, 2023

To Whom It May Concern,

I've been Pastored for 29 years. I understand the financial challenges of owning and operating a church building. I have also known Pastor Mingo for 10 years. It is very shameful how there are efforts under way to block the autonomy of the church. I oppose the historic designation of 3060 Durrell Ave. This historic designation will negatively impact the value of the property. The church plans to use the sale proceeds to relocate to another building that better suits their needs as a congregation. There is currently no plan or funding to renovate the school. Pieces of the building are falling off and one brick almost struck a current Evanston Bulldog player. The last thing we want is another St. Mark's building that remains vacant and becomes a hub for crime and public health issues. The church congregation voted to sell the building and redevelop mixed-income housing to help combat Cincinnati's housing crisis. Do not let a third-party intervene to create golden handcuffs for our neighborhood. This designation will negatively impact the congregation and community, and ultimately become a lasting deterrent to the city. A historic mandate like this will result in the eventual conversion of the building into an intact exterior with no viable use beyond luxury condos, which does nothing to benefit a community desperate for more affordable housing. **Please do all you can to stop the historic mandate.**

Sincerely

Rev. Dr. Robert E. Baines, Jr.
Owner and President of Christian Living Site

MBJ
CONSULTANTS, INC.

30 West Third Street Floor 4M
Cincinnati, Ohio 45202
Phone (513) 631-9600
Fax (513) 631-9600

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods.

Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

In Evanston most of the Development teams have not been Minorities in a Minority community. proceeding

I appreciate your time and attention to this request.

Sincerely,

Monroe Barnes, President MBJ Consultants

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Mike Ealy, President & CEO, Nassau Investments
Cincinnati, Ohio 45250

From: **William Cooper** <w.cooper8471@gmail.com>
Date: Mon, May 22, 2023 at 10:39 AM
Subject: Hoffman School
To: <mayor.aftab@cincinnati-oh.gov>, <jan-michele.kearney@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <liz.keating@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <Caroline.Kellam@cincinnati-oh.gov>, <planning@cincinnati-oh.gov>, <alex.peppers@cincinnati-oh.gov>, <david.sturkey@cincinnati-oh.gov>, <Kasandra.Maynes@cincinnati-oh.gov>

To whom it may concern:

I write to you today as a deeply concerned resident of Evanston, regarding the distressing situation surrounding Hoffman. My frustration lies not only with the dire state of the building but also with the Cincinnati Preservation Association's sudden interest in its preservation, while turning a blind eye to its decay for far too long.

Let me be clear: the condition of this building is an absolute disgrace. Bricks are falling off, the structure is crumbling, and leaks are causing irreparable damage. It poses a significant safety hazard to our community. It's truly disheartening to witness the Cincinnati Preservation Association conveniently awakening from their slumber only now, as the property faces potential redevelopment.

What exacerbates the situation is the dire financial circumstances of Christ Temple Baptist Church. This aging church, under the dedicated leadership of Pastor Mingo, has struggled for years, dealing with mounting maintenance costs and a dwindling congregation. They desperately need the proceeds from selling this property to sustain their operations, support their members, and continue their valuable community outreach efforts.

The irony is hard to ignore. The Cincinnati Preservation Association, who seemed disinterested in supporting the church during its years of struggle, now wants to impose a historic designation on the very building they neglected. It's an insult to our community and the church's needs. Where were they when the bricks were falling and the church needed assistance?

Please consider the larger impact of this situation. We must prioritize the welfare of our community over preserving a deteriorating structure with no true historical significance. Allowing the church to sell the property for redevelopment would not only address their financial woes but also revitalize our neighborhood, create new opportunities, and improve safety for everyone.

I urge you to support the church's endeavor to sell the property and provide them with the means to secure a brighter future. Our neighborhood deserves better than neglect and empty preservation gestures.

Thank you for your attention to this matter. I trust that you will consider the urgency and gravity of the situation when making your decision.

Thanks,

William

From: Melvina Johnson <johnsonmelvina750@aol.com>
To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>
Sent: Monday, May 22, 2023 at 01:20:03 PM EDT
Subject: Christ Temple Full Gospel Baptist Church on Durrell

Hello Everyone,

As a member of the Christ Temple Full Gospel Baptist Church, I wanted to take a moment to express my unwavering support for the sale and demolition of our church property. It is time for a fresh start that will bring relief to our aging congregation, including myself.

Over the years, I have witnessed the gradual deterioration of our beloved church building, and it pains me to admit that it no longer meets the needs of our congregation. As an older member, navigating the stairs has become increasingly difficult, often causing me to miss services and feel isolated from our church community. The lack of accessibility has taken a toll on my spiritual well-being, and I believe it is time for a change that addresses the needs of all members.

Furthermore, the recent heating issues have been particularly challenging. Sitting in freezing cold temperatures during services is not only uncomfortable but also jeopardizes our health and enjoyment of worship. It breaks my heart to see fellow members shivering and unable to fully engage in the religious service we cherish. We deserve a place of worship that provides warmth, comfort, and a welcoming environment for all.

I fully understand and support the decision to sell the property and embark on a new chapter for our congregation. The state of disrepair is undeniable, and attempting costly renovations would only place a greater burden on our limited resources. It is time for us to prioritize the well-being of our congregation and embrace the possibilities that lie ahead.

By allowing the sale and subsequent demolition, we have the opportunity to create a fresh, accessible space that meets the needs of all members. The introduction of new development would not only provide a chance for us to gather comfortably but also revitalize the neighborhood we call home. I am excited about the potential positive impact it can have on our community, attracting new residents, businesses, and a renewed sense of vibrancy.

As an older member, I am ready for a change that will enhance our worship experience, bring us closer together, and ensure our long-term sustainability. It is my sincere hope that our congregation can move forward united in our support for this decision.

Warm regards,
Melvina

April 4, 2023

Office of the Mayor
Mayor Aftab Pureval
801 Plum St., Suite 150
Cincinnati, OH 45202

Dear Mayor Aftab Pureval,

The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building (In a few years, if not sooner) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be(in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

Respectfully,

Senior Pastor Peterson W. Mingo

Cc:
Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

May 16, 2023

Dear City Planning Commission, Mayor and Council,

My name is Sandra Jones-Mitchell and I'm the President of Serving Older Adults through Changing Times (SO-ACT) and past president of the Avondale Community Council.

I am writing to oppose the historic designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express SO-ACT's support of Pastor Peterson Mingo and the Christ Temple Full Gospel Baptist Church. We understand and fully support Kingsley + Co.'s plans to construct a mixed-income housing development at 3060 Durrell Ave.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community, especially seniors. Kingsley is committed to investing in the revitalization and improvement of the city's historically underserved communities and neighborhoods. Kingsley's proposed development will activate a property threatening public safety and health, replacing it with new and affordable housing, while catalyzing economic development of Evanston; consistent with the Evanston neighborhood work plans approved by the city. The Cincinnati Preservation Association inserting themselves at the 11th hour in a private transaction is inappropriate and suspicious. Buildings with more historical significance than 3060 Durrell Ave. have been demolished without a thought, including Revelation Baptist Church that represented more historical significance than 3060 Durrell Ave. The Evanston Community deserves revitalization just like the West End, Over the Rhine, and other neighborhoods. Kingsley can contribute to Evanston's grow by purchasing and redeveloping 3060 Durrell, money that will provide the church with enough proceeds to relocate to a safe, one level building to support the aging congregation.

We appreciate your time and attention to this request and are happy to provide additional information as needed.

Sincerely,

Sandra Jones Mitchell
SO-ACT

From: Jindal Tork, Sonya
Sent: Thursday, May 18, 2023 9:01 AM
To: Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov; alex.peppers@cincinnati-oh.gov
Cc: david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov; Owen, Douglas; Houston, Christopher S.
Subject: FW: Hoffman School - Letter in Opposition

Dear Ms. Kellam:

We note that the letter in opposition below was not referenced in the Historic Conservation Board Staff Report or included in the Historic Conversation Board case materials despite being submitted on April 12, 2023 well in advance of the May 8, 2023 hearing. We request that this letter in opposition (and any other written comments or statements in opposition) be included in the written record of both the Historic Conservation Board and City Planning Commission.

Thank you,
Sonya Jindal Tork

----- Forwarded Message -----
From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic view would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

Taft/
Sonya Jindal Tork, Partner
Private Client / Tax / Business
Direct: 513.357.9335 | Office Ext: 59335
Taft Office: Cincinnati

----- Original Message -----
From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 12:29:45 PM
Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

680E600]

Dear City Planning Commission, Mayor and Council,

My name is Dan Lello and I'm the Manager for Hilton Capital. Our company owns a number of properties in Cincinnati, specifically in Evanston at 1514 Gilpin Ave , which is directly next to 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this. I strongly oppose the Historic Designation. The Cincinnati Preservation Association does not have a clear plan to redevelop these units and as a neighbor I do not want another historic vacant building sit ting idle for years. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo Christ Temple Full Gospel Baptist Church. The proceeds of this sale will be used by the church to build a new facility, on one level to support the congregation. We also support Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell. This development will be Minority Led, create quality housing, ensure African American participation, and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

To whom it may concern,

My name is Kevin Mcgraw and I'm the Principal for Hilton Capital. Our company owns 1514 Gilpin Ave, which shares a property line with 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this Historic Designation consideration. I STRONGLY OPPOSE the Historic Designation.

I've become aware that Cincinnati Preservation Association never asked Pastor Mingo or his church about the Historic Designations application to the city. I've also been told that Pastor Mingo's church unanimously voted to sell the school for demolition to a third-party developer. The developer is planning a mixed income project on the ballfield site and former school site. This project will be a great addition to the Evanston community and go toward addressing the housing shortage in the Greater Cincinnati area. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo and Christ Temple Full Gospel Baptist Church.

Thank you,

Kevin McGraw

513-325-7665

From: **James Ross** <ross.j.j722@gmail.com>
Date: Thu, May 18, 2023 at 2:55 PM
Subject: OPPOSE THE HISTORIC DESIGNATION
To: <mayor.aftab@cincinnati-oh.gov>, <jan-michele.kearney@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <liz.keating@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <Caroline.Kellam@cincinnati-oh.gov>, <planning@cincinnati-oh.gov>, <alex.peppers@cincinnati-oh.gov>, <david.sturkey@cincinnati-oh.gov>, <Kasandra.Maynes@cincinnati-oh.gov>

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

From: Terez Graves <trezzyygraves3020@aol.com>
To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <kasandra.maynes@cincinnati-oh.gov>
Sent: Thursday, May 18, 2023 at 05:32:46 PM EDT
Subject: Opposition of the Hoffman School Designation

Hello,

I am writing to strongly oppose the proposed historic designation of Hoffman School. As a neighbor in Evanston, I urge you to consider the lack of historical significance and the poor condition of this building, emphasizing that it does not warrant preservation. The current state of the Hoffman School is awful, with significant deterioration and neglect. It has become an eyesore in our community and a potential safety hazard. Designating it as historic would only impede progress and hinder the opportunity for revitalization and positive change. There's no proof of significant historical or architectural value. It does not contribute to the historical fabric of our neighborhood, and preserving it would serve no purpose other than stopping our community's growth and potential. I think you need to prioritize our community's needs by supporting the sale of Hoffman School to the developer. This opportunity for redevelopment would not only address the current blight but also create new housing options and economic growth within our neighborhood.

Thank you for considering the concerns of the Evanston community. I trust that you will make a decision that aligns with the best interests of our neighborhood, emphasizing the importance of progress, revitalization, and meeting the pressing needs of our residents.

From: James Booker <jbook513er@yahoo.com>
To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <kasandra.maynes@cincinnati-oh.gov>
Sent: Thursday, May 18, 2023 at 02:13:48 PM EDT
Subject: Opposition to Historic Designation at 3060 Durrell

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Attachments: Berardi Letter in Opposition - 5-18-23.pdf; Kingsley 3060 Durrell Avenue April 18 Letter.pdf

From: George Berardi
Sent: Thursday, May 18, 2023 12:30 PM
To: mayor.aftab@cincinnati-oh.gov; jan-michele.kearney@cincinnati-oh.gov; victoria.parks@cincinnati-oh.gov; jeff.cramerding@cincinnati-oh.gov; reggie.harris@cincinnati-oh.gov; mark.jeffreys@cincinnati-oh.gov; scotty.johnson@cincinnati-oh.gov; liz.keating@cincinnati-oh.gov; meeka.owens@cincinnati-oh.gov; seth.walsh@cincinnati-oh.gov; Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov; alex.peppers@cincinnati-oh.gov; david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov
Subject: Kingsley 3060 Durrell Avenue

To the Mayor of Cincinnati, Members of Cincinnati City Council and Members of the Cincinnati Planning Commission: The appended memoranda are offered in opposition of the Cincinnati Local Historic Landmark Proposed Designation for 3060 Durrell Avenue, Evanston (Cincinnati).

Thank you for considering this position. George

George D. Berardi, AIA
President | CEO

E george@berardipartners.com
T 614.221.1110
C 614.582.3308

BERARDI+
1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

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....with studio locations in Detroit, Cleveland and Tampa

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati***
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)***
Cincinnati Local Historic Landmark Proposed Designation

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

Very truly yours,
Berardi+

George Berardi, AIA
President/CEO
Attachment

April 18, 2023

KINGSLEY + CO.
Building to INSPIRE™

30 West Third Street
Cincinnati, Ohio 45202

Attention: ***Chinedum Ndukwe***
Principal and Founder

Subject: ***Hoffman School--Evanston***
3060 Durrell Avenue
PLANNED USES LIMITATIONS

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

The gross building area attributable to each unit is greater than 2,600 sf per unit (...this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (...including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

However, it remains my opinion that little argument can be made against the idea that the 'Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements...'. But, the notion of the building representing a well-preserved example of the Jacobean Revival style is an opinion, though the limited effort made for preservation through selective maintenance and emergency repairs must be recognized. I'm also reminded of the notion that 'beauty is often only skin deep'. But what is internal to the Hoffman is likely another matter related to structure, safety, and environmental concerns that we have discussed. This is without doubt a beautiful example of a distinct style. At the same time I'm somewhat intrigued by the proposal for the current designation, especially since it serves well to feature the most dominant positive ornamentation and general character of the building but does not detail these last comments...the parts that truly create redevelopment feasibility.

In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

Very truly yours,
Berardi+

George D. Berardi, AIA
GDB/lp

dotloop signature verification: dtlp.us/tXUT-rylu-268A

Dear Historic Conservation Board

I am writing to oppose the proposed designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed income housing development at 3060 Durrell.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health with new and affordable housing, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the Evanston neighborhood work plans approved by the City.

The proposed development would bring much needed housing to the Evanston Community while providing a safe beautiful place to live.

I appreciate your time and attention to this request and am happy to provide additional information as needed.

Sincerely,

Dan Lello

dotloop verified
05/01/23 9:48 AM EDT
KG90-4179-SUUN-HARB

March 27, 2023

Chinedum Ndukwe
Kingsley + Co.
30 W. 3rd Street
Cincinnati, OH 45202

Dear Mr. Ndukwe,

We have been made aware of your intent to purchase the building at 3060 Durrell Avenue, Cincinnati, Ohio 45207. We understand that the building and surrounding property is currently and privately owned by Christ Temple Full Gospel Church, Rev. Peterson Mingo. With this purchase, we also understand that we must relocate our programming, community garden and sports teams.

The Evanston Bulldogs Youth Association has been operating in the community for over 30 years and will continue our work with the youth. in the Evanston community. As we transition into a new location, thank you for offering a temporary green space at the St. Mark's property for the 2023 growing season for the garden. We support the decision made by Christ Temple FGBC and Rev. Mingo to sale the building and surrounding property to you.

We wish you well on your future project.

As always, you are welcomed to reach out should you need further information, please do not hesitate to call me at 513-254-1973 or my personal email, milanlanier@gmail.com.

Thank you.

Be safe-Be Well-

Milan Lanier

Milan Lanier Sr.,
President
513-254-1973

March 30, 2023

To:
Mayor Aftab Pureva, Cincinnati, Ohio
801 Plum St., Suite 150
Cincinnati, OH 45202

Dear Mayor Aftab Pureval,

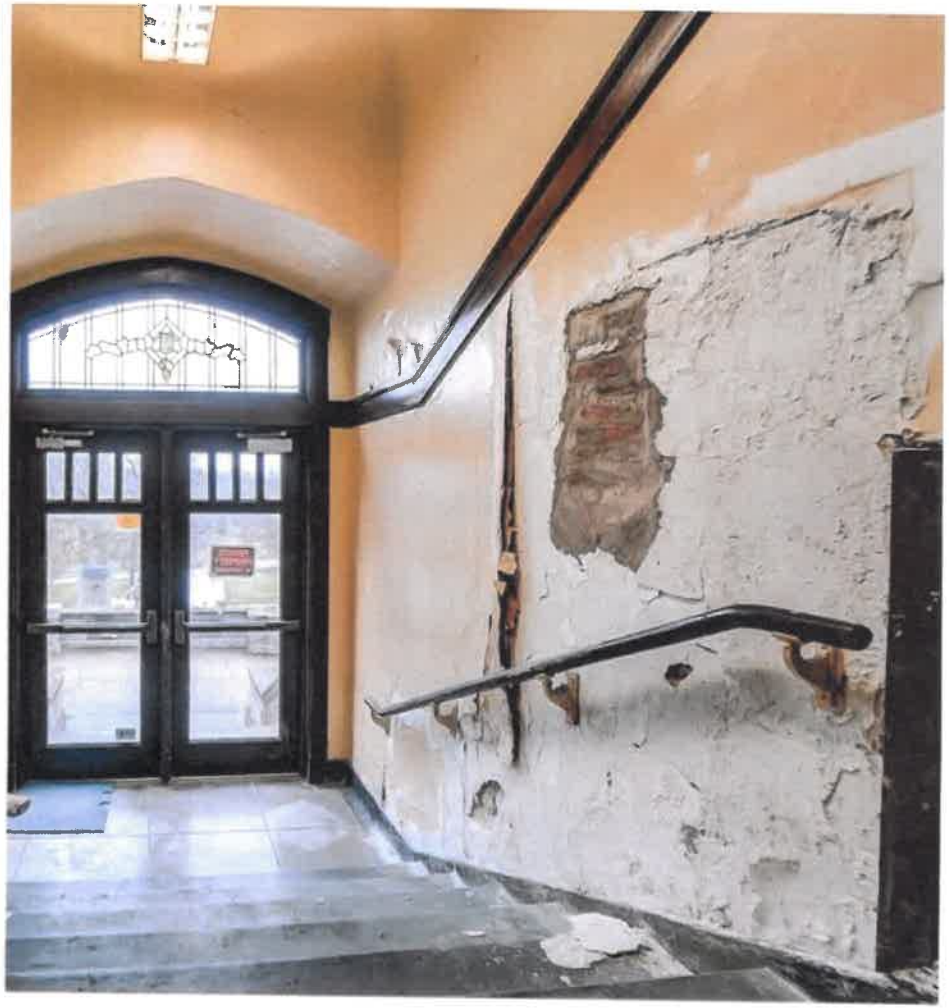
The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building (In a few years, if not sooner) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be(in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

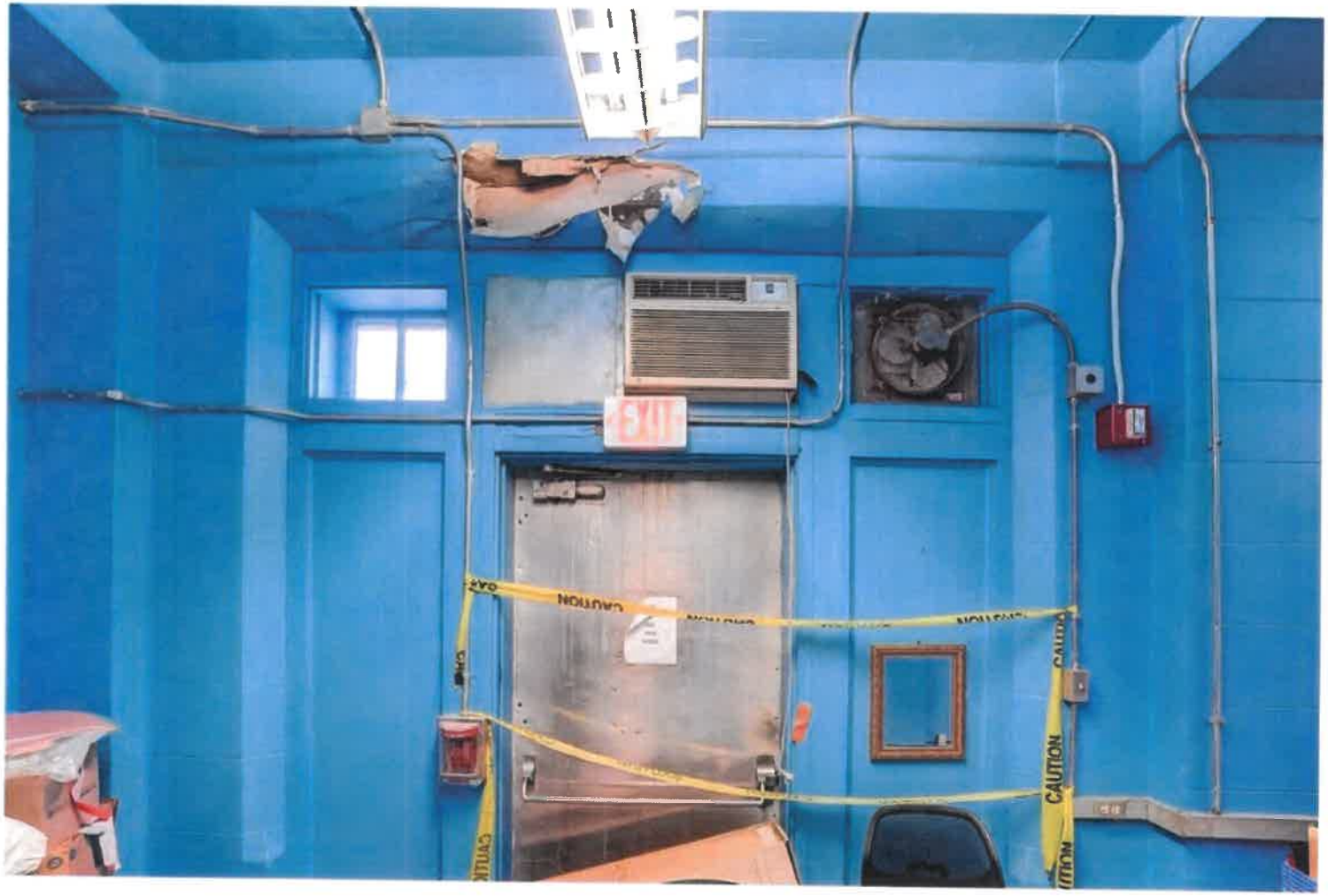
Respectfully,

Senior Pastor Peterson W. Mingo,
Christ Temple Full Gospel Baptist Church

Cc:
Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

3060 DURRELL AVENUE

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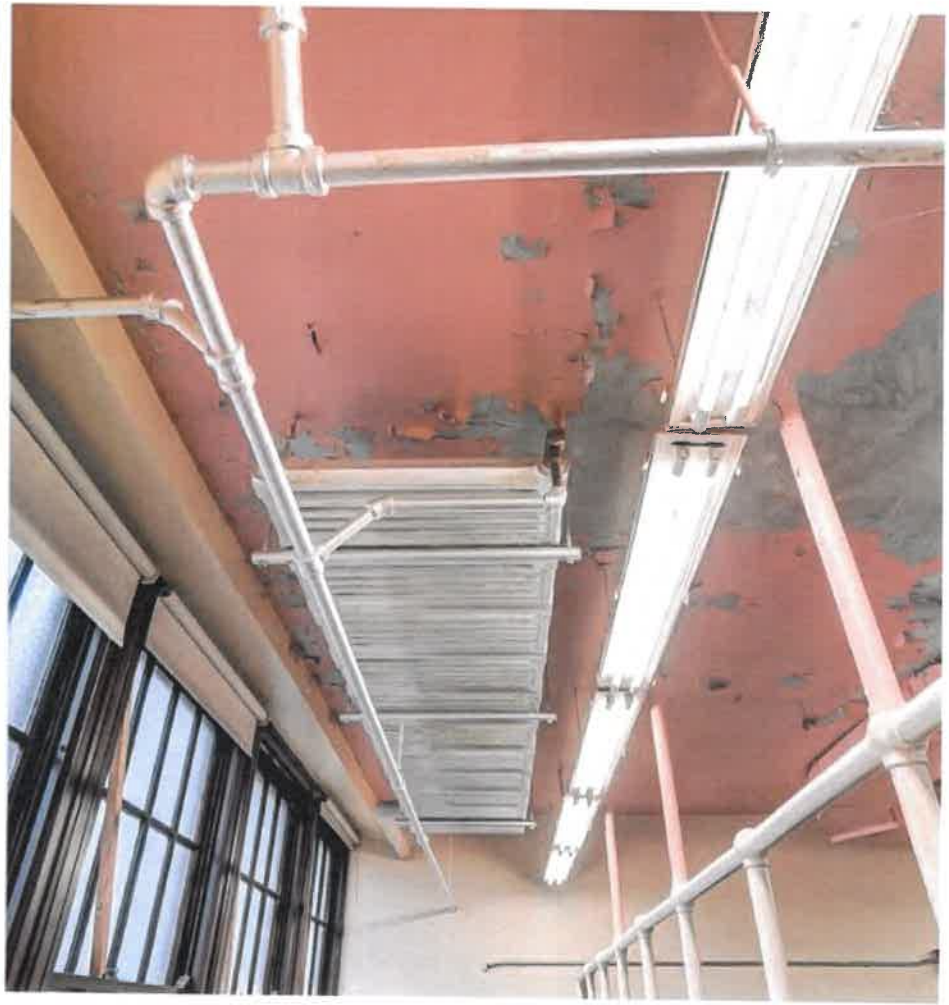
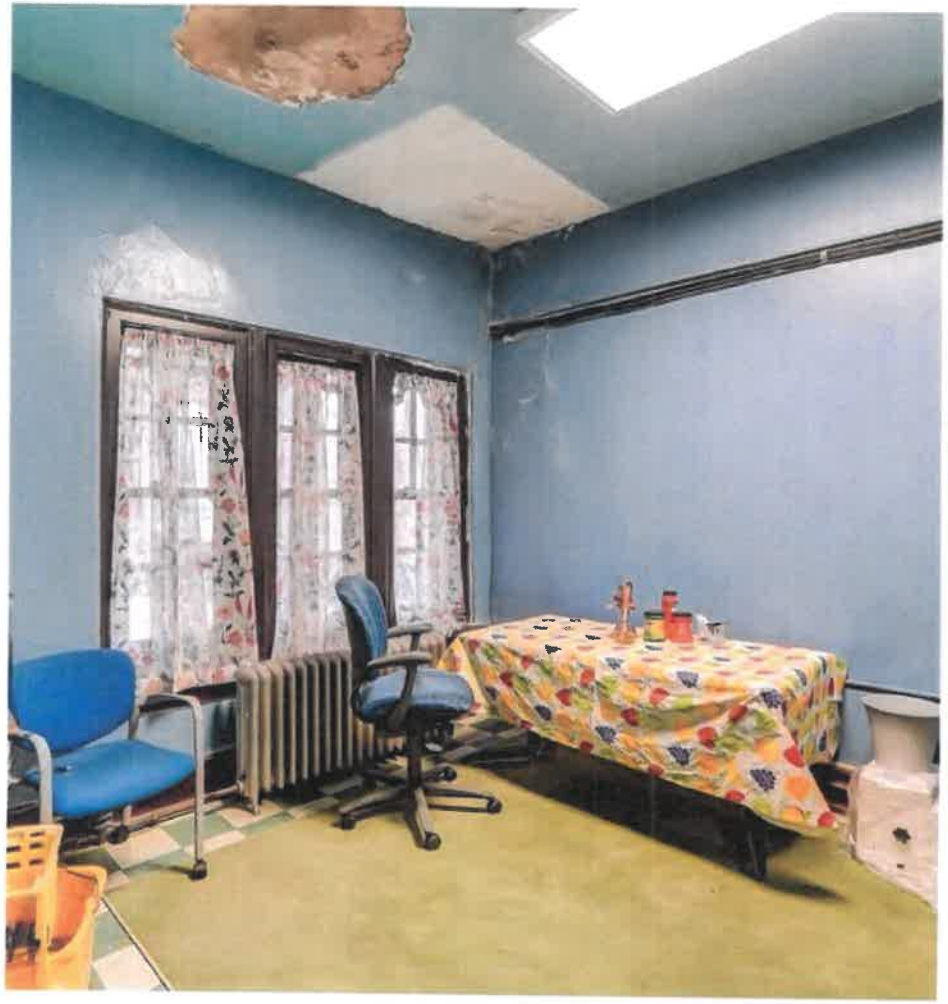
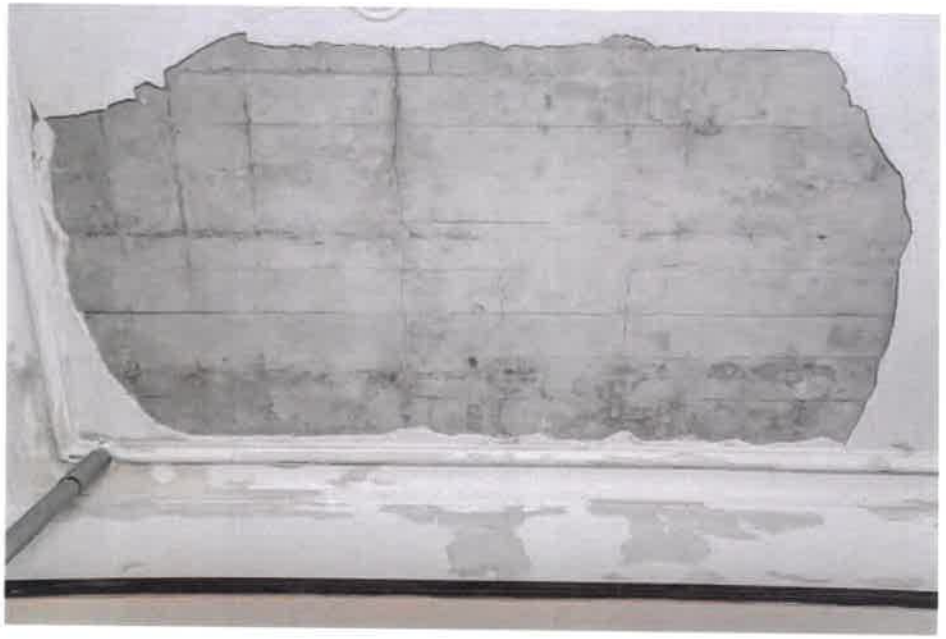
CAUTION

EXIT







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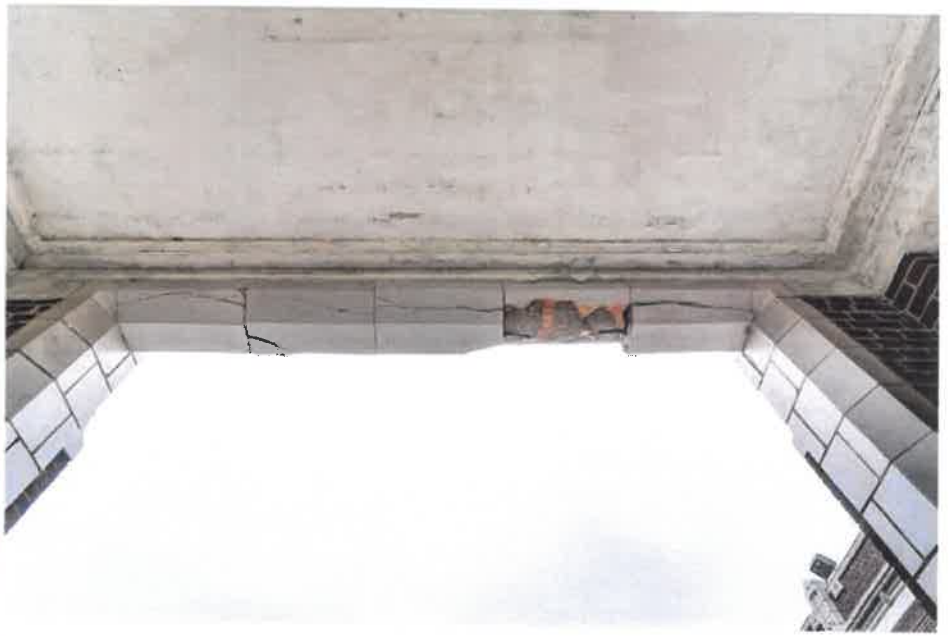
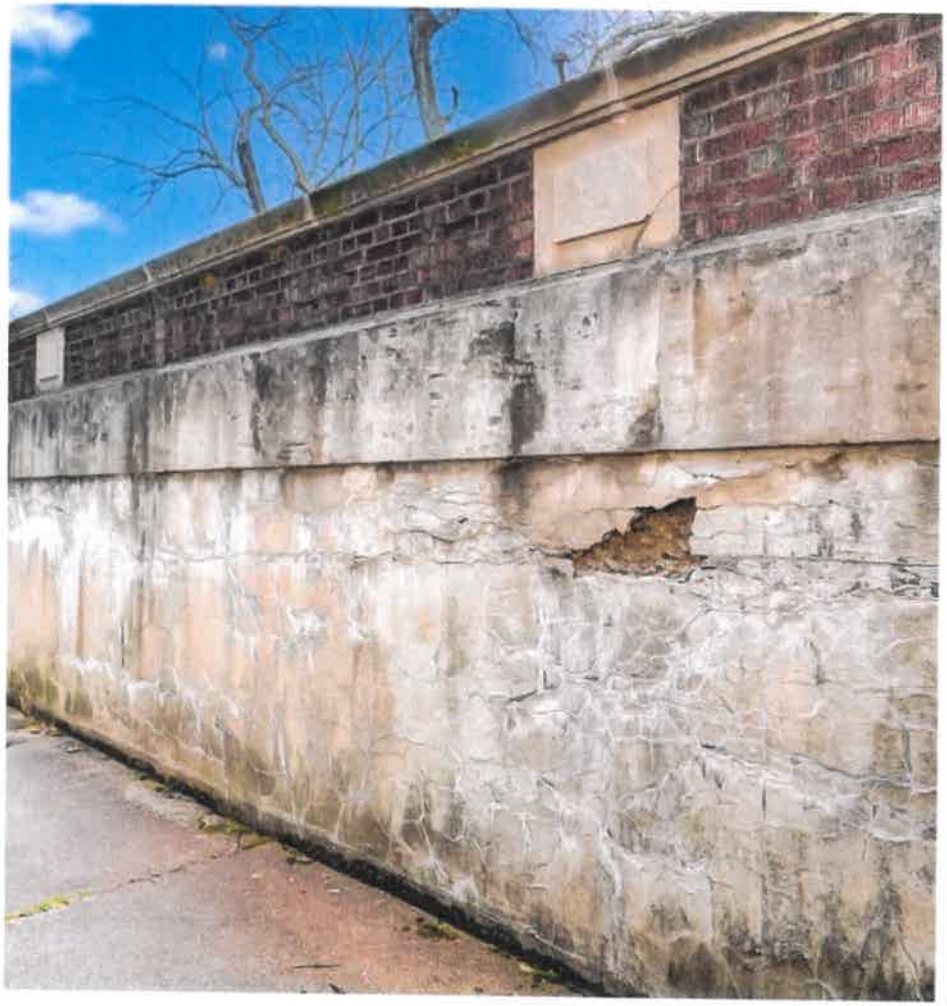
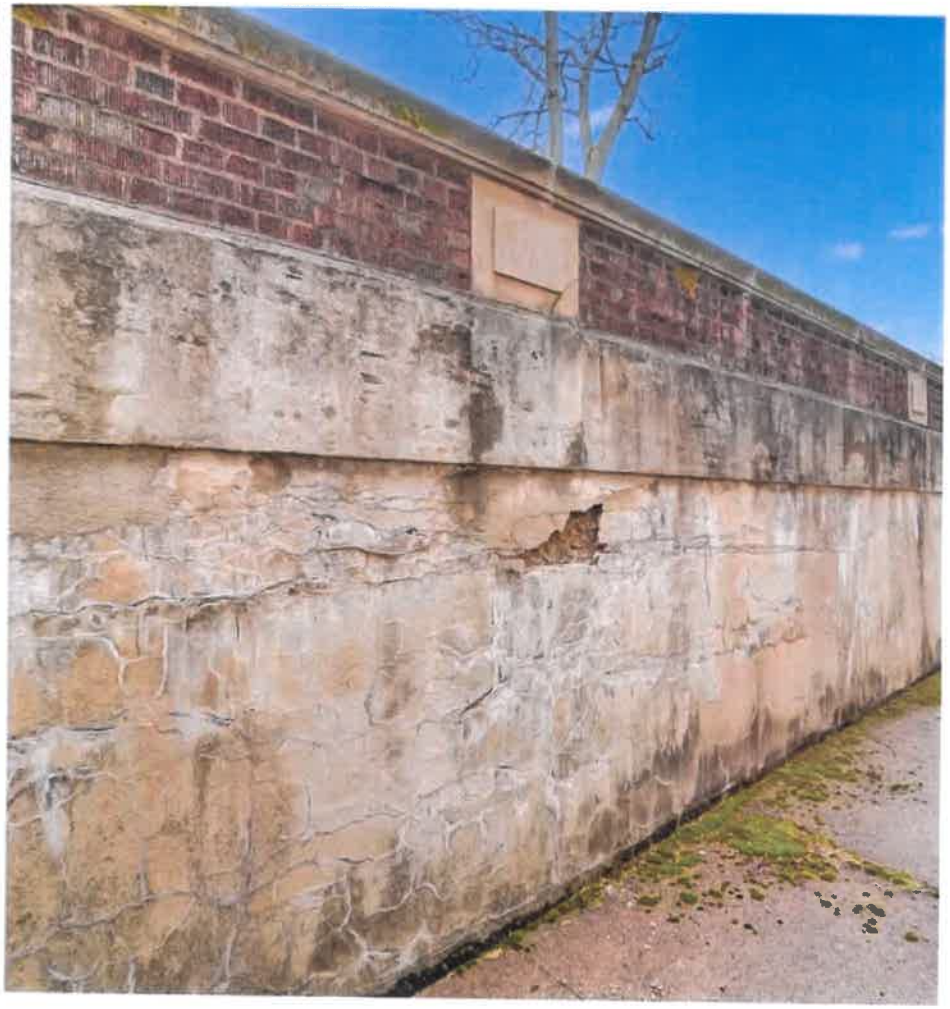
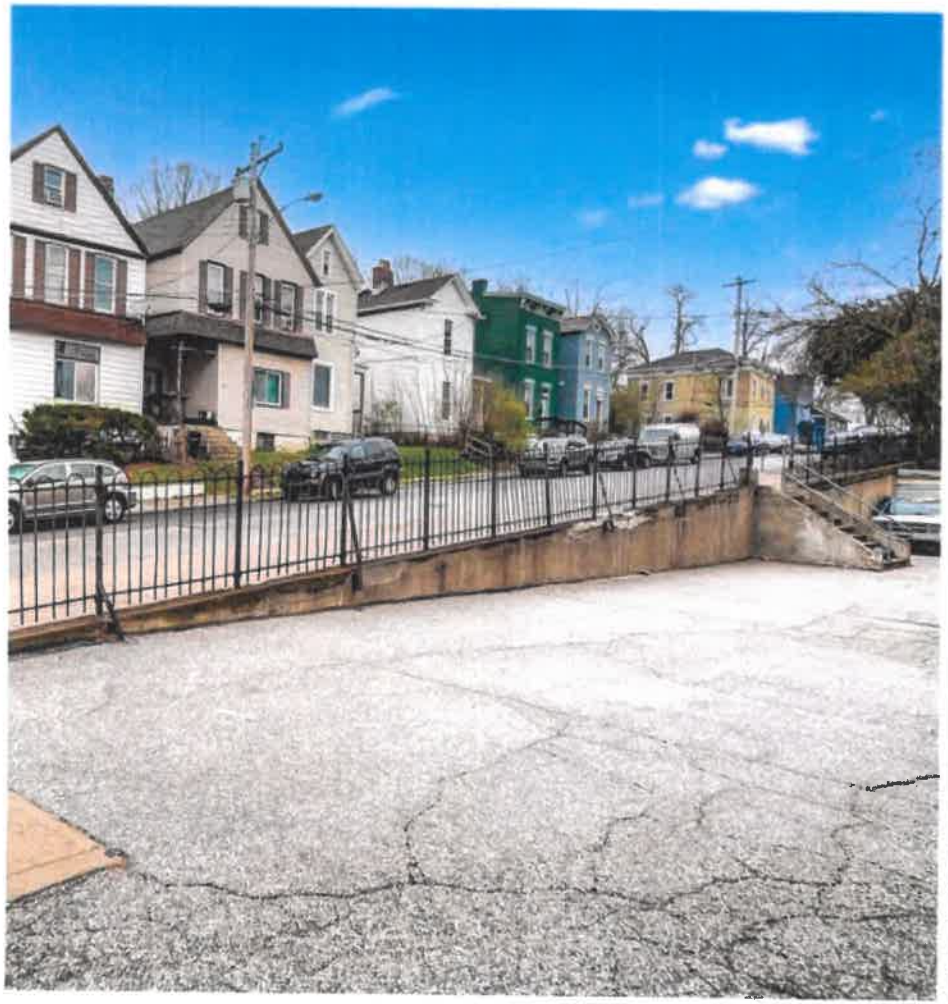
American









KINGSLEY + CO.
Building to INSPIRE.™

April 3, 2023

Mayor Aftab Pureval
City of Cincinnati
801 Plum Street, Suite 150
Cincinnati, OH 45202

Dear Mayor Pureval,

My name is Chinedum K. Ndukwe and I am the principal of Kingsley + Co. As one of just a few Cincinnati-based African American developers, I have made it my mission to invest in our historic and underserved neighborhoods. We pride ourselves on redeveloping land hiding in plain sight in the urban core of Cincinnati. We are intentional about our developments and want to see all our Cincinnati neighborhoods flourish.

Consistent with that mission, Kingsley + Co. has 3060 Durrell Ave. under contract with plans to build mixed income housing on the site. This project is an excellent opportunity to redevelop an aging and deteriorating property and to address the ever-present housing crunch in our city.

We are invested in and committed to the Evanston neighborhood. This is our second project in Evanston; our affiliate owns St. Mark's at 3500 Montgomery Road. We only want to pursue projects that will advance the community and thus depend on community input to succeed. To that end, we invited community members to eight informational meetings with our development and construction teams, allowing those closest to this project ask questions and give feedback. We then expected to move forward smoothly with the development.

The eleventh-hour proposal to designate 3060 Durrell Ave. a historic landmark will cripple the development. We oppose the last-minute proposal for several reasons:

- Most importantly, the existing building is not a historic landmark. Samuel Hannaford is a legend, designing more than 300 historic and iconic buildings in Cincinnati. 3060 Durrell Ave. is not one of them. Hannaford and Sons designed the building seven years after his death.

- It is impossible to renovate the existing structure. The building exterior is distressed from top to bottom, as you can see in the images attached to this letter. There are stress fractures in the foundation and debris falling from the building. The interior is uninhabitable, with water damage, mold, and clear signs of asbestos throughout the building. I would not allow my family to enter the building, nor allow anyone to inhabit it for any period. That is no doubt the reason why the congregation that currently owns the building wants to sell it and relocate.

- Even if we could renovate the building, it would be prohibitively expensive. Our team uses existing infrastructure at every opportunity, and we spent thousands of dollars over the last year and a half studying the current building. The existing building is simply unsafe. We estimate that it would cost $400-$500 per square foot to renovate the structure, which would limit our ability to make the residential units affordable. And even at that price, any attempt to renovate the building

would severely limit the number of residential units we could build. In short, renovation means fewer, more expensive units, which is precisely the *opposite* of affordable housing.

- The CPA has no money earmarked and no plan for 3060 Durrell Ave. At *best*, the historic designation would leave the Evanston community with an empty building that it can neither use nor repair. At worst, 3060 Durrell would become a hotbed for danger. Danger for wandering children who do not realize the danger of a moldy and asbestos-tainted building and danger from the kinds of people and activities that gravitate toward unused, uninhabited, unwatched spaces.

- If granted, the historic designation would upend an agreement between a private buyer and the private seller who owns the building. It appears that the CPA has not fully explored the legal hazards for the CPA and the City from that kind of interference. The historic designation would disrupt the expectations of the buyer and seller, it would leave the congregation that owns the building stuck with an unsafe space and without the means to relocate, and it would disrupt the expectations of the community that voted to rezone this property to create desperately needed housing.

3060 Durrell Ave. is not a historic landmark to preserve. It is a public health and safety problem to be remedied and converted to a safe and productive use. Please do not grant this designation for both the safety of the neighborhood and for the betterment of the Evanston Community.

Regards,

Chinedum Ndukwe
Principal
Kingsley + Co.

Cc: Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

From:	Toyia Montgomery
Sent:	Thursday, April 27, 2023 8:39 AM
To:	Conservator, Urban
Subject:	[External Email] RE: Hoffman School

You don't often get email from toyia.montgomery@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,

Started my career in 2002 at Lafayette Bloom Back on Track School, the school closed in 2006.

It was acquired nearly 10 years ago to be renovated and now it has been acquired by the Port Authority after the developer failed to keep their promises of renovating the school.

I lived across from the redevelopment of the old Fairview Elementary school and heard numerous complaints of rats and mice still running throughout the building post renovation.

There was not a problem demolishing historic buildings like Taft High School and businesses in the west end for FC Cincinnati. Why is Hoffman School an exception?

After being a landlord for 15+ years and watching the housing market transition. It is imperative that we develop more housing. Market rate housing, housing people can feel safe living in, knowing there isn't a threat to their families. We know these old buildings are beautiful but we can't save them all. They are rot with issues, asbestos, lead based paint, rodents among other things. We shouldn't have to bring in big developers from NY City. We should allow local Cincinnati developers the opportunity to reimagine the space into housing for the people of Evanston, the people of Cincinnati.

It is for the reasons outlined above that I stand in opposition of the historic designation.

Thank you,

Toyia Montgomery
(513) 290-6357

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Signature

5-21-23
Date

2915 Colrain
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5·21-23
Date

1276 SUNSET AVE CINTI O.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Asha Thomas

Signature

5/21/2023

Date

2780 Baker Road

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely, Jennifer Hubbard

Jennifer Hubbard
Signature

5-21-2023
Date

1276 Sunset Ave.
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely, Willie Monghan

Willie Monghan
Signature

5/21/23
Date

2780 Barker Ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/23/23
Date

3571 Shelton Road
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jonathan Phillips

Signature

5/21/23

Date

534 Clinton Springs St.

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23

Date

534 Clinton Springs

Address

Robert Raglin

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/24/23
Date

3912 Vue Vista Place Cinti 45217
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

7761 Shilhell Rd
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/2013
Date

5527 Clearview Drive Cin OH 45238
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Demethress Burnett

Signature Demethress Burnett

5/21/23

Date

9245 Deerpass Parkway #C

Address Deer Park OH 45236

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely, Shirl Terry

Shirl Terry
Signature

5-21-23
Date

1713 Northampton Dr.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

5151 Kirby Ave · Cinti OH 45239
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Amber Mingo-Fagie 5-21-23

Signature Date

1544 Sarathan Ave

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Ricardo Foggie 05/21-23

Signature Date

1544 Jonathan Ave

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Signature

21 MAY 23

Date

5281 CHARLOE ST

Address

CIN. OH. 45227

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Alonzo White — Signature

5-21-2023 — Date

818 Walkway — Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Charmain Spears Charmain Spears 5/21/23

Signature Date

7 E McMillan Street 45219

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Ebonnie Crosby Ebonnie Crosby 5/21/23

Signature Date

2240 Westwood Northern Blvd A11

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Robert Harrison

Signature

5-21-2023

Date

926 Barry Lane

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Mark L. Flagg MARK FLAGG

Signature

5-21-23

Date

4302 Sullivan Ave.

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Paul Howard
Signature

5.21.23
Date

Paul Howard

3896 Pebble Creek Ln
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Michael Davis

Michael Davis

Signature

5-21-23

Date

1816 Hewitt Ave

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

John Everson

Signature

5-21-2023

Date

828 OAK ST

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Leslie Minso Leslie Minso 5/21/2023

Signature Date

7853 Greenland Pl. Cin 45237

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Lois Mingo Lois, Mingo 5/21/23

Signature Date

Blue Rock St.

Address

Lois Mingo

4

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I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely, Helen G. Crosby

Signature

5/31/23

Date

2350 Losantiville

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Anginette Squire — Signature

5-21-23 — Date

3980 School Section Rd — Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Elnora Morgan 5.21.23

Signature Date

113 Winkler St. Cinti OH 45219

Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

8480 Forest Valley Dr. 45247
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Victoria Prince

Signature

5-21-23

Date

3591 Jonlin Ct.

Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-21-2023
Date

[redacted]
Address

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I appreciate your time and attention to this request.

Sincerely,

Valerie D Williams

Signature

5/21/23

Date

5290 Aster Park Drive Apt 1308

Address

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I appreciate your time and attention to this request.

Sincerely, Chris Wedwick

Signature

5-21-23
Date

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

Bryan Axle

3452 Greenland Ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely, Arthur Barnett

Signature

5/21/23
Date

957 Butterfly Ct.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

439 Hawthorne Ave Cin
Address OH 45205

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Victor L Gay
Signature

5/24/23
Date

2211 Reading Rd
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

May 2023

Date

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Bishop William H. McCord 5/21/23

Signature Date

2173 Lytton Rd St. Cloud FL 34769

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Linda B. McClendon

Signature

5/21/2023

Date

2175 St Clair Place St. Clair Flats

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Glenn Scales
Signature

5/21/23
Date

3515 McHenry, Cinti, OH 45225
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

9928 Greenview Dr. 45231
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Rozell Martin

Signature

5/21/23

Date

5099 Greenriver Ln

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely, Jacqualin Reed

Signature

5-21-23
Date

1579 W. Galbraith Rd.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely, Pamela M. Winston

Pamela M. Winston
Signature

21 May 23
Date

926 Barry Ln
Address

May 16, 2023

Dear City Planning Commission, Mayor and Council,

My name is Sandra Jones-Mitchell and I'm the President of Serving Older Adults through Changing Times (SO-ACT) and past president of the Avondale Community Council.

I am writing to oppose the historic designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express SO-ACT's support of Pastor Peterson Mingo and the Christ Temple Full Gospel Baptist Church. We understand and fully support Kingsley + Co.'s plans to construct a mixed-income housing development at 3060 Durrell Ave.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community, especially seniors. Kingsley is committed to investing in the revitalization and improvement of the city's historically underserved communities and neighborhoods. Kingsley's proposed development will activate a property threatening public safety and health, replacing it with new and affordable housing, while catalyzing economic development of Evanston; consistent with the Evanston neighborhood work plans approved by the city. The Cincinnati Preservation Association inserting themselves at the 11th hour in a private transaction is inappropriate and suspicious. Buildings with more historical significance than 3060 Durrell Ave. have been demolished without a thought, including Revelation Baptist Church that represented more historical significance than 3060 Durrell Ave. The Evanston Community deserves revitalization just like the West End, Over the Rhine, and other neighborhoods. Kingsley can contribute to Evanston's grow by purchasing and redeveloping 3060 Durrell, money that will provide the church with enough proceeds to relocate to a safe, one level building to support the aging congregation.

We appreciate your time and attention to this request and are happy to provide additional information as needed.

Sincerely,

Sandra Jones Mitchell
SO-ACT

From: Jindal Tork, Sonya
Sent: Thursday, May 18, 2023 9:01 AM
To: Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov; alex.peppers@cincinnati-oh.gov
Cc: david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov; Owen, Douglas; Houston, Christopher S.
Subject: FW: Hoffman School - Letter in Opposition

Dear Ms. Kellam:

We note that the letter in opposition below was not referenced in the Historic Conservation Board Staff Report or included in the Historic Conversation Board case materials despite being submitted on April 12, 2023 well in advance of the May 8, 2023 hearing. We request that this letter in opposition (and any other written comments or statements in opposition) be included in the written record of both the Historic Conservation Board and City Planning Commission.

Thank you,
Sonya Jindal Tork

----- Forwarded Message -----
From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic view would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

Taft/
Sonya Jindal Tork, Partner
Private Client / Tax / Business
Direct: 513.357.9335 | Office Ext: 59335
Taft Office: Cincinnati

----- Original Message -----
From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 12:29:45 PM
Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

680E600]

Dear City Planning Commission, Mayor and Council,

My name is Dan Lello and I'm the Manager for Hilton Capital. Our company owns a number of properties in Cincinnati, specifically in Evanston at 1514 Gilpin Ave , which is directly next to 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this. I strongly oppose the Historic Designation. The Cincinnati Preservation Association does not have a clear plan to redevelop these units and as a neighbor I do not want another historic vacant building sit ting idle for years. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo Christ Temple Full Gospel Baptist Church. The proceeds of this sale will be used by the church to build a new facility, on one level to support the congregation. We also support Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell. This development will be Minority Led, create quality housing, ensure African American participation, and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

To whom it may concern,

My name is Kevin Mcgraw and I'm the Principal for Hilton Capital. Our company owns 1514 Gilpin Ave, which shares a property line with 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this Historic Designation consideration. I STRONGLY OPPOSE the Historic Designation.

I've become aware that Cincinnati Preservation Association never asked Pastor Mingo or his church about the Historic Designations application to the city. I've also been told that Pastor Mingo's church unanimously voted to sell the school for demolition to a third-party developer. The developer is planning a mixed income project on the ballfield site and former school site. This project will be a great addition to the Evanston community and go toward addressing the housing shortage in the Greater Cincinnati area. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo and Christ Temple Full Gospel Baptist Church.

Thank you,

Kevin McGraw

513-325-7665

From: **James Ross** <ross.j.j722@gmail.com>
Date: Thu, May 18, 2023 at 2:55 PM
Subject: OPPOSE THE HISTORIC DESIGNATION
To: <mayor.aftab@cincinnati-oh.gov>, <jan-michele.kearney@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <liz.keating@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <Caroline.Kellam@cincinnati-oh.gov>, <planning@cincinnati-oh.gov>, <alex.peppers@cincinnati-oh.gov>, <david.sturkey@cincinnati-oh.gov>, <Kasandra.Maynes@cincinnati-oh.gov>

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

From: Terez Graves <trezzyygraves3020@aol.com>
To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <kasandra.maynes@cincinnati-oh.gov>
Sent: Thursday, May 18, 2023 at 05:32:46 PM EDT
Subject: Opposition of the Hoffman School Designation

Hello,

I am writing to strongly oppose the proposed historic designation of Hoffman School. As a neighbor in Evanston, I urge you to consider the lack of historical significance and the poor condition of this building, emphasizing that it does not warrant preservation. The current state of the Hoffman School is awful, with significant deterioration and neglect. It has become an eyesore in our community and a potential safety hazard. Designating it as historic would only impede progress and hinder the opportunity for revitalization and positive change. There's no proof of significant historical or architectural value. It does not contribute to the historical fabric of our neighborhood, and preserving it would serve no purpose other than stopping our community's growth and potential. I think you need to prioritize our community's needs by supporting the sale of Hoffman School to the developer. This opportunity for redevelopment would not only address the current blight but also create new housing options and economic growth within our neighborhood.

Thank you for considering the concerns of the Evanston community. I trust that you will make a decision that aligns with the best interests of our neighborhood, emphasizing the importance of progress, revitalization, and meeting the pressing needs of our residents.

From: James Booker <jbook513er@yahoo.com>
To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <kasandra.maynes@cincinnati-oh.gov>
Sent: Thursday, May 18, 2023 at 02:13:48 PM EDT
Subject: Opposition to Historic Designation at 3060 Durrell

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Attachments: Berardi Letter in Opposition - 5-18-23.pdf; Kingsley 3060 Durrell Avenue April 18 Letter.pdf

From: George Berardi
Sent: Thursday, May 18, 2023 12:30 PM
To: mayor.aftab@cincinnati-oh.gov; jan-michele.kearney@cincinnati-oh.gov; victoria.parks@cincinnati-oh.gov; jeff.cramerding@cincinnati-oh.gov; reggie.harris@cincinnati-oh.gov; mark.jeffreys@cincinnati-oh.gov; scotty.johnson@cincinnati-oh.gov; liz.keating@cincinnati-oh.gov; meeka.owens@cincinnati-oh.gov; seth.walsh@cincinnati-oh.gov; Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov; alex.peppers@cincinnati-oh.gov; david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov
Subject: Kingsley 3060 Durrell Avenue

To the Mayor of Cincinnati, Members of Cincinnati City Council and Members of the Cincinnati Planning Commission: The appended memoranda are offered in opposition of the Cincinnati Local Historic Landmark Proposed Designation for 3060 Durrell Avenue, Evanston (Cincinnati).

Thank you for considering this position. George

George D. Berardi, AIA
President | CEO

E george@berardipartners.com
T 614.221.1110
C 614.582.3308

BERARDI+
1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

berardipartners.com

....with studio locations in Detroit, Cleveland and Tampa

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati***
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)***
Cincinnati Local Historic Landmark Proposed Designation

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

Very truly yours,
Berardi+

George Berardi, AIA
President/CEO
Attachment

April 18, 2023

KINGSLEY + CO.
Building to INSPIRE™

30 West Third Street
Cincinnati, Ohio 45202

Attention: ***Chinedum Ndukwe***
Principal and Founder

Subject: ***Hoffman School--Evanston***
3060 Durrell Avenue
PLANNED USES LIMITATIONS

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

The gross building area attributable to each unit is greater than 2,600 sf per unit (...this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (...including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

However, it remains my opinion that little argument can be made against the idea that the 'Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements...'. But, the notion of the building representing a well-preserved example of the Jacobean Revival style is an opinion, though the limited effort made for preservation through selective maintenance and emergency repairs must be recognized. I'm also reminded of the notion that 'beauty is often only skin deep'. But what is internal to the Hoffman is likely another matter related to structure, safety, and environmental concerns that we have discussed. This is without doubt a beautiful example of a distinct style. At the same time I'm somewhat intrigued by the proposal for the current designation, especially since it serves well to feature the most dominant positive ornamentation and general character of the building but does not detail these last comments...the parts that truly create redevelopment feasibility.

In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

Very truly yours,
Berardi+

George D. Berardi, AIA
GDB/lp

dotloop signature verification: dtlp.us/tXUT-rylu-268A

Dear Historic Conservation Board

I am writing to oppose the proposed designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed income housing development at 3060 Durrell.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health with new and affordable housing, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the Evanston neighborhood work plans approved by the City.

The proposed development would bring much needed housing to the Evanston Community while providing a safe beautiful place to live.

I appreciate your time and attention to this request and am happy to provide additional information as needed.

Sincerely,

Dan Lello

dotloop verified
05/01/23 9:48 AM EDT
KG90-4179-SUUN-HARB

March 27, 2023

Chinedum Ndukwe
Kingsley + Co.
30 W. 3rd Street
Cincinnati, OH 45202

Dear Mr. Ndukwe,

We have been made aware of your intent to purchase the building at 3060 Durrell Avenue, Cincinnati, Ohio 45207. We understand that the building and surrounding property is currently and privately owned by Christ Temple Full Gospel Church, Rev. Peterson Mingo. With this purchase, we also understand that we must relocate our programming, community garden and sports teams.

The Evanston Bulldogs Youth Association has been operating in the community for over 30 years and will continue our work with the youth. in the Evanston community. As we transition into a new location, thank you for offering a temporary green space at the St. Mark's property for the 2023 growing season for the garden. We support the decision made by Christ Temple FGBC and Rev. Mingo to sale the building and surrounding property to you.

We wish you well on your future project.

As always, you are welcomed to reach out should you need further information, please do not hesitate to call me at 513-254-1973 or my personal email, milanlanier@gmail.com.

Thank you.

Be safe-Be Well-

Milan Lanier

Milan Lanier Sr.,
President
513-254-1973

March 30, 2023

To:
Mayor Aftab Pureva, Cincinnati, Ohio
801 Plum St., Suite 150
Cincinnati, OH 45202

Dear Mayor Aftab Pureval,

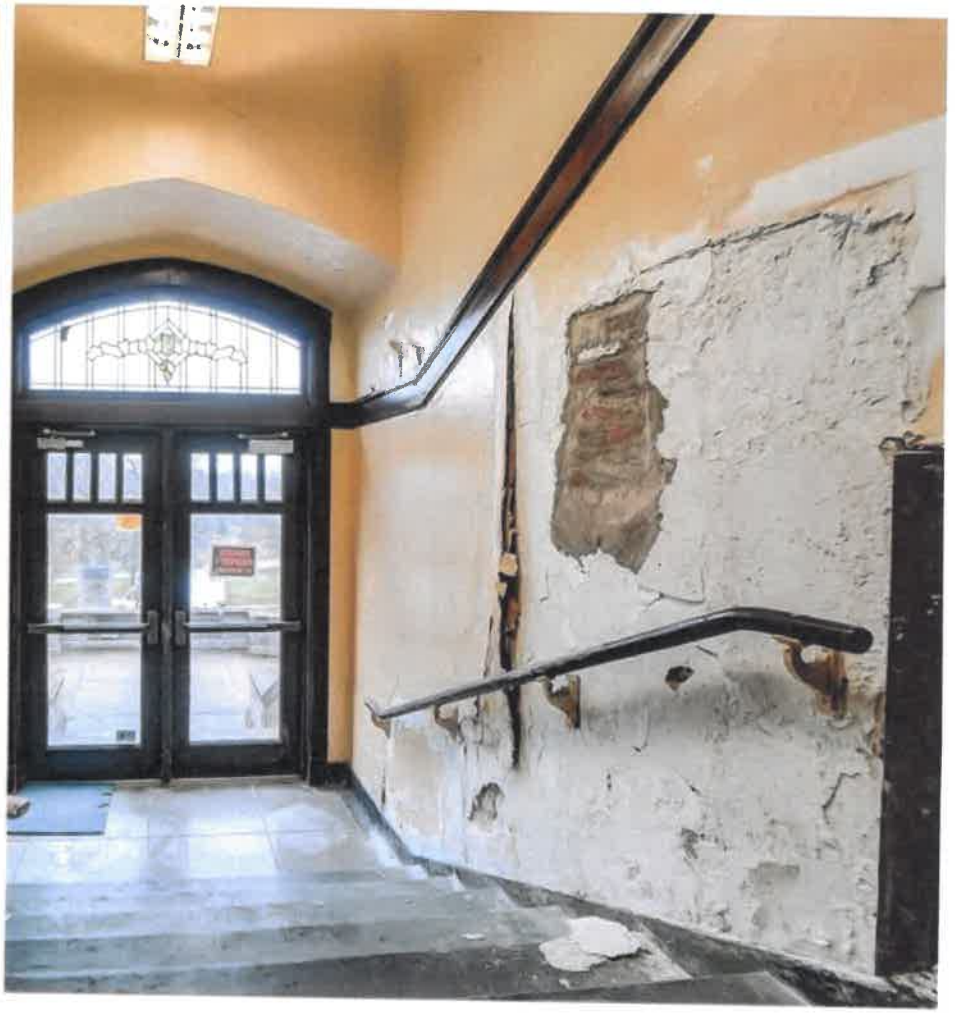
The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building (In a few years, if not sooner) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be(in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

Respectfully,

Senior Pastor Peterson W. Mingo,
Christ Temple Full Gospel Baptist Church

Cc:
Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

3060 DURRELL AVENUE



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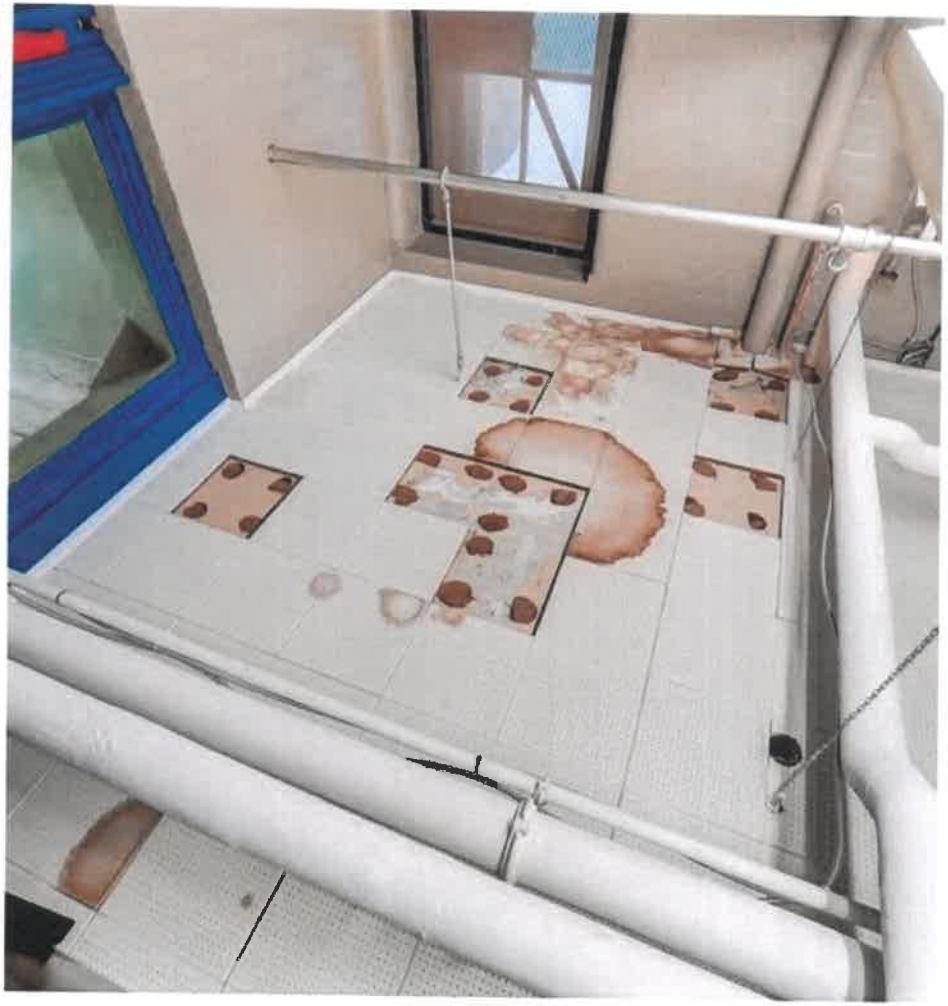
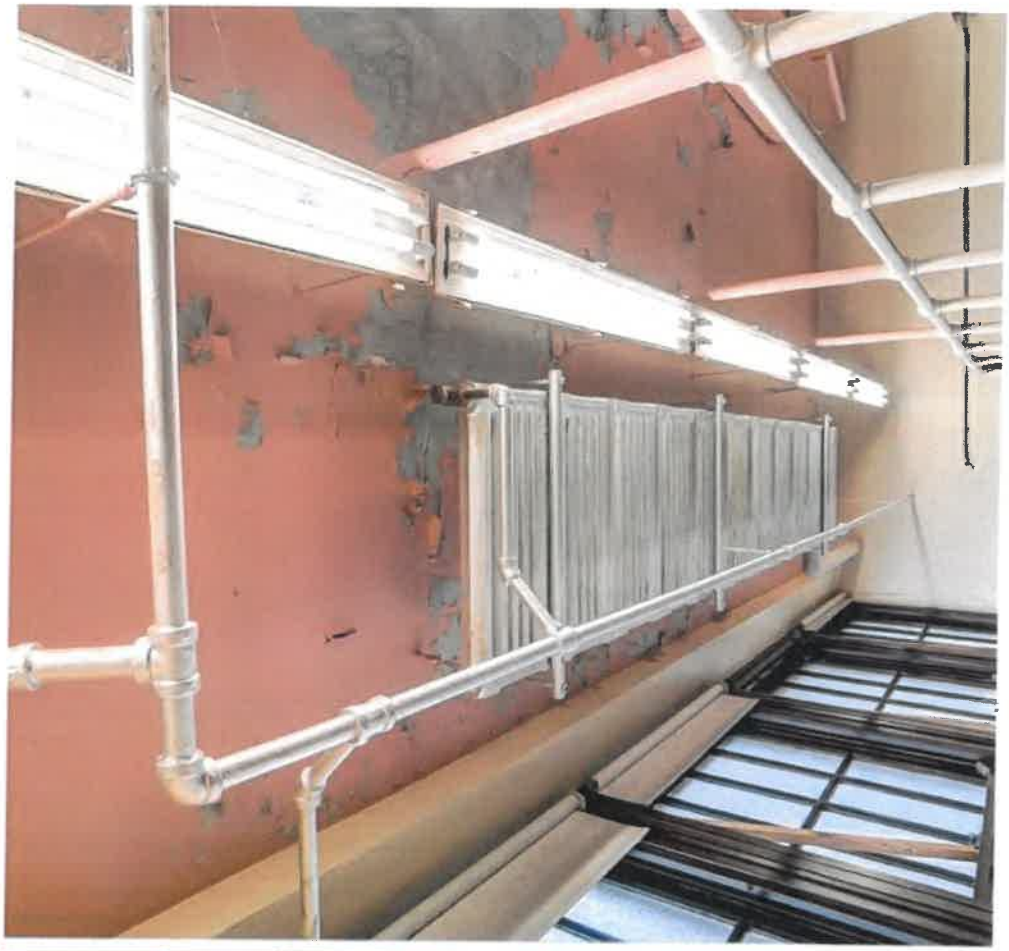
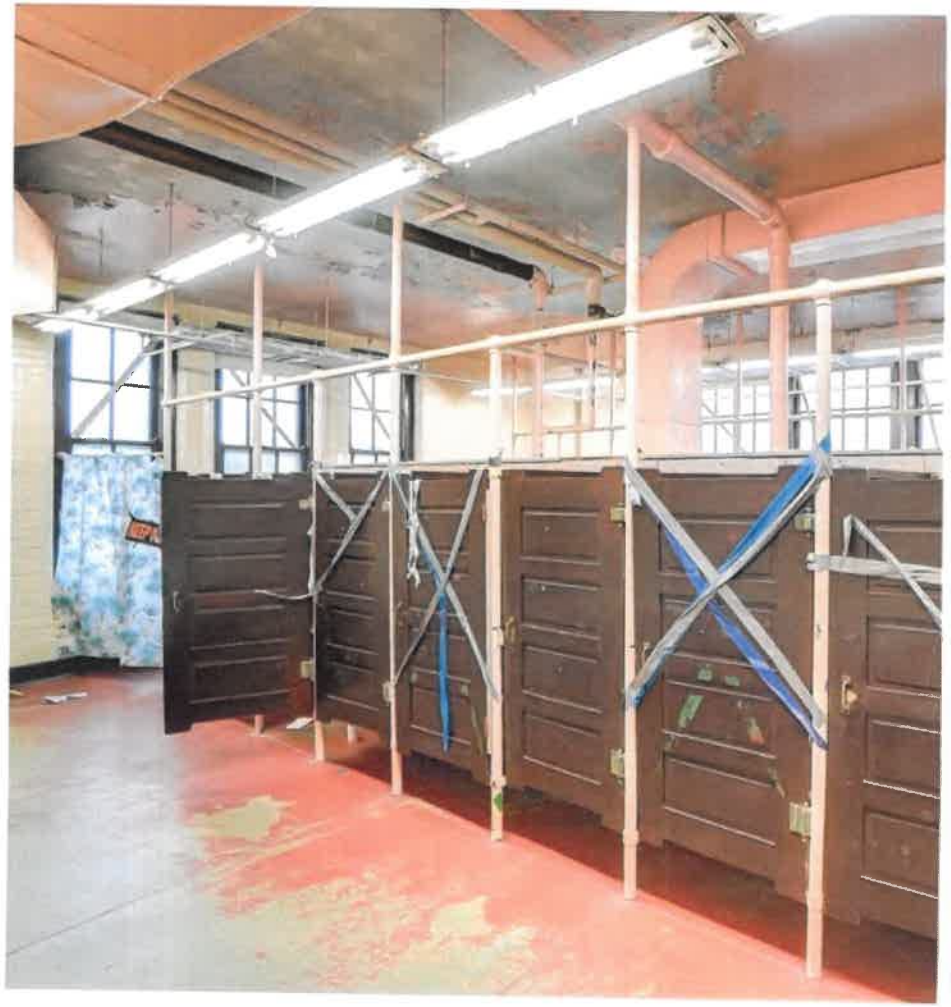
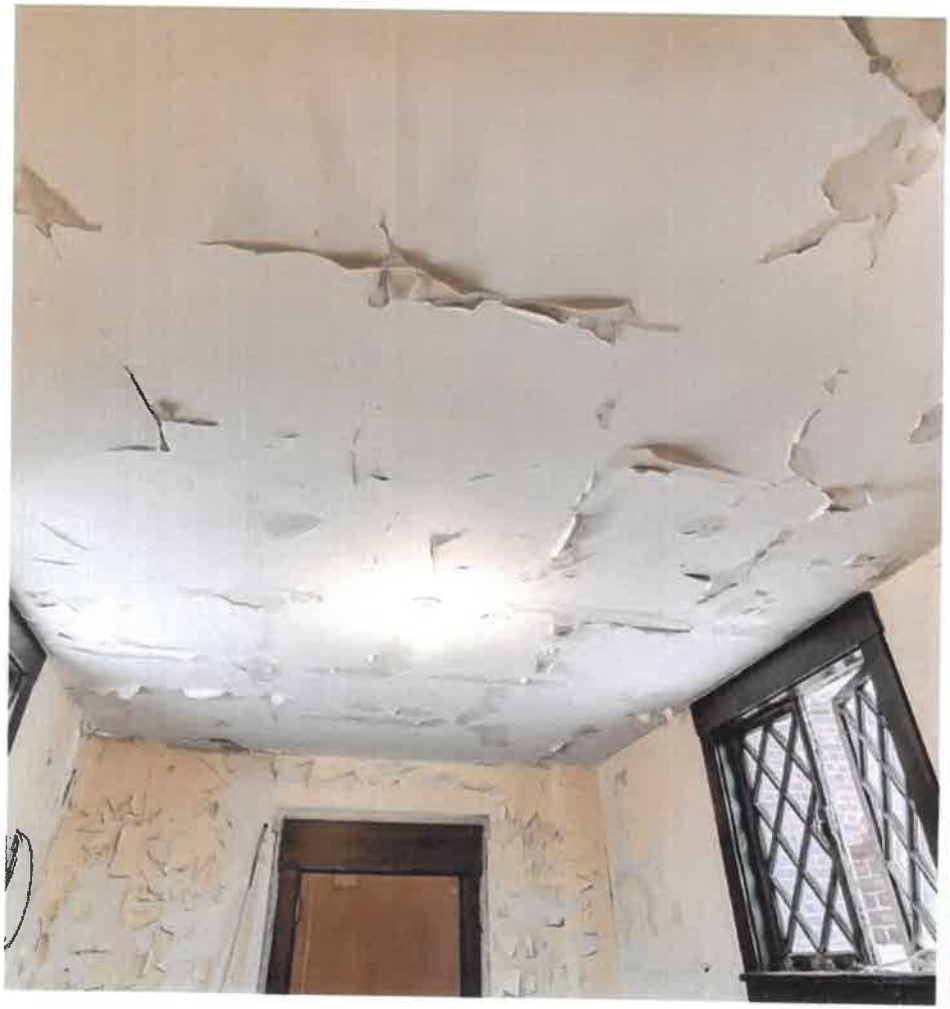
CAUTION

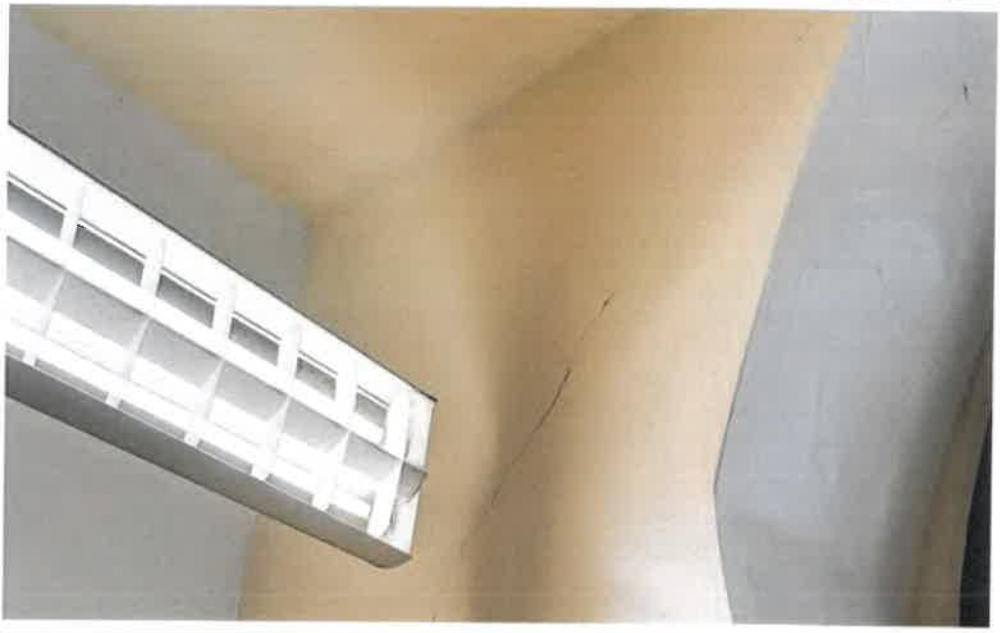
EXIT



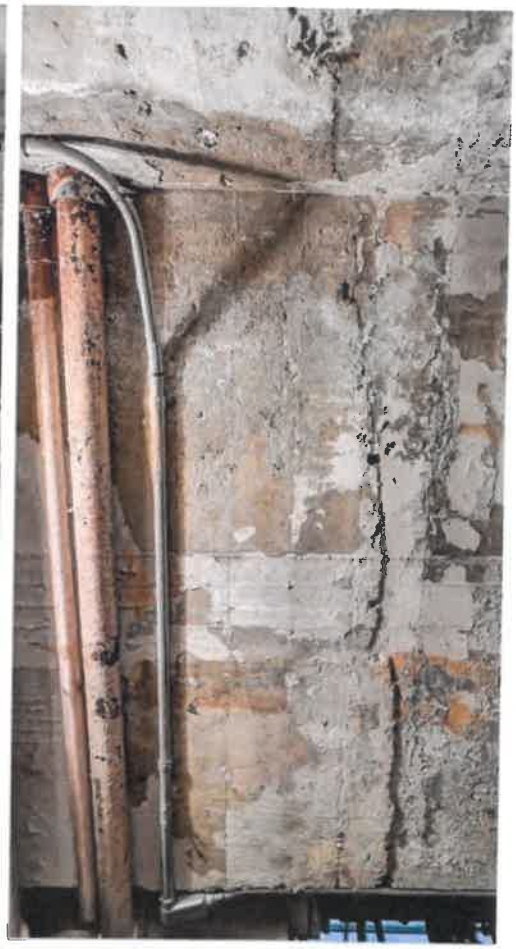




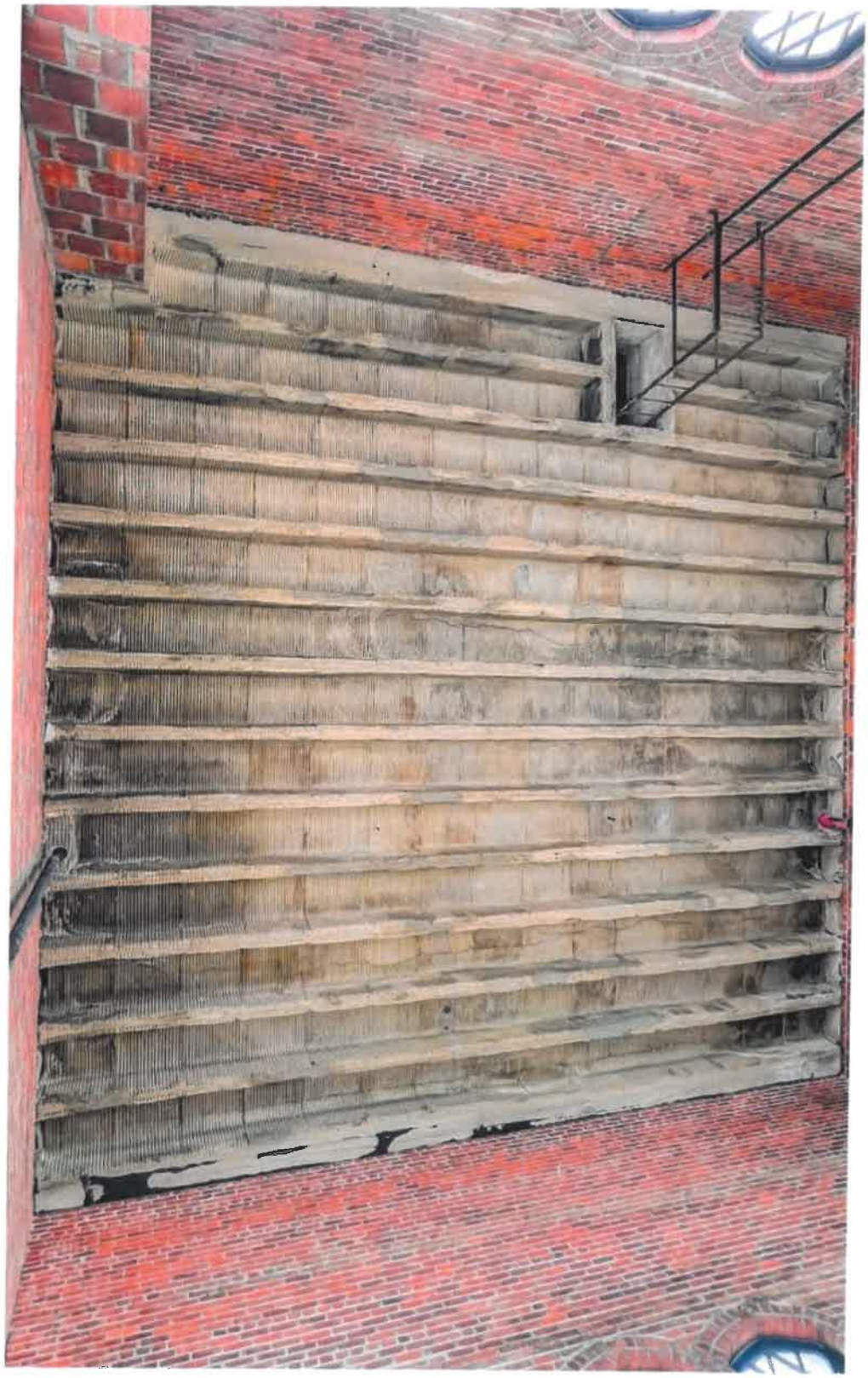


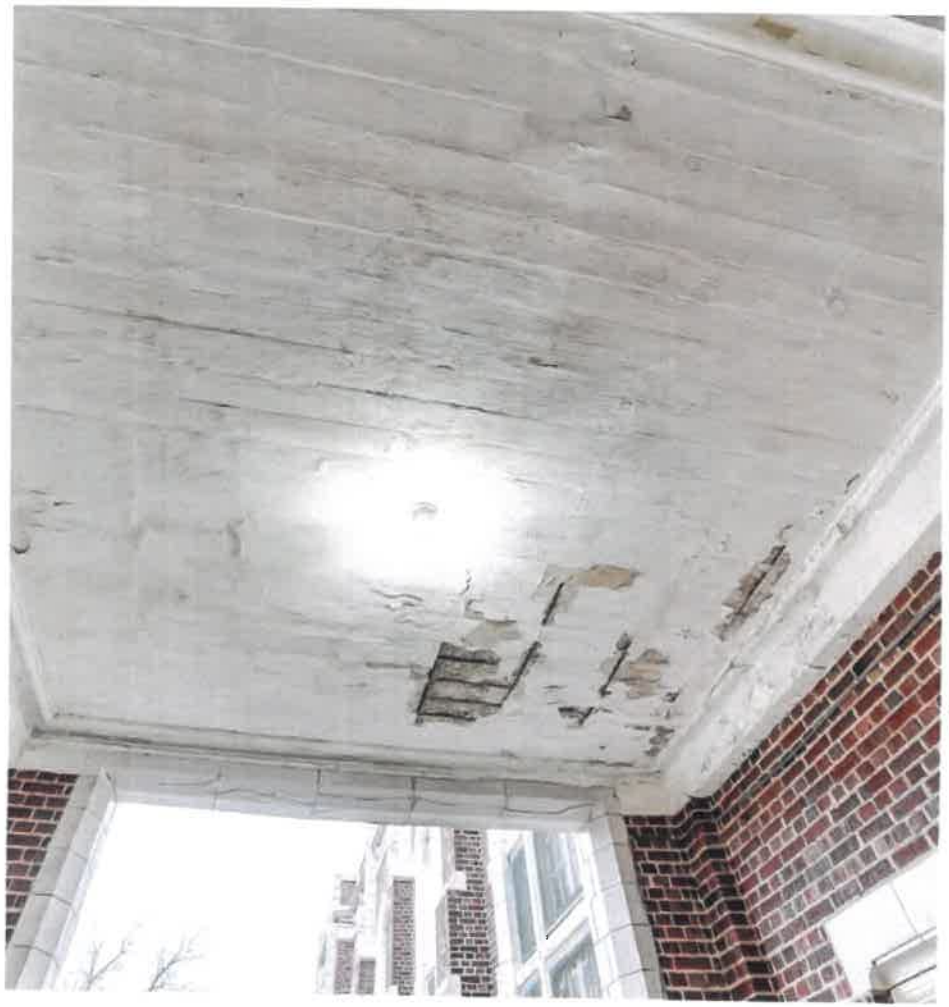


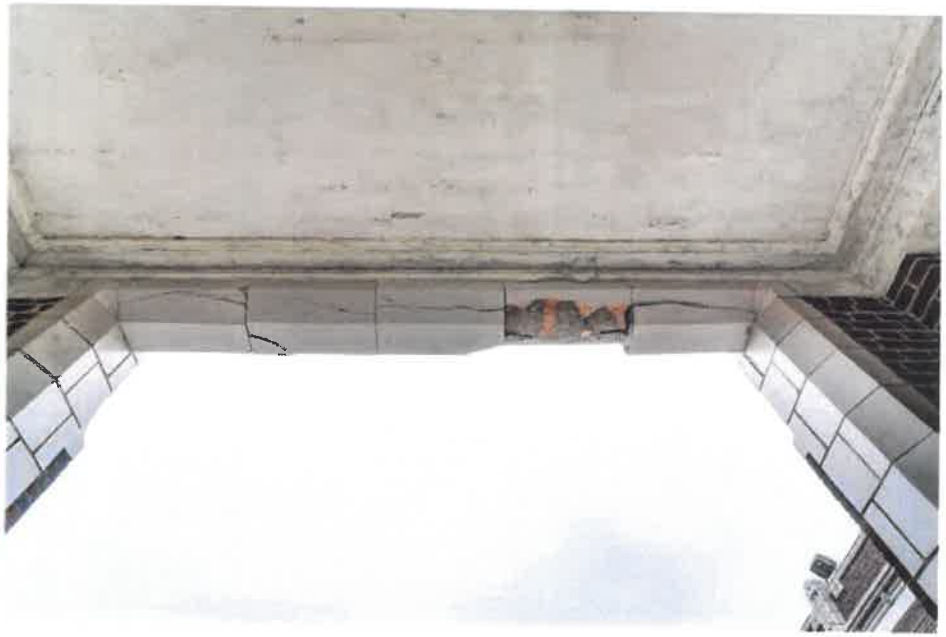
EXIT

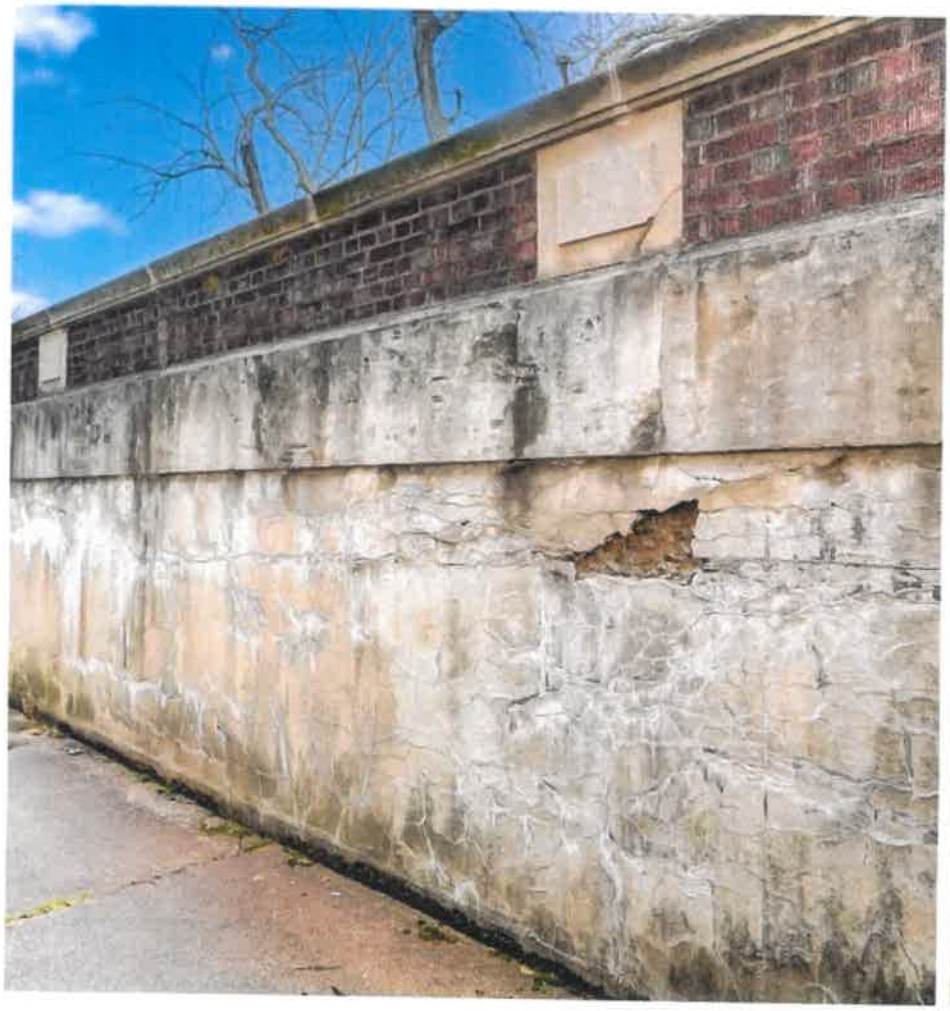


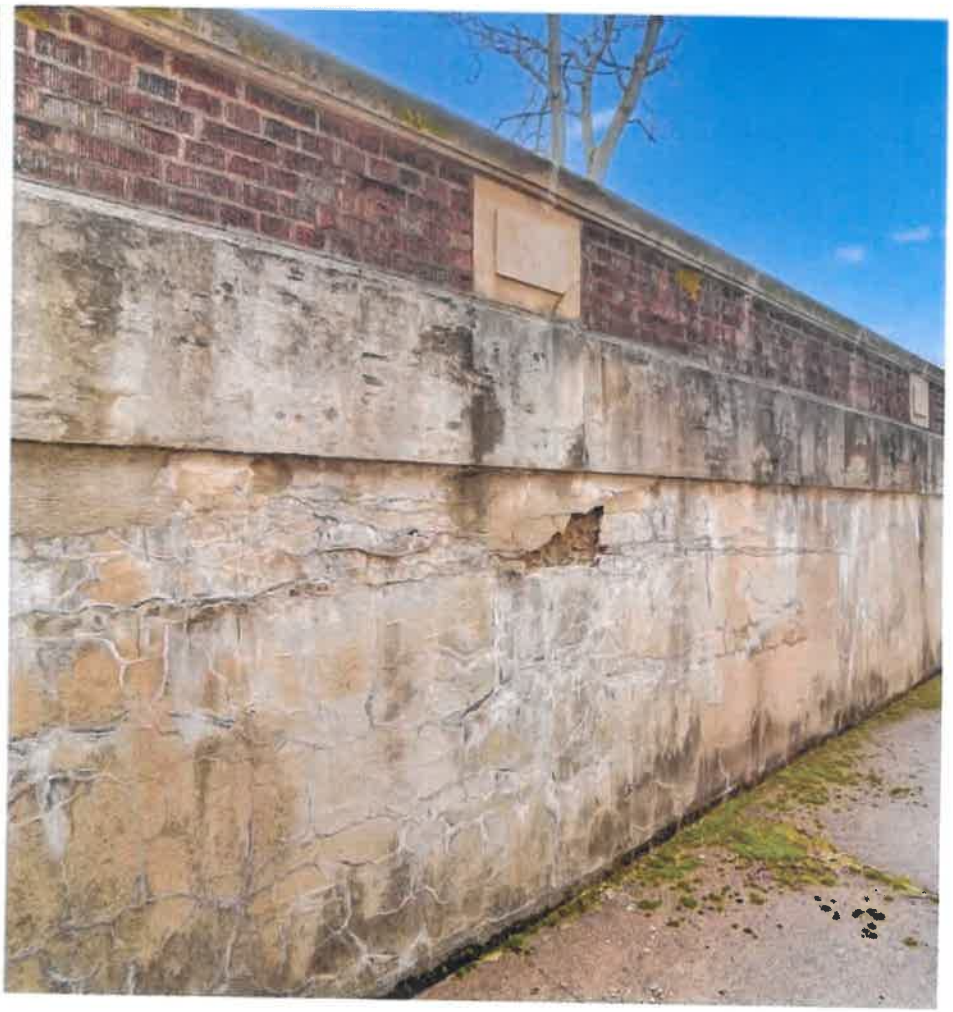
North American

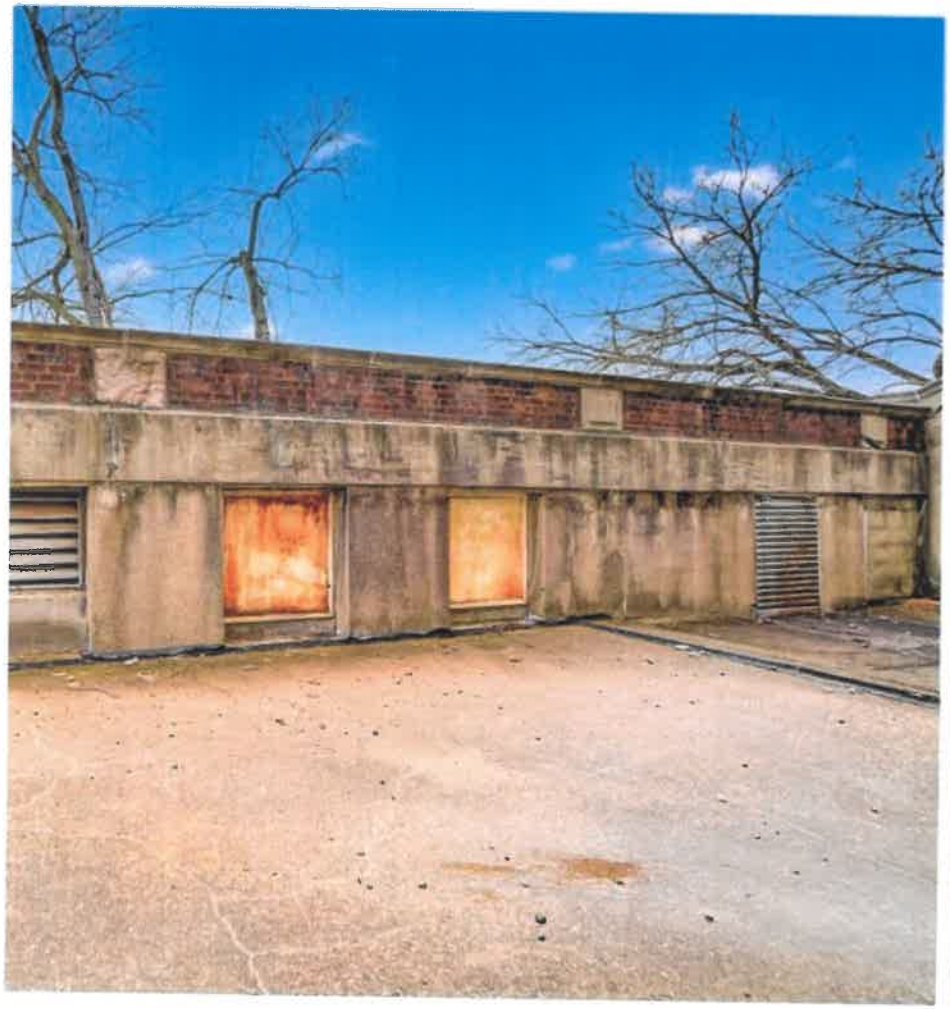


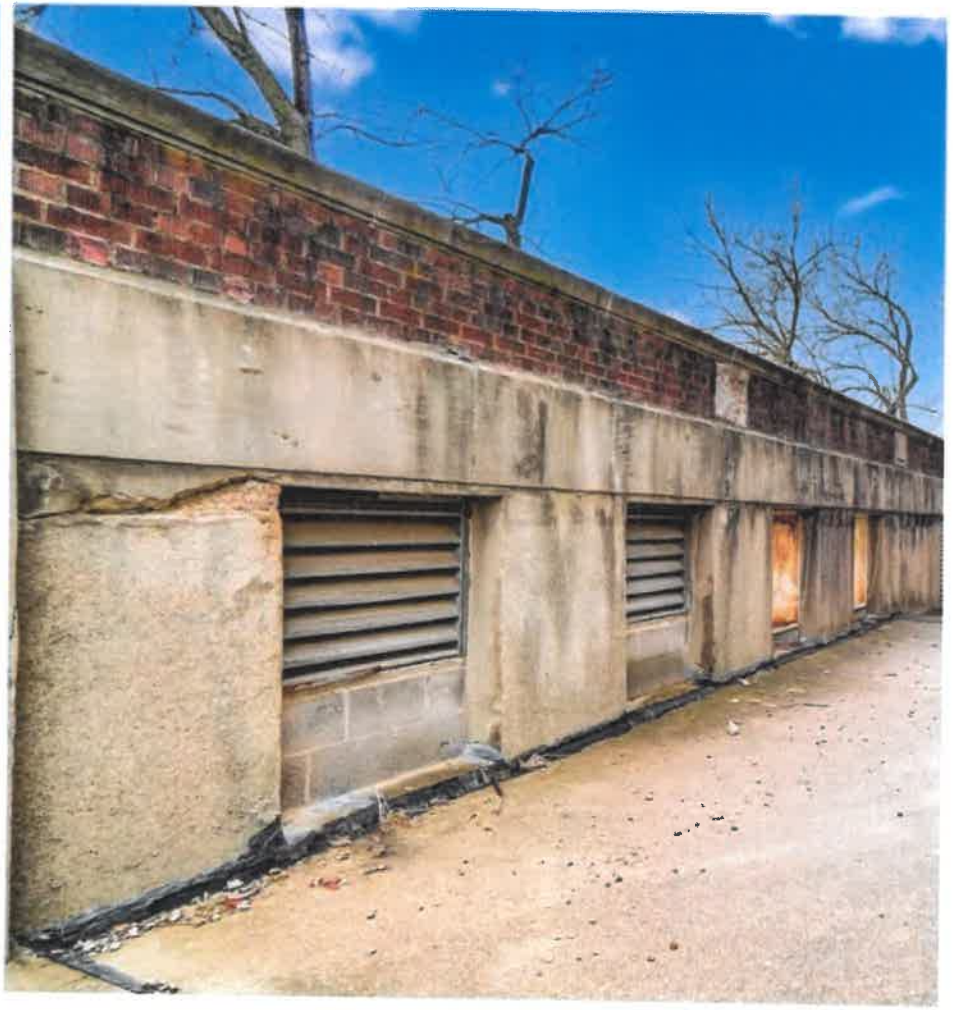


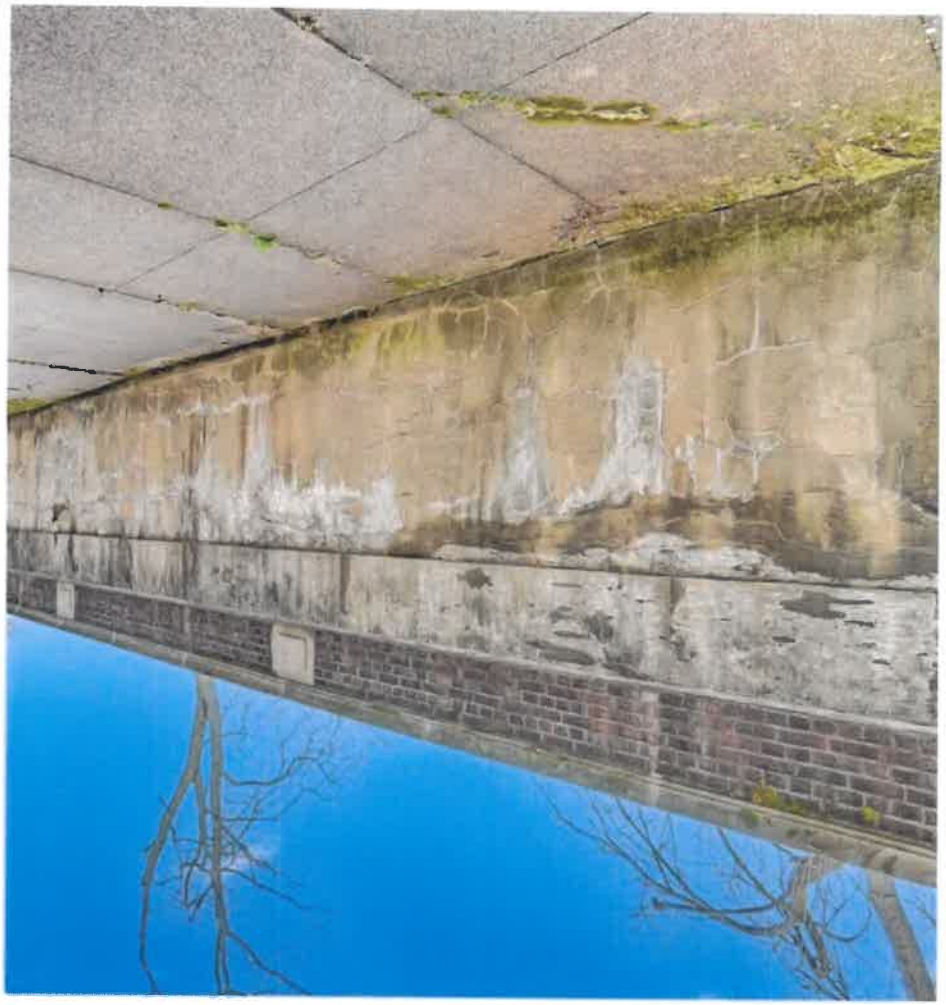


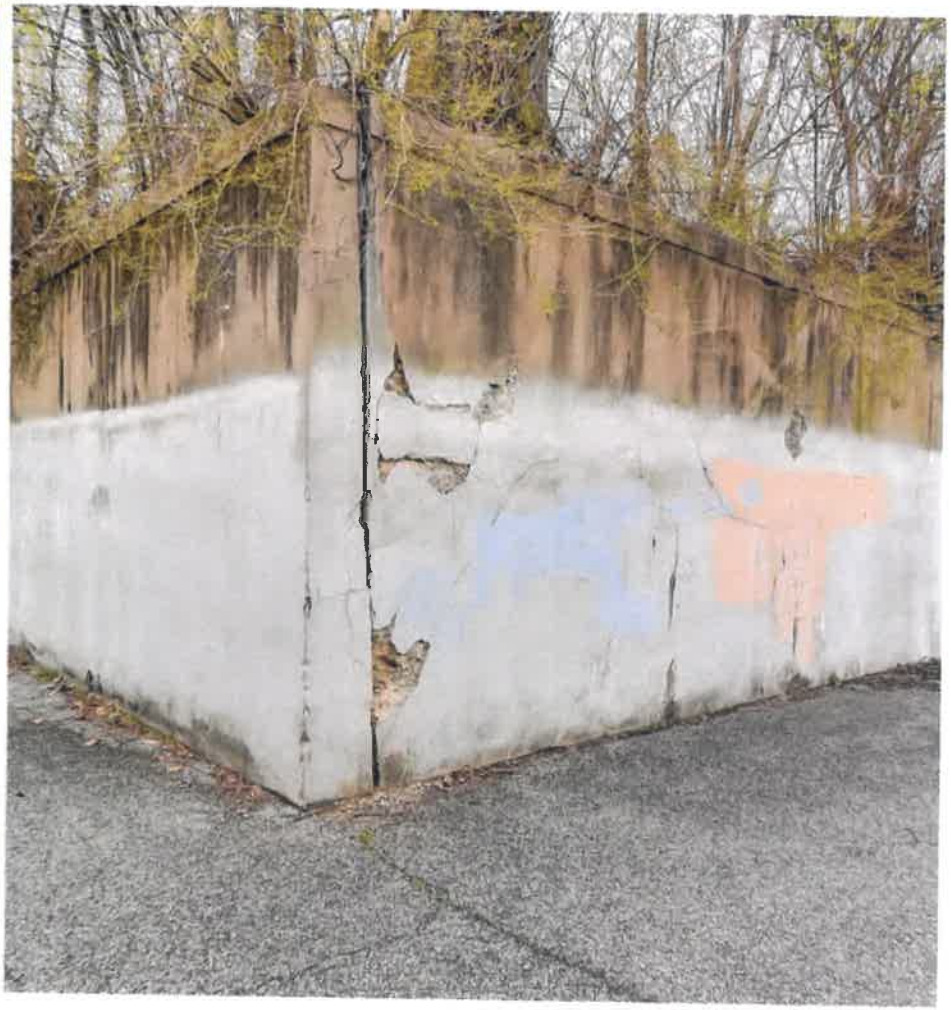












KINGSLEY + CO.
Building to INSPIRE.™

April 3, 2023

Mayor Aftab Pureval
City of Cincinnati
801 Plum Street, Suite 150
Cincinnati, OH 45202

Dear Mayor Pureval,

My name is Chinedum K. Ndukwe and I am the principal of Kingsley + Co. As one of just a few Cincinnati-based African American developers, I have made it my mission to invest in our historic and underserved neighborhoods. We pride ourselves on redeveloping land hiding in plain sight in the urban core of Cincinnati. We are intentional about our developments and want to see all our Cincinnati neighborhoods flourish.

Consistent with that mission, Kingsley + Co. has 3060 Durrell Ave. under contract with plans to build mixed income housing on the site. This project is an excellent opportunity to redevelop an aging and deteriorating property and to address the ever-present housing crunch in our city.

We are invested in and committed to the Evanston neighborhood. This is our second project in Evanston; our affiliate owns St. Mark's at 3500 Montgomery Road. We only want to pursue projects that will advance the community and thus depend on community input to succeed. To that end, we invited community members to eight informational meetings with our development and construction teams, allowing those closest to this project ask questions and give feedback. We then expected to move forward smoothly with the development.

The eleventh-hour proposal to designate 3060 Durrell Ave. a historic landmark will cripple the development. We oppose the last-minute proposal for several reasons:

- Most importantly, the existing building is not a historic landmark. Samuel Hannaford is a legend, designing more than 300 historic and iconic buildings in Cincinnati. 3060 Durrell Ave. is not one of them. Hannaford and Sons designed the building seven years after his death.

- It is impossible to renovate the existing structure. The building exterior is distressed from top to bottom, as you can see in the images attached to this letter. There are stress fractures in the foundation and debris falling from the building. The interior is uninhabitable, with water damage, mold, and clear signs of asbestos throughout the building. I would not allow my family to enter the building, nor allow anyone to inhabit it for any period. That is no doubt the reason why the congregation that currently owns the building wants to sell it and relocate.

- Even if we could renovate the building, it would be prohibitively expensive. Our team uses existing infrastructure at every opportunity, and we spent thousands of dollars over the last year and a half studying the current building. The existing building is simply unsafe. We estimate that it would cost $400-$500 per square foot to renovate the structure, which would limit our ability to make the residential units affordable. And even at that price, any attempt to renovate the building

would severely limit the number of residential units we could build. In short, renovation means fewer, more expensive units, which is precisely the *opposite* of affordable housing.

- The CPA has no money earmarked and no plan for 3060 Durrell Ave. At *best*, the historic designation would leave the Evanston community with an empty building that it can neither use nor repair. At worst, 3060 Durrell would become a hotbed for danger. Danger for wandering children who do not realize the danger of a moldy and asbestos-tainted building and danger from the kinds of people and activities that gravitate toward unused, uninhabited, unwatched spaces.

- If granted, the historic designation would upend an agreement between a private buyer and the private seller who owns the building. It appears that the CPA has not fully explored the legal hazards for the CPA and the City from that kind of interference. The historic designation would disrupt the expectations of the buyer and seller, it would leave the congregation that owns the building stuck with an unsafe space and without the means to relocate, and it would disrupt the expectations of the community that voted to rezone this property to create desperately needed housing.

3060 Durrell Ave. is not a historic landmark to preserve. It is a public health and safety problem to be remedied and converted to a safe and productive use. Please do not grant this designation for both the safety of the neighborhood and for the betterment of the Evanston Community.

Regards,

Chinedum Ndukwe
Principal
Kingsley + Co.

Cc: Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

From: Toyia Montgomery
Sent: Thursday, April 27, 2023 8:39 AM
To: Conservator, Urban
Subject: [External Email] RE: Hoffman School

You don't often get email from toyia.montgomery@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,

Started my career in 2002 at Lafayette Bloom Back on Track School, the school closed in 2006.

It was acquired nearly 10 years ago to be renovated and now it has been acquired by the Port Authority after the developer failed to keep their promises of renovating the school.

I lived across from the redevelopment of the old Fairview Elementary school and heard numerous complaints of rats and mice still running throughout the building post renovation.

There was not a problem demolishing historic buildings like Taft High School and businesses in the west end for FC Cincinnati. Why is Hoffman School an exception?

After being a landlord for 15+ years and watching the housing market transition. It is imperative that we develop more housing. Market rate housing, housing people can feel safe living in, knowing there isn't a threat to their families. We know these old buildings are beautiful but we can't save them all. They are rot with issues, asbestos, lead based paint, rodents among other things. We shouldn't have to bring in big developers from NY City. We should allow local Cincinnati developers the opportunity to reimagine the space into housing for the people of Evanston, the people of Cincinnati.

It is for the reasons outlined above that I stand in opposition of the historic designation.

Thank you,

Toyia Montgomery
(513) 290-6357

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Paul C. Maloff

Signature

5-18-23

Date

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-15-2023
Date

1625 Goodman Ave
Address Norwood Ohio

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Ronny Lewis

Signature

5/15/25

Date

929 Dana Ave

Address

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Sincerely,

Signature

5/18/23
Date

3362 glenway AVE
Address

Dear City Planning Commission, Mayor and Council,

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Sincerely,

Signature

5-18
Date

3915 Hemphill Way
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Danielle Burris
Signature

5/18/2023
Date

3559 Reading Rd #325
45229
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Regina Woodard
Signature

5/18/2023
Date

3390 goldrush court
Address

Dear City Planning Commission, Mayor and Council,

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Sincerely,

Signature

5-14-23
Date

1820 Kinney Ave
Address

Dear City Planning Commission, Mayor and Council,

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Sincerely,

Mary Taylor
Signature

5/18/23
Date

3330 Woodburn Ave
Address

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N/A
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I appreciate your time and attention to this request.

Sincerely,

Signature

16-5-23

Date

25 Lyndale Rd

Address

Dear City Planning Commission, Mayor and Council,

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Sincerely,

Signature

2/18/23
Date

Address

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Sincerely,

Signature

5-18-23
Date

3543 Edgewood Ave.
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

1047 Academy Ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Douglas Foggie
Signature

5/18-23
Date

1828 Kinney ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Annette Campbell
Signature

5-18-23
Date

3543 Newton Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Paul Banks
Signature

5.17.23
Date

1818 KINNEY AVE
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

B. Hamm Jr.
Signature

5.17.23
Date

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/12/23
Date

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

1413 Rambler Pl.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-18-23
Date

6970 Clovernook Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

886 Rockdale Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

05-18-2023
Date

1011 princeton Glendale Rd. #101
Address
West chester, OH. 45246

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Gayle M Young
Signature

05-18-2023
Date

3480 Lawrenceburg Rd. lot 24
Address
Cleves. OH. 45002

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

4031 Montgomery Rd.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/16/23
Date

1725 Vreeland Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

05/18/2023
Date

3235 Wold Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely, Joyce Maina

Signature

5/18/23
Date

2586 Queen City Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

9289 White Birch Drive
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/8/23
Date

1931 TRUITT AVE 45212
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Elaine Holt
Signature

5-18-23
Date

1862 Fanny Ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Gloria C. Lee
Signature

5/18/23
Date

3206 Gavanaugh Ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Leonard M Hunter
Signature

5/18/23
Date

Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-18-23
Date

5 Henry Court Cold Spring Ky 41076
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/17/23
Date

1220 Ruthland
Address

Dear City Planning Commission, Mayor and Council,

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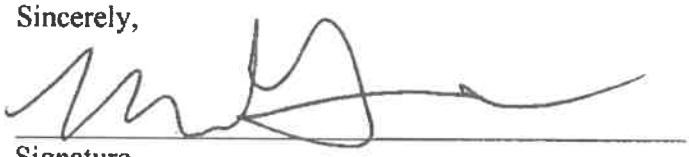
I appreciate your time and attention to this request.

Sincerely,



Signature

5/17/23

Date

2538 hackberry st 402

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Rodney Burrows
Signature

5/19/23
Date

3317 SPOKANE
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Kimberly Bush
Signature

5-19-23
Date

646 WAYNE ST
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

LILLIE JONES
Signature

5/18/23
Date

3508 TRIMBLE AVE
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

868 Beecher St. Cincinnati Ohio
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

C Platt

Signature

5/18/23

Date

3409 Wabash Ave

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/19/23
Date

3204 Woodburn Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Katie Williams

Signature

5-18-23

Date

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

3353 WABASH AVE
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/18/23
Date

119 Maplewood Drive
Address Maple Shade, NJ 08052

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Marcia Vann

Signature

5-18-23

Date

3501 Section Rd #203

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-18-23
Date

Evveston
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-18-23
Date

Cincinnati OH
Address

OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Bilal Shabazz Muhammad		PO Box 36390	18 May 23
Marian Ellen Muhammad		PO Box 36390	18 May 23
Bridgette Martin		1714 Casey dr #102	18/May 23

OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Carl Baxter	Carl Baxter	6347 BEECHMONT AVE #205	5/18/23
TIERRY WALKER		1913 Roquomore	5/18/23
Christopher Whitehead		3711 Hackberry	5/18/23
CURTIS COBB		158 CROVE RD	9/18/23
Annette Campbell		3543 Newton Ave	5-18-23
Dave Powell		1047 Academy Ave	5/18/23
			5-18-2023
Adam Lazor		3915 Hemphill Way	5-18-23
Danielle Barnes		3559 Readwood Rd #325	5.18.23
~~Regina Woodard~~ Regina	Regina Woodard	3590 goldrush court	5.18.23
Brian Pratt		1006 Ebony Lane	5.18.23
Mary Taylor		3590 Woodburn	5/18/23
			5/18/23
Angie Ellison			5/18/23
			5/18/23
Charity Livingston	charity Livingst	3543 Reading Rd	5/18/23
Kat Wells			5/18/23
Meagan Freeman		86 Beecher St. Cincinnati Ohio	5/18/23
Cera Prather		3409 Wabash Ave	5/18/23
Ethan Cunningham		3204 Woodburn Ave	5/18/23

OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Emily Fuller		1010 princeton Glendale, OH 45246 West Chester, OH	05-18-2023
Gayle Young	Gayle M Young	3480 lawrenceburg rd. lot 24 Cleves, OH. 45002	05-18-2023
Adam Bowen		4136 Floral Ave 40212	05/18/23
Diane Benuch		4130 Montgomery 45212	05/18/23
Ben Simms		1725 Gleary Ave	5/16/23
Tim Muscanza		3255 Wold Ave 45207	5/18/23
Joyce Maina		2586 Queen City Ave	5/18/23
Anna Henn		9289 Cehills Rich	5/18/23
LEONARD M. HUNTER	Leonard M Hunter	1046 HILLCREST ROAD	5/18/23
William Cogswell		5 Henry COURT	5-18/23
GLORIA LEE	Gloria C Lee	3226 CAVANAUGH AVE	5-18-23
Elaine Holt	Elaine Holt	1862 Fairfax Ave	5-18-23
JOANN ORR		1931 TRUITT AVE	5/18/23

OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Mark Fuller			5/17/23
Derek Reid	Derek Reid		5/18/23
Stuart Burns			5/18/23
Douglas Fogle	D. F		5/18/23
Ronny Lewis	Ronny Lewis	929 Dana Ave	5/18/23
Bobby Brown		3332 Harvard Ave	5/18/23
Andrew Shirer	Andy Shirer	4013 Hanover Dr	5/18/23
Paige Jones		1820 Kinney	5/18/23
Amanda Nichols	Amandanichols	3553 Van Antwerp	5/18/23
Joyce Mayna	2556 Queen City		5/18/23
Anthony, Jr		25 Lyndale Rd	16-5-23
Anyuh Thompson			5-18-23
John Lake			5/13/23
Derrick Mitts		3123 Harvard Av	5-18-23
Laura Eaves	Louise Eaves	5631 Englewood	5-18-23
Lillie Jones	LILLIE JONES	3508 TRIMBLE	5/18/23
Alyssa C. Harris	ALYSSA C. HARRI	3353 WABASH AVE	5/18/23
Marcia Van	Marcia Van	3501 Section Rd.	5/18/23
Candice Reed			5/19/23
Kim Bush	Kim Bush	248 WAYNE	5/19/23

Peppers, Alex

From: Terez Graves <trezzyygraves3020@aol.com>
Sent: Thursday, May 18, 2023 5:33 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Opposition of the Hoffman School Designation

You don't often get email from trezzyygraves3020@aol.com. Learn why this is important
External Email Communication

Hello,

I am writing to strongly oppose the proposed historic designation of Hoffman School. As a neighbor in Evanston, I urge you to consider the lack of historical significance and the poor condition of this building, emphasizing that it does not warrant preservation. The current state of the Hoffman School is awful, with significant deterioration and neglect. It has become an eyesore in our community and a potential safety hazard. Designating it as historic would only impede progress and hinder the opportunity for revitalization and positive change. There's no proof of significant historical or architectural value. It does not contribute to the historical fabric of our neighborhood, and preserving it would serve no purpose other than stopping our community's growth and potential. I think you need to prioritize our community's needs by supporting the sale of Hoffman School to the developer. This opportunity for redevelopment would not only address the current blight but also create new housing options and economic growth within our neighborhood.

Thank you for considering the concerns of the Evanston community. I trust that you will make a decision that aligns with the best interests of our neighborhood, emphasizing the importance of progress, revitalization, and meeting the pressing needs of our residents.

Peppers, Alex

From: James Ross <ross.j.j722@gmail.com>
Sent: Thursday, May 18, 2023 2:55 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] OPPOSE THE HISTORIC DESIGNATION

Some people who received this message don't often get email from ross.j.j722@gmail.com. Learn why this is important

External Email Communication

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

Peppers, Alex

From: James Booker <jbook513er@yahoo.com>
Sent: Thursday, May 18, 2023 2:14 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Opposition to Historic Designation at 3060 Durrell

You don't often get email from jbook513er@yahoo.com. Learn why this is important
External Email Communication

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Peppers, Alex

From: Jindal Tork, Sonya <jindal@taftlaw.com>
Sent: Thursday, May 18, 2023 9:01 AM
To: Kellam, Caroline; Cincinnati City Planning; Peppers, Alex
Cc: Sturkey, David; Maynes, Kasandra; Owen, Douglas; Houston, Christopher S.
Subject: [External Email] FW: Hoffman School - Letter in Opposition

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Dear Ms. Kellam:

We note that the letter in opposition below was not referenced in the Historic Conservation Board Staff Report or included in the Historic Conversation Board case materials despite being submitted on April 12, 2023 well in advance of the May 8, 2023 hearing. We request that this letter in opposition (and any other written comments or statements in opposition) be included in the written record of both the Historic Conservation Board and City Planning Commission.

Thank you,
Sonya Jindal Tork

----- Forwarded Message -----
From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic view would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

Sonya Jindal Tork
Partner
jindal@taftlaw.com

Dir: 513.357.9335 | Cell: 513.498.8756
Tel: 513.381.2838 | Fax: 513.381.0205
425 Walnut Street, Suite 1800
Cincinnati, Ohio 45202-3957

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----- Original Message -----
From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 12:29:45 PM
Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

680E600]

Peppers, Alex

From: George Berardi <george@berardipartners.com>
Sent: Thursday, May 18, 2023 12:30 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Kingsley 3060 Durrell Avenue
Attachments: Berardi Letter in Opposition - 5-18-23.pdf; Kingsley 3060 Durrell Avenue April 18 Letter.pdf

External Email Communication

To the Mayor of Cincinnati, Members of Cincinnati City Council and Members of the Cincinnati Planning Commission: The appended memoranda are offered in opposition of the Cincinnati Local Historic Landmark Proposed Designation for 3060 Durrell Avenue, Evanston (Cincinnati).

Thank you for considering this position. George

George D. Berardi, AIA
President | CEO

E george@berardipartners.com
T 614.221.1110
C 614.582.3308

BERARDI+
1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

berardipartners.com

....with studio locations in Detroit, Cleveland and Tampa

April 18, 2023

KINGSLEY + CO.
Building to INSPIRE™

30 West Third Street
Cincinnati, Ohio 45202

Attention: ***Chinedum Ndukwe***
Principal and Founder

Subject: ***Hoffman School--Evanston***
3060 Durrell Avenue
PLANNED USES LIMITATIONS

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

The gross building area attributable to each unit is greater than 2,600 sf per unit (...this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (...including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

However, it remains my opinion that little argument can be made against the idea that the 'Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements...'. But, the notion of the building representing a well-preserved example of the Jacobean Revival style is an opinion, though the limited effort made for preservation through selective maintenance and emergency repairs must be recognized. I'm also reminded of the notion that 'beauty is often only skin deep'. But what is internal to the Hoffman is likely another matter related to structure, safety, and environmental concerns that we have discussed. This is without doubt a beautiful example of a distinct style. At the same time I'm somewhat intrigued by the proposal for the current designation, especially since it serves well to feature the most dominant positive ornamentation and general character of the building but does not detail these last comments...the parts that truly create redevelopment feasibility.

In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

Very truly yours,
Berardi+

George D. Berardi, AIA
GDB/lp

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati***
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)***
Cincinnati Local Historic Landmark Proposed Designation

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

Very truly yours,
Berardi+

George Berardi, AIA
President/CEO
Attachment

April 18, 2023

KINGSLEY + CO.
Building to INSPIRE™

30 West Third Street
Cincinnati, Ohio 45202

Attention: ***Chinedum Ndukwe***
Principal and Founder

Subject: ***Hoffman School--Evanston***
3060 Durrell Avenue
PLANNED USES LIMITATIONS

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

The gross building area attributable to each unit is greater than 2,600 sf per unit (...this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (...including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

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In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

Very truly yours,
Berardi+

George D. Berardi, AIA
GDB/lp

Peppers, Alex

From: William Cooper <w.cooper8471@gmail.com>
Sent: Monday, May 22, 2023 10:39 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Hoffman School

Some people who received this message don't often get email from w.cooper8471@gmail.com. Learn why this is important
External Email Communication

To whom it may concern:

I write to you today as a deeply concerned resident of Evanston, regarding the distressing situation surrounding Hoffman. My frustration lies not only with the dire state of the building but also with the Cincinnati Preservation Association's sudden interest in its preservation, while turning a blind eye to its decay for far too long.

Let me be clear: the condition of this building is an absolute disgrace. Bricks are falling off, the structure is crumbling, and leaks are causing irreparable damage. It poses a significant safety hazard to our community. It's truly disheartening to witness the Cincinnati Preservation Association conveniently awakening from their slumber only now, as the property faces potential redevelopment.

What exacerbates the situation is the dire financial circumstances of Christ Temple Baptist Church. This aging church, under the dedicated leadership of Pastor Mingo, has struggled for years, dealing with mounting maintenance costs and a dwindling congregation. They desperately need the proceeds from selling this property to sustain their operations, support their members, and continue their valuable community outreach efforts.

The irony is hard to ignore. The Cincinnati Preservation Association, who seemed disinterested in supporting the church during its years of struggle, now wants to impose a historic designation on the very building they neglected. It's an insult to our community and the church's needs. Where were they when the bricks were falling and the church needed assistance?

Please consider the larger impact of this situation. We must prioritize the welfare of our community over preserving a deteriorating structure with no true historical significance. Allowing the church to sell the property for redevelopment would not only address their financial woes but also revitalize our neighborhood, create new opportunities, and improve safety for everyone.

I urge you to support the church's endeavor to sell the property and provide them with the means to secure a brighter future. Our neighborhood deserves better than neglect and empty preservation gestures.

Thank you for your attention to this matter. I trust that you will consider the urgency and gravity of the situation when making your decision.

Thanks,
William

Peppers, Alex

From: Mattie Walden <matt.wald513@yahoo.com>
Sent: Monday, May 22, 2023 11:25 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Oppose Hoffman as Historic

You don't often get email from matt.wald513@yahoo.com. Learn why this is important
External Email Communication

Good morning,

I am writing to you today as a devoted member of Christ Temple Baptist Church, filled with deep concern and apprehension over the proposed historic designation of our church property at 3060 Durrell Avenue. The implications of this decision have far-reaching consequences that will directly impact our congregation and jeopardize the future of our beloved church.

Let me begin by expressing the immense love and dedication we have for our church community. Over the years, we have weathered countless challenges, supported one another in times of hardship, and worked tirelessly to make a positive difference in our neighborhood. Our church serves as the spiritual and social cornerstone for countless individuals, offering guidance, and hope.

However, the financial strain on our church has become increasingly overwhelming. The costly maintenance and upkeep of the building has placed an enormous burden on our already limited resources. As a result, we have made the easy decision to sell the property. This sale represents a lifeline for our congregation, providing much-needed funds to sustain our operations, continue our community outreach, and support our members.

It is disheartening to witness the Cincinnati Preservation Association's relentless pursuit of a historic designation for our property. While they claim to advocate for preservation, it is evident that they have no true understanding of the dire situation our church faces. They have no skin in the game, no money at risk. Meanwhile, the financial well-being of our congregation hangs in the balance.

Let me emphasize that the building itself holds no significant historical value. It is in a state of disrepair, with crumbling walls, leaky roofs, and structural issues that pose a serious threat to safety. Designating it as historic serves no purpose other than hindering our church's ability to navigate the difficult road ahead.

We ask you to prioritize the well-being of our church and its faithful members. By allowing the sale and demolition, you would be safeguarding the future of our congregation, ensuring that we can continue to provide spiritual guidance, support, and community services to those who rely on us. This decision would enable us to invest in our church's growth and secure a brighter future for all.

Please consider the genuine needs of our congregation and the significant impact this decision will have on our church community. We ask that you support our endeavor to sell the property, allowing us to protect the livelihood of our members and fulfill our mission of serving and uplifting our neighborhood.

Thank you for your attention to this urgent matter. We trust in your wisdom and compassion as you deliberate on this issue, keeping the best interests of our congregation and community at heart.

Mattie Walden

Peppers, Alex

From: Melvina Johnson <johnsonmelvina750@aol.com>
Sent: Monday, May 22, 2023 1:20 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Sturkey, David
Subject: [External Email] Christ Temple Full Gospel Baptist Church on Durrell

You don't often get email from johnsonmelvina750@aol.com. Learn why this is important
External Email Communication

Hello Everyone,

As a member of the Christ Temple Full Gospel Baptist Church, I wanted to take a moment to express my unwavering support for the sale and demolition of our church property. It is time for a fresh start that will bring relief to our aging congregation, including myself.

Over the years, I have witnessed the gradual deterioration of our beloved church building, and it pains me to admit that it no longer meets the needs of our congregation. As an older member, navigating the stairs has become increasingly difficult, often causing me to miss services and feel isolated from our church community. The lack of accessibility has taken a toll on my spiritual well-being, and I believe it is time for a change that addresses the needs of all members.

Furthermore, the recent heating issues have been particularly challenging. Sitting in freezing cold temperatures during services is not only uncomfortable but also jeopardizes our health and enjoyment of worship. It breaks my heart to see fellow members shivering and unable to fully engage in the religious service we cherish. We deserve a place of worship that provides warmth, comfort, and a welcoming environment for all.

I fully understand and support the decision to sell the property and embark on a new chapter for our congregation. The state of disrepair is undeniable, and attempting costly renovations would only place a greater burden on our limited resources. It is time for us to prioritize the well-being of our congregation and embrace the possibilities that lie ahead.

By allowing the sale and subsequent demolition, we have the opportunity to create a fresh, accessible space that meets the needs of all members. The introduction of new development would not only provide a chance for us to gather comfortably but also revitalize the neighborhood we call home. I am excited about the potential positive impact it can have on our community, attracting new residents, businesses, and a renewed sense of vibrancy.

As an older member, I am ready for a change that will enhance our worship experience, bring us closer together, and ensure our long-term sustainability. It is my sincere hope that our congregation can move forward united in our support for this decision.

Warm regards,
Melvina

Peppers, Alex

From: sagesse@fuse.net
Sent: Tuesday, May 23, 2023 1:09 AM
To: Cincinnati City Planning
Subject: [External Email] Hoffman School - Local Landmark designation - Planning Commission Meeting 6/2/2023

[You don't often get email from sagesse@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Sirs:

In response to your recent inquiry about the 6/2/2023 Planning Commission meeting, we would like to restate our previous comments (see below) relative to the suitability of limiting appropriate development based the physical maintenance of an obsolete structure for the purpose of maintaining a historical record. We would argue for maintaining the spirit of and knowledge that can be learned from the history but, not the actual structure.

Please advise if we can be of further service.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.
(513) 302-7383 / (513) 766-0690 (24/7)

----- Forwarded Message -----
From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax

revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic city view facing west would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

----- Original Message -----
From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 12:29:45 PM
Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12. 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati***
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)***
Cincinnati Local Historic Landmark Proposed Designation

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

Very truly yours,
Berardi+

George Berardi, AIA
President/CEO
Attachment

April 18, 2023

KINGSLEY + CO.
Building to INSPIRE™

30 West Third Street
Cincinnati, Ohio 45202

Attention: ***Chinedum Ndukwe***
Principal and Founder

Subject: ***Hoffman School--Evanston***
3060 Durrell Avenue
PLANNED USES LIMITATIONS

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

The gross building area attributable to each unit is greater than 2,600 sf per unit (...this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (...including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

However, it remains my opinion that little argument can be made against the idea that the 'Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements...'. But, the notion of the building representing a well-preserved example of the Jacobean Revival style is an opinion, though the limited effort made for preservation through selective maintenance and emergency repairs must be recognized. I'm also reminded of the notion that 'beauty is often only skin deep'. But what is internal to the Hoffman is likely another matter related to structure, safety, and environmental concerns that we have discussed. This is without doubt a beautiful example of a distinct style. At the same time I'm somewhat intrigued by the proposal for the current designation, especially since it serves well to feature the most dominant positive ornamentation and general character of the building but does not detail these last comments...the parts that truly create redevelopment feasibility.

In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

Very truly yours,
Berardi+

George D. Berardi, AIA
GDB/lp

Peppers, Alex

From: Jindal Tork, Sonya <jindal@taftlaw.com>
Sent: Friday, May 19, 2023 2:51 PM
To: Peppers, Alex; Keough-Jurs, Katherine; Kellam, Caroline
Cc: Ahouse, Emily; Sturkey, David; Maynes, Kasandra; Houston, Christopher S.
Subject: 3060 Durrell / Hoffman School - Opposition to Proposed Designation as Local Historic Landmark
Attachments: 2023-05-01 - Taft Law Brief & Exhibits re 3060 Durrell.pdf; 3060 Durrell - Taft Law Powerpoint Presentation - 2023-05-19.pdf

Dear Ms. Keough-Jurs, Mr. Peppers, Ms. Kellam, and City Planning Commission:

On behalf of Kingsley Investment Group LLC (dba Kingsley + Co.) ("Kingsley"), we write and attach materials in opposition to the Cincinnati Preservation Association's proposed designation of 3060 Durrell as a Cincinnati Local Historic Landmark. We request that this email and the attached materials be included and made part of the written record.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley is a Cincinnati-based, African-American developer with a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley has been under contract to purchase 3060 Durrell from Evanston's Christ Temple Full Gospel Baptist Church since June 2022 of last year and, with the Church's support and blessing, plans to build a mixed-income housing development at 3060 Durrell adding approximately 250 new apartment units to the City's strained housing supply. Kingsley's proposed redevelopment will not only activate a property that is a threat to public safety, health, and welfare, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with Plan Cincinnati and the overriding and primary goals (Goals 1 and 2) of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement while retaining an economically diverse neighborhood and facilitating African-American participation and minority/BIPOC contractor involvement.

As a woman of color and Cincinnati native who returned to Cincinnati after law school, this issue is also personally important to me as I want to live, work, and raise my children in a community that addresses the needs of all segments of the community and also supports and gives equal opportunities to people of color and minority/BIPOC-owned businesses. My personal passion with respect to these issues is reflected by the time and effort I put into our attached brief in opposition.

If you would take the time to review and consider our brief and the attached materials, I would really appreciate it. I have also attached for your reference a PowerPoint highlighting some of the arguments in the brief.

Thank you for your time and consideration.

Sincerely,
Sonya Jindal Tork

Sonya Jindal Tork, Partner
Private Client / Tax / Business
Direct: 513.357.9335 | Office Ext: 59335
Taft Office: Cincinnati

3060 Durrell
Opposition to Proposed Designation as Local Historic Landmark

Taft Stettinius & Hollister LLP
Sonya Jindal Tork
Christopher (Kit) S. Houston

Taft/

KINGSLEY + CO.
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Kingsley's Legal Interest in 3060 Durrell & Commitment to Developing Mixed-Income (Including Equitable & Affordable) Housing for Cincinnati's Historically Underserved Communities

- Kingsley under contract to purchase 3060 Durrell since June 2022
  - Current property owner (Christ Temple Full Gospel Baptist Church) opposed to Proposed Designation (Exhibits B & C)
  - Designation would result in an unconstitutional taking of property
- Kingsley proposed redevelopment (Exhibit A)
  - Approximately 250 new housing units
  - Critically needed equitable, affordable, mixed-income housing for City and Evanston community
  - Facilitates reinvestment, revitalization, and economic development into City and Evanston community without displacement while retaining economically diverse neighborhood and facilitating African American participation and minority contractor involvement in alignment with the 2019-2029 Evanston Work Plan
  - Activates a currently blighted and uninhabitable property that is threat to public safety, health, and welfare
  - Compatible with (i) CZC Historic Preservation Rules, (ii) Overall Purposes of CZC (*see* CZC § 1400-03(d), (f); 1435(b), (d), and (e)), (iii) Plan Cincinnati, and (iv) Evanston Work Plans
- No attempts to designate as local historic landmark until now
  - 20 years ago - identified as excellent redevelopment opportunity in City-approved, publicly available work plans
  - 10 years ago - publicly auctioned off to another private developer
  - Evanston Community Council voted to rezone 3060 Durrell as planned-unit development (PUD)

Taft/

CZC § 1435-07-2-B(c): Kingsley Redevelopment Consistent with Plan Cincinnati & Primary/Overriding Goals of City-approved Evanston Work Plans

- Per CZC § 1435-07-2-B(c), in determining whether to approve/disapprove Proposed Designation, the Planning Commission shall consider: **(i)** the relationship of proposed designation to comprehensive plans of City and community in which proposed Historic Landmark located; **(ii)** the effect of proposed designation on surrounding areas and economic development plans of City; and **(iii)** such other planning and historic preservation considerations as may be relevant to the proposed designation.

- Proposed Designation inconsistent/incompatible with Plan Cincinnati's Live Goal 3 as it will prevent Kingsley's proposed redevelopment, which achieves Plan Cincinnati's Live Goal 3. Plan Cincinnati's Live Goal 3 provides the following:
  - Provides full spectrum of housing options, improves housing quality and affordability, provides "quality healthy housing for all income levels" and distributes "housing that is affordable throughout the City"
  - Creates "mixed-income developments that will result in more economically diverse neighborhoods"

- Proposed Designation inconsistent/incompatible with Evanston Work Plans primary/overriding goals ("Goal 1" & "Goal 2")
  - Kingsley proposed redevelopment directly on point with Evanston Work Plans "Goal 1" and "Goal 2"
  - Relevant points from the Evanston Work Plans:
    - "Mixed-use, mix-income" development with "Mix of affordable and market rate housing"
    - "Create[s] a sustainable, mixed income neighborhood without displacement"
    - Addresses "growing concerns of Gentrification and its negative effects on the community"
    - Addresses "need to aggressively push to retain affordable housing"
    - Facilitates "African American participation" and "minority contractor involvement in all construction projects"

Taft/

Proposed Development Compatible with Specific Purposes of CZC Historic Preservation Rules & Overall Purposes of CZC

- Proposed development will:
  - (i) stabilize and increase property values (CZC § 1435-03(d));
  - (ii) strengthen the local economy (CZC § 1435-03(e));
  - (iii) enhance the city's attractions to current and prospective residents, businesses and tourists (CZC § 1435-03(f));
  - (iv) facilitate reinvestment in and revitalization of certain districts and neighborhoods (CZC § 1435-03(i)); and
  - (v) facilitate and encourage economic development (CZC § 1435-03(j))

Taft/

Proposed Designation Incompatible with Specific Purposes of CZC Historic Preservation Rules & Overall Purposes of CZC

- Proposed Designation would act as a threat to public health, safety, and welfare (CZC § 1435-03(b))
  - Per architect, "myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems." "All the while, building will continue the slow process of deterioration, likely to a point of being designated unsafe" and "could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted." (Exhibit H)
  - "Crumbling structure" (Exhibits C & G)
  - Unstable foundation, interior rotting, extensive water damage, mold and lead (Exhibits B & C)
  - Materials falling from building with concrete slab nearly crushing child (Exhibits B & C)
  - "Asbestos-containing materials" report (floors, insulation, doors, roof, vents, pipes, walls and ceilings) (Exhibit I)

Taft/

Proposed Designation Incompatible with Specific Purposes of CZC Historic Preservation Rules & Overall Purposes of CZC

- Inhibits reinvestment, revitalization, economic development, private investment and new housing for **all segments** of community (CZC § 1435-03 and CZC § 1400-03)

- Per architect, adaptive reuse "poses extreme impossibilities" and prohibitively expensive (Exhibit H)
  - Asbestos abatement cost = approx. $1,573,623 (Exhibit I)
  - Extensive water damage and broken radiant heating repair costs = approx. $500,000 - $1M (Exhibit C)
  - Cost of renovation = approx. $400-500 per sq. ft.

- Per architect, renovation incompatible with City's and Evanton's housing needs ("total number of dwellings possible is limited to a range of 22 apartments") (Exhibit H)

- Per architect, "restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews." (Exhibit H)

- Ohio historic tax credits not available for redevelopment
  - Per Cincinnati Preservation Association (CPA) statement, Ohio law H.B. 45 "prevents property owners from pairing federal low-income housing tax credits (LIHTCs) with state historic tax credits (HTCs) for the preservation and rehabilitation of historic buildings" and will "cause existing affordable housing projects to be converted to market rate causing residents to be displaced and historic buildings to become vacant", which will "exacerbate the severe shortage that Cincinnati already faces" and prevent "equitable development" necessary for "retaining an economically diverse population" in the City's changing neighborhoods

Taft

Other Developers Cannot Repurpose the Existing Structure AND offer Mixed-Income/Affordable Housing

- Redevelopment of building as is would not result in a use consistent with the City's and Evanston's plans
- Would result in very expensive housing
- Despite CPA's tortious interference with Kingsley's contract, CPA and other developers who have never been inside or inspected building or conducted any due diligence as Kingsley has over the course of entire year, have not provided any credible evidence that 3060 Durrell can be repurposed to provide for approximately 250 mixed-income, affordable housing units
  - Per Cincinnati Preservation Association (CPA) statement, Ohio law H.B. 45 "prevents property owners from pairing federal low-income housing tax credits (LIHTCs) with state historic tax credits (HTCs) for the preservation and rehabilitation of historic buildings" and will "cause existing affordable housing projects to be converted to market rate causing residents to be displaced and historic buildings to become vacant", which will "exacerbate the severe shortage that Cincinnati already faces" and prevent "equitable development" necessary for "retaining an economically diverse population" in the City's changing neighborhoods

Taft/

"Historic Significance": Does Not Meet CZC § 1435-07-1 Criterion 1

- In order to qualify under CZC § 1435-07-01(a)(1), the CPA must show that 3060 Durrell has an "[a]ssociation with events that have made a significant contribution to the broad patterns of our history"
- Per the Department of the Interior's guidelines on designation of Historical Places :
  - The "property **must have an important association** within the associated context."
  - A "mere association with historic events or trends is not enough … the **property's specific association** must be considered as well."
  - A "building historically in commercial use must be shown to have been significant in commercial history."
  - *See* How to Apply the National Register Criteria for Evaluation (1995), p. 12 (emphasis added).
  - Example: "A railroad station that served as the focus of a community's transportation system and commerce" *Id*.
- 3060 Durrell is not associated with "events that have made significant contribution to broad patterns of our history."
  - There is no evidence that the building is important within the Progressive Era, or the City Beautiful movement.
  - There is no evidence that it bears any significance in educational history.

Taft/

"Historic Significance": Does Not Meet CZC § 1435-07-1 Criterion 1

- 3060 Durrell's former use as a school has no bearing on qualification as Jacobethan Revival Style architecture
- Proposed designation reinforces urban inequality City Beautiful movement and Progressive Era unsuccessfully sought to alleviate by prioritizing aesthetics and utopian ideals over the mixed-income/affordable housing needs of City and Evanston
- Designations not sought for other buildings referenced by CPA associated with City Beautiful movement and Progressive Era:
  - Corryville's Schiel School (demolished for private developer's residential development);
  - Avondale's Samuel Ach Junior High (racially segregated; scene of protests resulting from racial tensions generated by dislocation from urban renewal projects; demolished after Cincinnati Board of Education studied comparative cost of renovation and new construction) (Exhibit F);
  - Other existing structures CPA claims are examples of Jacobethan Revival Style architecture: Roosevelt School; McKinley School Addition; Central Fairmount School
- Historic designations not approved by Historic Conservation Board for other historically black buildings and churches
  - 1556 John St. in West End (historic black church and focal point for civil rights activity including visits from Dr. Martin Luther King, Jr.; built as Hebrew Synagogue in 1865 and home of Revelation Baptist Church; demolished after Church decided to sell dilapidated building to FC Cincinnati in what some have called the "latest iteration of gentrification" after FC Cincinnati provided fair and acceptable offer that allowed Church to move to another location)

“Historic Significance”: Does Not Meet CZC § 1435-07-1 Criterion 3 & Does Not Qualify under CZC § 1435-01-H3

- To qualify under CZC § 1435-07-1(a)(3), the Planning Commission must find that 3060 Durrell “[e]mbodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction”

- CZC § 1435-01-H3: "Historic Significance" means: (a) the attributes or characteristics of a district, site or structure that possess **integrity of** location, design, setting, **materials, workmanship, feeling** and association; (b) a district, site or structure that is associated with events that have made a contribution to the broad patterns of our history; (c) a district, site or structure that is associated with the lives of persons significant in the past; (d) a district, site or structure that embodies the distinctive characteristics of a type, period or method of construction; (e) a district, site or structure that represents a significant and distinguishable entity whose components may lack individual distinction; or (f) a district, site or structure that has yielded, or may be likely to yield, information important in prehistory or history.

Taft/

"Historic Significance": Does Not Meet CZC § 1435-07-1 Criterion 3 & Does Not Qualify under CZC § 1435-01-H3

- Not "significant"
  - Not architecturally significant building and not designed by Samuel Hannaford (designed 7 years after his death)
  - Numerous examples of Jacobethan school and non-school structures remaining in City
- Not "well-preserved"; does not possess integrity of materials, workmanship or feeling
  - CPA Historic Designation Report and photos inaccurate and misleading (Exhibits C & G)
  - "Crumbling structure" (Exhibits C & G)
  - Materials falling from building with concrete slab nearly crushing child (Exhibits B & C)
  - Unstable foundation, interior rotting, extensive water damage, mold and lead (Exhibits B & C)
  - "Asbestos-containing materials" report (floors, insulation, doors, roof, vents, pipes, walls and ceilings) (Exhibit I)
  - Opinion of historic architecture firm, Berardi+: Adaptive reuse "poses extreme impossibilities" and "restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews" (Exhibit H)
  - Building has been modified over time (e.g., installation of an elevator)

Taft/

425 Walnut Street, Suite 1800
Cincinnati, OH 45202-3957
Tel: 513.381.2838 | Fax: 513.381.0205
taftlaw.com

Sonya Jindal Tork
513.357.9335
Jindal@taftlaw.com

May 1, 2023

David Sturkey
Staff Attorney, Historic Conservation Board
david.sturkey@cincinnati-oh.gov

Douglas Owen
Urban Conservator
Department of Buildings and Inspections
805 Central Ave., Suite 500
Cincinnati, OH 45202
douglas.owen@cincinnati-oh.gov
urban.conservator@cincinnati-oh.gov

Caroline Kellam
Senior City Planner
Department of City Planning & Engagement
805 Central Ave., Suite 500
Cincinnati, OH 45202
caroline.kellam@cincinnati-oh.gov

Re: 3060 Durrell Avenue

Dear Mr. Sturkey, Mr. Owen, and Ms. Kellam:

On behalf of Kingsley Investment Group LLC (dba Kingsley + Co.) ("Kingsley"), we write in opposition to the Cincinnati Preservation Association's (the "CPA's") proposed designation of the building at 3060 Durrell Avenue in Evanston ("3060 Durrell") as a City of Cincinnati ("City") Local Historic Landmark (the "Proposed Designation"). We request that this letter and the exhibits attached hereto be included and made part of the record of the May 8, 2023 Historic Conservation Board Meeting. The Proposed Designation should be denied because:

(i) 3060 Durrell is not considered to be an architecturally significant building designed by Samuel Hannaford. It was designed seven years after Samuel Hannaford's death.

(ii) 3060 Durrell does not possess integrity of materials as it is a deteriorating and dilapidated building, posing a danger to the community.

(iii) Consistent with the views of critics of the City Beautiful movement and the Progressive Era, the Proposed Designation seeks to prioritize aesthetics and utopian ideals over the equitable and affordable housing needs of the City and the Evanston community as well as the needs and desires of the Christ Temple Full Gospel Baptist Church and its congregation, thereby reinforcing the urban inequality the City Beautiful movement and Progressive Era unsuccessfully sought to alleviate.

(iv) The Proposed Designation is inconsistent and incompatible with the specific purposes of the Historic Preservation Rules of the Cincinnati Zoning Code as it is a threat to public health, safety, and welfare and will serve to inhibit and discourage the facilitation of reinvestment, revitalization, economic development, and private investment in the Evanston community.

(v) The Proposed Designation is inconsistent and incompatible with the overall purposes of the Cincinnati Zoning Code as it will inhibit providing opportunities for economic development and new housing for all segments of the community.

(vi) Kingsley's proposed redevelopment of 3060 Durrell achieves Plan Cincinnati's Live Goal 3 by providing quality, healthy, and affordable housing.

(vii) Kingsley's proposed redevelopment of 3060 Durrell is directly on point with the primary and overriding goals of the City-approved Evanston Plans (defined below) as it is a mixed income development with affordable and market rate housing that addresses the Evanston community's concerns regarding gentrification and the need to aggressively retain affordable housing while creating a mixed income neighborhood without displacement and facilitating African American participation and minority contractor involvement.

(viii) Adaptive reuse and restructuring of 3060 Durrell is not possible or permissible by the State Historic Preservation Office under Section 106 reviews.

(ix) Adaptive reuse and restructuring of 3060 Durrell is not economically feasible as it is prohibitively expensive and it is not possible to develop affordable housing while also obtaining historic tax credits under recently enacted Ohio law, the effect of which law, as eloquently articulated by the CPA, will cause existing affordable housing projects to be converted to market rate, cause residents to be displaced and historic buildings to become vacant, exacerbate the serve shortage of housing the City already faces, and prevent equitable development necessary for retaining an economically diverse population in the City's changing neighborhoods.

(x) The Proposed Designation would constitute an unconstitutional taking of property, and, as to the CPA based on its conduct, tortious interference with a contract between two private parties to buy and sell property.

1. Background & Kingsley's Commitment to Serving the City's Historically Underserved Communities & Developing Equitable & Affordable Housing.

Kingsley is a Cincinnati-based African American developer with an established track record of high quality housing development projects and a demonstrated commitment to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods.[1] Since June 2022 of last year, Kingsley has been under contract to purchase 3060 Durrell from its current owner, Christ Temple Full Gospel Baptist Church, which is located in the heart of the Evanston neighborhood of Cincinnati (the "Church" or "Christ Temple"). Kingsley plans to build a mixed income multi-family development at 3060 Durrell, which will (i) provide critically needed equitable, affordable, and market-rate housing to the City and Evanston community with approximately 250 apartment units; (ii) facilitate reinvestment, revitalization, and economic development into the Evanston community; (iii) activate a currently blighted and uninhabitable property that is a threat to public safety and health; and (iv) provide much needed funding to the Church and its congregation to serve and benefit the Evanston community and relocate to a safe, warm, and habitable space.[2]

The Church is supportive of Kingsley's planned development and is opposed to the Proposed Designation.[3] The Evanston Community Council has voted in favor of rezoning 3060 Durrell as a planned-unit development (PUD) and there is a large contingent of support for Kingsley's planned development within the Evanston Community Council and the Evanston community at large.[4] The Evanston Bulldogs Youth Association that currently uses 3060 Durrell for its programming, community garden, and sports teams is also supportive of Kingsley's planned development.[5] Kingsley has also invited community members to eight informational meetings, with its development and construction teams, to give community members the opportunity to ask questions and provide feedback.

Despite all of its efforts to engage with community stakeholders and proceed with care and diligence, Kingsley has been unable to proceed with its plan supported by the Church, members of the Evanston Community Council and other members of the community at large, simply because under Cincinnati Zoning Code ("CZC") § 1435-07-2-A, the existence of the mere application proposing to designate 3060 Durrell as a local historic landmark prohibits the actions necessary for Kingsley to construct affordable housing.

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[1] Kingsley has a history of collaborating and partnering with community organizations and historically underserved neighborhoods to develop desperately needed affordable housing for the City. Kingsley's affordable housing projects that have received support from the City include, for example, Blair Lofts I, Blair Lofts II & Lindsay Lofts in Avondale and Victory Vistas in Paddock Hills. *See Mayor Aftab, Councilmember Reggie Harris Announce Affordable Housing Award Recipients* (Sep. 19, 2022), https://www.cincinnati-oh.gov/cityofcincinnati/news/fy23-affordable-housing-award-recipients/.

[2] *See* Exhibit A, Kingsley Development Plans for 3060 Durrell.

[3] *See* Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023); *see also* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023) (with the Church's Rev. Peterson Mingo noting Kingsley's offer was "an answer to his prayers").

[4] *See* Exhibit D, Toyia Montgomery Letter (Apr. 27, 2023).

[5] *See* Exhibit E, Evanston Bulldogs Youth Association Letter (Mar. 27, 2023).

2. No Attempts Have Been Made to Designate 3060 Durrell as a Local Historic Landmark Until Now.

The CPA's Proposed Designation came as a surprise to both Kingsley and the Church. Despite having numerous opportunities to do so, at no time prior to filing its application for the Proposed Designation did the CPA attempt to engage with Kingsley regarding its plans for 3060 Durrell. Moreover, until now, there has never been an attempt to designate 3060 Durrell as a local historic landmark including when Cincinnati Public Schools ("CPS") publicly auctioned off and sold the building to another private developer over ten years ago.

On November 8, 2012, CPS publicly auctioned off 3060 Durrell for $200,000 along with 12 other vacant school buildings and four land parcels allowing CPS to make $3.5M to complete the districts' Facilities Master Plan. Ohio law, pursuant to Ohio Revised Code Section 3313.41, allows school district boards of education to publicly auction off unused buildings, but only after offering such buildings to other schools and entities and providing sufficient public notice. Buyers have no legal restrictions regarding what the school buildings can be used as – some of the buildings become other schools, residential housing or office buildings; others are torn down and something else is constructed in their places.[6] As discussed below, 3060 Durrell was also identified as an excellent re-development opportunity in City-approved Evanston Work Plans as early as 2003.

Indeed, not until (i) more than 20 years after 3060 Durrell was identified as an excellent re-development opportunity in publicly available and City-approved plans, (ii) more than ten years after 3060 Durrell was publicly auctioned off and sold to another private developer, (iii) almost one year after Kingsley had 3060 Durrell under contract, (iv) after the Evanston Community Council voted in favor of rezoning 3060 Durrell as a planned-unit development (PUD), and (v) after Kingsley held eight community informational meetings soliciting questions and feedback (which the CPA did not engage in), did the CPA set on a path of seeking the Proposed Designation at the eleventh-hour.

3. 3060 Durrell is Not an Architecturally Significant Building Designed by Samuel Hannaford and the Proposed Designation Prioritizes Aesthetics Over the Needs of the City and the Evanston Community.

The CPA maintains that 3060 Durrell is of "Historical Significance" under CZA § 1435-07-1(a)(1) and (3) (referred to as "Criterion 1" and "Criterion 3", respectively). However, a closer look at the CPA's Historic Designation Report, reveals that 3060 Durrell is of no architectural significance arising to the level appropriate for a Historic Designation, and certainly not in light of the competing needs for affordable housing in Cincinnati.

[6] *See* Caitlin Koenig, *Vacant CPS Schools Recently Sold at Auction* (Nov. 12, 2012), https://www.soapboxmedia.com/devnews/112012.cpsauction.aspx; *see also* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023) (noting CPS planned to tear down 3060 Durrell before it was sold at auction).

a. <u>3060 Durrell does not meet Criterion 1 under CZA § 1435-07-1</u>.

The CPA maintains that 3060 Durrell meets Criterion 1 for purposes of making a determination of "Historic Significance" under CZC § 1435-07-1. The CPA's basis for this appears to be 3060 Durrell's "association with the Progressive Era and City Beautiful movements and their influence on educational design and planning."[7] This claim, however, is incorrect and misleading.

The CPA first claims 3060 Durrell to be architecturally significant based on it being "a significant example of the Jacobethan Revival *educational architecture*".[8] This is completely fabricated as 3060 Durrell's former use as a school has no bearing on its qualification as Jacobethan architecture. The CPA's Historic Designation Report seems to subsequently acknowledge this when it correctly sets forth the various architectural features that make a structure qualify as being designed and constructed under the "Jacobethan Revival" style.[9] And while the Jacobethan Revival style may have had "its major impact on educational architecture[,]" there is no basis in law for consideration of 3060 Durrell's former use when determining is Historic Significance, or lack thereof. Importantly, the CPA cites three other existing structures "within the Cincinnati School system that were also designed in the Jacobethan Revival Style."[10] It is unclear if the CPA has sought historic designations for these three structures. However, what is clear is that even if "Jacobethan Revival educational architecture" is some significant subsect of the "Jacobethan Revival' style of architecture, there are three other existing structures on which the CPA can seek a designation to preserve such purported style, which would not interfere with and cut against the City's desire to facilitate affordable housing.

The CPA's second contention for 3060 Durrell's historic significance is its ostensible association with events that have made a significant contribution to the broad patterns of our history and in particular the City Beautiful movement, which was contemporaneous with the Progressive Era. As noted by the CPA, this "was a period where urban reform was sought through introducing beatification and monumental grandeur into cities as a way to create moral and civic population among an urban population that suffered from poor living and working conditions."[11] According to commentators, it "was a part of the progressive social reform movement in North America under the leadership of the upper-middle class concerned with poor living conditions in all major cities" where "[a]dvocates of the philosophy believed that such beautification could promote a harmonious social order that would increase the quality of life, while critics would complain that the movement was overly concerned with aesthetics at the expense of social reform" with some even describing the movement as an "architectural design cult."[12] Other commentators have noted that "[i]n its quest to create rigorously planned spaces that would promote utopian ideals and

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[7] *See* CPA's Historic Designation Report at 12.
[8] *See* CPA's Historic Designation Report at 3 (emphasis added.)
[9] *See* CPA's Historic Designation Report at 6 (listing the identifiable features of Jacobethan Revival Style).
[10] *See* CPA's Historic Designation Report at 7.
[11] *See* CPA's Historic Designation Report at 9.
[12] *See* Wikipedia, *City Beautiful movement*, https://en.wikipedia.org/wiki/City_Beautiful_movement (citing *The Death and Life of Great American Cities* (New York: Random House, 1961), p.375; quoted in Rybczynski, Witold. *City Life: Urban Expectations in a New World New York*: Scribner, 1995. p.27. ISBN 0-684-81302-5).

inspire civic responsibility, the movement often reinforced the urban inequality it sought to alleviate and left a lasting impact on subsequent urban renewal programs."[13]

The Proposed Designation would only serve to further these failed "utopian ideals" paid for by frustrating the ability of the Evanston community to overcome the "poor living and working conditions" referenced in CPA's Historic Designation Report.[14] Ironically, the CPA's Historic Designation Report attempts to convince this Board to continue the failed policies of the past by reference to Avondale's Samuel Ach Junior High as a comparable design to 3060 Durrell/Hoffman School. Samuel Ach Junior High, however, was a racially segregated school built during the Progressive Era in 1907 and was the scene of protests and riots in 1967 as a result of racial tensions generated by unemployment and "dislocation from urban renewal projects."[15] It was demolished in 1976 following the Cincinnati Board of Education's vote to close it "after studying the comparative cost of renovation and new construction."[16] The same tensions are at play here where an uninvested third party has asked this Board to quash the hopes of an affordable housing project in the name of preserving an architecturally irrelevant "money pit" that it finds aesthetically pleasing. And while beauty is subjective, it cannot be argued that providing the Evanston community with the resources it needs to better the lives of its inhabitants has far greater beauty than any single feat of architecture, significant or not, may have. Even if this were not the case, the CPA, as indicated above, has pointed out three other structures that will continue to serve as examples of Jacobethan Revival style of architecture.

Consistent with the views of critics of the City Beautiful movement and the Progressive Era, the Proposed Designation seeks to prioritize aesthetics and utopian ideals over the equitable and affordable housing needs of the City and the Evanston community (as detailed in the Evanston Work Plans discussed below) as well as the needs and desires of the Christ Temple Full Gospel Baptist Church and its congregation. Accordingly, 3060 Durrell should not be deemed to have "Historic Significance" under Criterion 1 of CZC § 1435-07-1 as such designation would result in reinforcing the urban inequality the City Beautiful movement and Progressive Era sought to alleviate, but are now ironically furthering.

For these reasons, 3060 Durrell does not meet Criterion 1 for purposes of making a determination of "Historic Significance" under CZC § 1435-07-1.

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[13] *See* Planetizen, *What Is the City Beautiful Movement*, https://www.planetizen.com/definition/city-beautiful; *see also* Encycolpaedia Britannica, Inc., *City Beautiful movement*, https://www.britannica.com/topic/City-Beautiful-movement (noting "Over time, the movement's shortcomings came to the fore, and it became apparent that improvement of the physical city without addressing social and economic issues would not substantively improve urban life."); *see also* Paolo Fresnoza, *The City Beautiful Movement – Urban Design and Moral Well-being*, https://vancouverpublicspace.ca/2016/02/04/the-city-beautiful-movement-urban-design-and-moral-well-being/ (noting "Ironically, the actual implementation of City Beautiful ideas actually reinforced urban inequality – as older slums and their tenement structures were cleared, and poor residents displaced, to make way for the sweeping boulevards and rigorous geometries of the new plans.").

[14] *See* CPA Historic Designation Report at 9.

[15] *See* Exhibit F, *Lost Cincinnati: Why Buildings Die*.

[16] *Id*.

b. <u>3060 Durrell does not meet Criterion 3 under CZA § 1435-07-1 or qualify under CZC § 1435-01-H3</u>.

The CPA's second basis for a historic designation is that 3060 Durrell meets Criterion 3 for purposes of making a determination of "Historic Significance" under CZC § 1435-07-1, and is consistent with CZC § 1435-01-H3 . For support, the CPA claims that 3060 Durrell is "a significant and well-preserved example of the Jacobethan Revival style designed by the prominent local architecture firm of Hannaford and Sons."[17] These assertions fall short of arising to Historic Significance.

Although 3060 Durrell is reported to have been designed by the architectural firm of Hannaford & Sons, the subject building is not referenced, mentioned or regarded as significant, in any of the writings referencing the outstanding or well-known buildings designed by Samuel Hannaford (including the writing referenced in the CPA's Historic Designation Report) and in fact was designed seven years ***after*** Samuel Hannaford's death.[18] Accordingly, 3060 Durrell was not designed by Samuel Hannaford and is not considered to be important or significant. And, as set forth above, there are numerous examples of Jacobethan schools remaining in the City, not to mention other non-school Jacobethan structures.

Importantly, 3060 Durrell is not "well-preserved" as claimed by the CPA. In other words, the attributes or characteristics of 3060 Durrell do not possess integrity of location, design, setting, materials, workmanship, feeling and association as the building's integrity of materials and workmanship have been severely impacted by the building's deterioration thereby diminishing its integrity. In its Historic Designation Report, the CPA states that the exterior and interior materials of 3060 Durrell are "largely intact" and the report includes photographs of the building in pristine condition. These statements and photographs are misleading[19] and inaccurate as current photographs of 3060 Durrell, attached hereto as Exhibits C and G**,** tell a completely different story and illustrate that 3060 Durrell does not possess integrity of materials or workmanship.[20] In fact, it is dangerously deteriorated and the state has already nearly contributed to the death or seriously bodily injury of a child as outlined in a March 26, 2023 article form Cincinnati.com.[21] As noted by the Church, 3060 Durrell is a "crumbling structure" with extensive water damage,[22] "[b]ricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical."[23] According to Berardi+, one of the major Historic Architecture Firms in the

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[17] *See* CPA Historic Designation Report at 12.
[18] *See e.g*., *The Samuel Hannaford Project*, https://www.thesamuelhannafordproject.com/; *Samuel Hannaford: The Man Who Built Cincinnati* (Dec. 3, 2019), https://www.cincinnatihistory.org/post/samuel-hannaford-the-man-who-built-cincinnati*; List of Samuel Hannaford Architecture* (Jun. 8, 2017), https://www.ranker.com/list/samuel-hannaford-architecture/reference.
[19] The CPA also makes various unsupported claims such as the fact that 3060 Durrell "was listed in the 1978 Historic Inventory with a ranking of Excellent[,]" but it fails to acknowledge the deterioration that has occurred in the 40 plus years since this claimed listing.
[20] *See* Exhibit G, Current Photographs of 3060 Durrell; *see also* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023).
[21] *See* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023)
[22] *Id.*
[23] *See* Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023).

Midwest, "the adaptive reuse of the Huffman [sic] School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses" and restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews:

> Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman [sic] School (…noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.[24]

We also note that the CPA does not appear to have ever filed an application for local historic landmark designation of the 100-year-old Schiel School, which is also cited in the CPA's Historic Designation Report as a comparable design to 3060 Durrell, and was demolished to make way for a $20M mixed-use development in Corryville as part of a larger wave of multi-story residential development sweeping through historic uptown neighborhoods including Clifton Heights, Corryville, Clifton, University Heights, Avondale and Mt. Auburn.[25] Nor does it appear that the CPA has sought designations for the other three existing structures that it claims are examples of the Jacobethan Revival Style architecture. Therefore, another question remains why the Proposed Designation is being sought for 3060 Durrell when designations have not been sought for other similarly designed buildings, some of which have already been demolished to make way for other private developers' residential developments with apparently no objection by the CPA.

For these reasons, 3060 Durrell does not meet Criterion 3 for purposes of making a determination of "Historic Significance" under CZC § 1435-07-1 and CZC § 1435-01-H3.

4. <u>The Proposed Designation is Inconsistent with the Specific Purposes of the Historic Preservation Rules of CZC Chapter 1435 and the Overall Purposes of the CZC</u>.

CZC § 1435-03 provides that the specific purposes and intent of the Historic Preservation Rules of CZC Chapter 1435 include, among others, (i) promoting the public health, safety, and welfare; (ii) strengthening the local economy; (iii) facilitating reinvestment in and revitalization of certain districts and neighborhoods; and (iv) facilitating and encouraging economic development and public and private investment in the city. CZC §1400-03 further provides that with respect to the

[24] *See* Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).
[25] *See* Randy A. Simes, *Historic Schiel School to Make Way for $20M Development in Corryville* (Dec. 15, 2011) https://www.urbancincy.com/2011/12/historic-schiel-school-to-make-way-for-20m-development-in-corryville/; *see also* Dan Monk, *Man with the plan: How developer Dan Schimberg brought Short Vine back to the future* (Sep. 3, 2018), https://www.wcpo.com/news/insider/man-with-the-plan-how-developer-dan-schimberg-brought-short-vine-back-to-the-future.

overall purposes of the CZC, the CZC was adopted in part to provide opportunities for economic development and new housing for ***all*** segments of the community.[26]

Kingsley plans to build a mixed income multi-family development at 3060 Durrell, which will (i) provide critically needed equitable, affordable and market-rate housing to the City and Evanston community; (ii) facilitate reinvestment, revitalization, economic development into the Evanston community; (iii) activate a currently blighted and uninhabitable property that is a threat to public safety and health; and (iv) provide much needed funding to the Church and its congregation to serve and benefit the Evanston community and relocate to a safe, warm and habitable space.

However, in this case, the Proposed Designation is a threat to public health, safety, and welfare and will serve to inhibit and discourage the facilitation of reinvestment, revitalization, economic development, private investment and new housing in the Evanston community.

a. <u>The Proposed Designation is a Threat to Public Health, Safety, and Welfare</u>.

As noted above, in its Historic Designation Report, the CPA States that the exterior and interior materials of 3060 Durrell are "largely intact" and the Report includes photographs of the building in pristine condition. These statements and photographs are misleading and inaccurate as the photographs attached as Exhibits C and G illustrate that 3060 Durrell is not safe or habitable. Indeed, as noted by the Church, "[b]ricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical."[27] We understand that there have also been reports of a large concrete slab falling from the building's wall and nearly crushing a child participating in a youth program.[28] Architectural firm Berardi+ has further opined on 3060 Durrell's threat to public health, safety, and welfare:

> With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service….the history of the building's long-term vacancy should be sufficient evidence in that regard.[29]

If the Proposed Designation is granted, 3060 Durrell would become a hotbed for danger for wandering children who do not realize the danger of a moldy and asbestos-tainted building, with

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[26] (Emphasis added).
[27] *See* Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023).
[28] *See* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023).
[29] *See* Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).

falling debris and stone, and danger from the kinds of people and activities that gravitate toward unused, uninhabited, unwatched spaces.

b. The Proposed Designation will Inhibit and Discourage the Facilitation of Reinvestment, Revitalization, Economic Development, Private Investment and New Housing in the Evanston Community.

As discussed in Section 6 below, renovating the existing building at 3060 Durrell is not economically feasible as it is prohibitively expensive, its adaptive reuse poses extreme impossibilities, it is not possible to develop affordable housing while also obtaining Ohio historic tax credits under recently enacted Ohio law and restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews. Accordingly, if the Proposed Designation is granted it will inhibit and discourage the facilitation of already planned reinvestment, revitalization, economic development, and private investment in the Evanston community. As noted by the Church, "[a] historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming."[30]

Because the Proposed Designation is a threat to public health, safety, and welfare and will serve to inhibit and discourage the facilitation of reinvestment, revitalization, economic development, and private investment in the Evanston community, it is inconsistent and directly and odds with the specific purposes of the Historic Preservation Rules of CZC Chapter 1435 and should be denied.

5. The Proposed Designation is Inconsistent and Incompatible with Plan Cincinnati and the City's Approved Neighborhood Plans for Evanston.

Pursuant to § 1435-07-2-B(c), in determining whether to approve or disapprove the Proposed Designation, the following additional factors are also considered: (i) the relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark is located (ii) the effect of the proposed designation on the surrounding areas and economic development plans of the city; and (iii) such other planning and historic preservation considerations as may be relevant to the proposed designation.

a. Kingsley's Proposed Development of 3060 Durrell is Consistent with Plan Cincinnati.

The Proposed Designation is inconsistent and incompatible with Plan Cincinnati's Live Goal 3, while Kingsley Proposed Development achieves Plan Cincinnati's Live Goal 3, as it will provide a full spectrum of housing options, improve housing quality and affordability, provide quality healthy housing for all income levels, and distribute housing that is affordable throughout the City.[31]

[30] *See* Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023).
[31] *See* Plan Cincinnati (Nov. 21, 2012) ("Plan Cincinnati").

b. Kingsley's Proposed Development of 3060 Durrell is Consistent with the City's Approved Neighborhood Plans for Evanston.

The Proposed Designation is inconsistent and incompatible with the City's approved neighborhood plans for Evanston, while Kingsley's Proposed Development of 3060 Durrell is consistent and compatible with such plans including the 2019-2029 Evanston Work Plan (the "2019-2029 Evanston Work Plan")[32] and the 2003 Evanston Five Point Urban Renewal Plan (the "2003 Evanston Urban Renewal Plan") (collectively, the "Evanston Plans").[33]

As part of the development of the 2019-2029 Evanston Work Plan, the Evanston Community Council cited "growing ***concerns of Gentrification*** and its negative effects on the community, the need to aggressively push to retain ***affordable housing*** and to also protect our seniors and the legacy home owners in the Evanston Community" along with "restoring the business district with ***African American participation***."[34] Accordingly, "Goal 1" of the 2019-2029 Evanston Work Plan Goals is to "Create a sustainable, ***mixed income neighborhood without displacement***", followed by "Goal 2", which is to "Position commercial real estate to support a diversity of locally and corporately owned businesses that would be attractive to residents and where our community can work and thrive." [35] In furtherance of these goals, the 2019-2029 Evanston Work Plan recommended an action step to "redevelop under-performing properties … to create a ***mixed-use, mixed-income district*** with a variety of neighborhood serving businesses and an appropriate ***mix of affordable and market rate housing options***."[36]

The 2003 Evanston Urban Renewal Plan, which is consistent with the 2019-2029 Evanston Work Plan, [37] identified 3060 Durrell as an excellent re-development opportunity for mixed-use development and noted a preference for the use of minority contractor involvement.[38] As part of its plan to attract new commercial development that supports the residents' needs and is compatible with the residential character of the Evanston community and to encourage mixed-use development, the 2003 Evanston Urban Renewal Plan notes that it was the community's goal to "[e]ncourage ***minority contractor involvement in all construction projects*** recommended by this plan."[39]

Kingsley's redevelopment plan for 3060 Durrell is directly on point with the City-approved Evanston Plans and its primary goals (identified as "Goal 1" and "Goal 2") – that is, it is a "mixed-use, mix-income" development with a "mix of affordable and market rate housing" that "[c]reate[s] a sustainable, mixed income neighborhood without displacement" and addresses the Evanston community's "growing concerns of Gentrification and its negative effects on the community" and

[32] *See* 2019-2029 Evanston Work Plan.
[33] *See* 2003 Evanston Urban Renewal Plan,
[34] *See* 2019-2029 Evanston Work Plan at 10 (emphasis added).
[35] See 2019-2029 Evanston Work Plan at 36 (emphasis added).
[36] *See* 2019-2029 Evanston Work Plan at 63 (emphasis added).
[37] *See* 2019-2029 Evanston Work Plan at 18 (noting "The goals in this Evanston Work Plan are consistent with the goals in the most recent business district planning completed as part of the Evanston Five Point Urban Renewal Plan (2003)".)
[38] *See* 2003 Evanston Urban Renewal Plan at 17.
[39] *Id.* (Emphasis added).

the "need to aggressively push to retain affordable housing" and utilizes and facilitates "African American participation" and "minority contractor involvement."

6. Adaptive Reuse of 3060 Durrell is Not Feasible and Would Limit the Ability to Address the City's and Evanston's Affordable Housing Crisis.

According to experts, adaptive reuse and restructuring of 3060 Durrell is not possible. The architectural firm, Berardi+, has opined that "the adaptive reuse of the Huffman [sic] School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses" and "that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation."[40]

a. Adaptive Reuse of 3060 Durrell Would Be Prohibitively Expensive and Would Limit Kingsley's Ability to Develop Critically Needed Affordable Housing.

Even if Kingsley could renovate the building at 3060 Durrell, it would be prohibitively expensive. Kingsley uses existing infrastructure at every opportunity and has spent thousands of dollars over the last year and a half studying the current building. The existing building is simply unsafe and hazardous. Westech Environmental Solutions estimates the cost of asbestos abatement alone to be $1,573,623.[41] Estimates to repair extensive water damage and replace the broken radiant heating system range from about a half-million dollars to $1 million.[42] Kingsley estimates that it would cost $400-$500 per square foot to renovate the structure, which would limit Kingsley's ability to make the residential units affordable. And even at that price, any attempt to renovate the building would severely limit the number of residential units Kingsley could build as "the total number of dwellings possible is limited to a range of 22 apartments."[43] In short, renovation means fewer, more expensive units, which is precisely the ***opposite*** of affordable housing.

b. The CPA Has No Money Earmarked and No Plan for 3060 Durrell.

The CPA has no money earmarked and no plan for 3060 Durrell. At best, the Proposed Designation would leave the Evanston community with an empty building that it can neither use nor repair. "All the while, building will continue the slow process of deterioration, likely to a point of being designated unsafe" and "could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted."[44] In short, the Proposed Designation would not serve its very purpose, to preserve 3060 Durrell. It is simply too late as the building has been neglected for far too long.

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[40] *See* Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).
[41] *See* Exhibit I, Westech Environmental Solutions Asbestos Abatement Cost Estimate for 3060 Durrell (April 19, 2023).
[42] *See* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023)
[43] *See* Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).
[44] *Id.*

c. <u>Redevelopment of 3060 Durrell into Desperately Needed Affordable & Equitable Housing for the Evanston Community while also Obtaining Historic Tax Credits is Not Possible Under Ohio Law</u>.

Cincinnati developments frequently rely on using historic tax credits in tandem with federal low-income housing tax credits (LIHTCs) dollars.[45] However, on January 6, 2023, Ohio House Bill 45 (H.B. 45) was signed into law, which includes permanent changes to the Ohio Historic Preservation Tax Credit Program effective as of April 7, 2023. The first provision prevents property owners from combining federal LIHTCs with Ohio Historic Preservation Tax Credits for the preservation and rehabilitation of historic buildings; as enacted, the new law prevents future twinning of those incentives and also applies to properties in development but not placed in service. The second provision explicitly allows county auditors, beginning in tax year 2023, to assess the value of affordable housing properties based on the market rate, rather than their income-based rent ceilings–a change that is expected to lead to higher property taxes for LIHTC properties.

On one hand the CPA in its Historic Designation Report states that the Proposed Designation is compatible with Plan Cincinnati Goal 2b because "Landmark designation allows for preservation of a highly significant structure in danger of destruction. ***It will further allow for state historic rehabilitation tax incentives to be used to renovate the school building, thereby preserving this true Cincinnati landmark for future generations to appreciate and enjoy***."[46] This statement is inaccurate and is even contradicted by the CPA's own previous public statements. As eloquently articulated by the CPA, Ohio law "prevents property owners from pairing federal low-income housing tax credits (LIHTCs) with state historic tax credits (HTCs) for the preservation and rehabilitation of historic buildings" and will "cause existing affordable housing projects to be converted to market rate causing residents to be displaced and historic buildings to become vacant" thereby exacerbating the serve shortage of housing the City already faces and prevent equitable development necessary for retaining an economically diverse population in the City's changing neighborhoods.[47] In the CPA's own words:

> ***The above 2 provisions will put Ohio's affordable and workforce properties at risk: both of being created, and from being able to continue operation. This will reduce availability and exacerbate the severe shortage that Cincinnati already faces. Cincinnati has been a tremendous example of [sic] the positive impact of using Low Income Housing Tax Credit and Historic Tax Credit together. Both are vital tools to transforming communities and retaining an economically diverse population within changing neighborhoods. Using these tools together are key for equitable development and healthy communities. These are essential tools for Cincinnati to address the dire need for quality affordable housing for***

[45] *See* Michelle Alfini, *New Law Pulls Funding Source for Affordable Housing* (Jan. 23, 2023), https://spectrumnews1.com/oh/columbus/news/2023/01/12/new-law-pulls-funding-source-for-affordable-housing (noting "affordable housing in historic structures is just so, so very expensive and difficult to do").
[46] *See* CPA Historic Designation Report at 11 (emphasis added).
[47] *See Statement on House Bill 45 from CPA Executive Director, Beth Johnson*, https://cincinnatipreservation.org/statement-on-house-bill-45-from-cpa-executive-director-beth-johnson/.

> ***our citizens, while saving and using Cincinnati's historic buildings as sustainable and attractive places for affordable housing.***
>
> The passing of House Bill 45 prevents this from happening and is an assault on Cincinnati and other communities that leverage their historic buildings for holistic community development.[48]

Because redevelopment of 3060 Durrell into desperately needed affordable and equitable housing while also obtaining historic tax credits is not possible under Ohio law, the Proposed Designation will certainly prevent the equitable development of housing necessary for retaining an economically diverse population in the Evanston community.

7. <u>The Proposed Designation Would Constitute an Unconstitutional Taking of Property and, as to the CPA, Tortious Interference with a Contract Between Two Private Parties to Buy and Sell Property</u>.

The Proposed Designation ignores the legal and property rights of both the Church and Kingsley. If granted, the Proposed Designation would upend an agreement between a private buyer and the private seller who owns the building, and effectuate an undue hardship on the Church. It appears that the CPA has not fully explored the legal hazards for the CPA and the City from that kind of interference.

The Proposed Designation could amount to a regulatory taking of property, violating both the U.S. and Ohio Constitutions. The building is uninhabitable. Christ Temple cannot use the building in its current condition, cannot afford to rehabilitate the building into something useable, and cannot afford to relocate absent a sale. The Proposed Designation locks the Church into that untenable position, and forecloses any economically viable use for the building. Under both state and federal law, that amounts to a *per se* regulatory taking.

Even if the Church could find some economically viable use for 3060 Durrell, the Proposed Designation would remain an unlawful regulatory taking. The Proposed Designation upsets the investment-backed expectations for the property: the Evanston community and Kingsley's expectation that the property will be rezoned for badly needed affordable housing, and the Church's expectation that it would finally have the means to relocate to a safe and usable building. The parties (and the Evanston community) developed these expectations over the year that Kingsley and Christ Temple have had the building under contract; they should not be lightly tossed aside for an eleventh-hour "historic" preservation bid. The economic impact of the Proposed Designation is extraordinary. In addition to hamstringing both the congregation at Christ Temple and the feasible uses of the building itself, the Proposed Designation would also further pinch the already tight housing supply in Cincinnati. And it would do so without serving a useful purpose; whereas Kingsley's proposed redevelopment would convert 3060 Durrell into a space for families to live and thrive, the Proposed Designation would convert 3060 into a permanent health and safety threat for the Evanston community.

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[48] *Id.*

The Proposed Designation would likely ripen a claim for tortious interfere by the CPA with Kingsley and Christ Temple's contract and business relationship. Indeed, it appears that interference is the very purpose of the sought designation. The late-developing push for a historical landmark designation is meant solely to prevent Kingsley from redeveloping 3060 Durrell. The CPA's efforts to find another buyer for the building—and the CPA's lack of interest in financing any of the work that would be required to actually preserve 3060 Durrell—further indicate that the CPA is intentionally trying to disrupt Kingsley's contractual relationship with Christ Temple.[49]

Based on the foregoing, the Proposed Designation should be denied. If any additional information is required, or if you have any questions, please do not hesitate to contact the undersigned. Thank you for your consideration and attention to this matter.

Sincerely,

Taft Stettinius & Hollister LLP

Sonya Jindal

Sonya Jindal Tork
Christopher (Kit) S. Houston
Attorneys for Kingsley Investment Group LLC

SSJ:jrb

[49] *See* Exhibit J, Taft Stettinius & Hollister LLP Letter to CPA (Apr. 27, 2023).

3060 DURRELL AVE REDEVELOPMENT

250 MIXED INCOME UNITS

OPPOSITION TO PROPOSED HISTORIC DESIGNATION

KINGSLEY + CO.
Building to INSPIRE.

NOTES

A **Residential - Phase I**
Total SF : 32,600sf/level

B **Amenities + Main Entry**
Total SF : 4,000 sf

C **Amenity Courtyard/Pool**

D **On-Grade Parking**
Spaces : 133 spaces

E **Residential - Phase II**
Total SF : 30,000sf/level

F **Podium Parking**
Spaces : 75 spaces

G **On-Grade Parking**
Spaces : 43 spaces

Residential - Phase II

30,000 sf:

(High)= gsf/1,000sf/unit	30 units
(Low)= gsf/1,200sf/unit	25 units
Total GSF :	120,000 sf
Total Units (high range):	**120**
Total Units (low range):	**100**
Total Units Phase I+II(high range):	**248**
Total Units Phase I+II(low range):	**208**

Required Parking

248(x1 spaces/unit)	= 248 spaces
208(x1 spaces/unit)	= 208 spaces
Podium Parking	= 075 spaces
On grade PKG	= 176 spaces
Total Spaces	= 251 spaces

OPTION 1 (PHASE 2) | 1"=60'-0"

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NOTES

A **Residential - Phase I**
Total SF : 32,600sf/level

B **Amenities + Main Entry**
Total SF : 4,000 sf

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30,000 sf:

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(Low)= gsf/1,200sf/unit	25 units
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Total Units (high range):	**120**
Total Units (low range):	**100**

Total Units Phase I+II(high range): 248

Total Units Phase I+II(low range): 208

Required Parking

248(x1 spaces/unit)	= 248 spaces
208(x1 spaces/unit)	= 208 spaces
Podium Parking	= 075 spaces
On grade PKG	= 176 spaces
Total Spaces	= 251 spaces

OPTION 1 (PODIUM) | 1"=60'-0"

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DWELLING UNIT FEATURES

GENERAL:
1. ALL DWELLING UNITS SHALL COMPLY WITH THE FAIR HOUSING ACCESSIBILITY GUIDELINES (FHAG), AND ALL FEDERAL, STATE AND LOCAL ACCESSIBILITY CODES AS WELL AS THE SELECTED ACCESSIBILITY SAFE HARBOR.
2. SEE UNIVERSAL DESIGN FEATURES NOTES FOR ADDITIONAL INFORMATION

DWELLING UNIT FINISHES:
1. ALL HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
2. ALL UNIT CARPET TO BE DYED NYLON WITH ANTI-MICROBIAL AND WATER-RESISTANT BACKING WITH FIRM PAD (NO PAD AT HC UNITS). CARPET, PADS, AND ADHESIVES TO MEET 'GREEN LABEL' OR 'GREEN LABEL PLUS' STANDARDS.
3. ALL UNIT WINDOWS TO RECEIVE MINI BLINDS.
4. ALL LIGHT AND ENVIRONMENTAL CONTROLS, ALONG WITH ELECTRICAL AND DATA OUTLETS SHALL BE OF ACCESSIBLE DESIGN AND MOUNTED IN ACCESSIBLE LOCATIONS AS REQUIRED BY FHAG AND OR ANSI
5. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW/NO VOC.

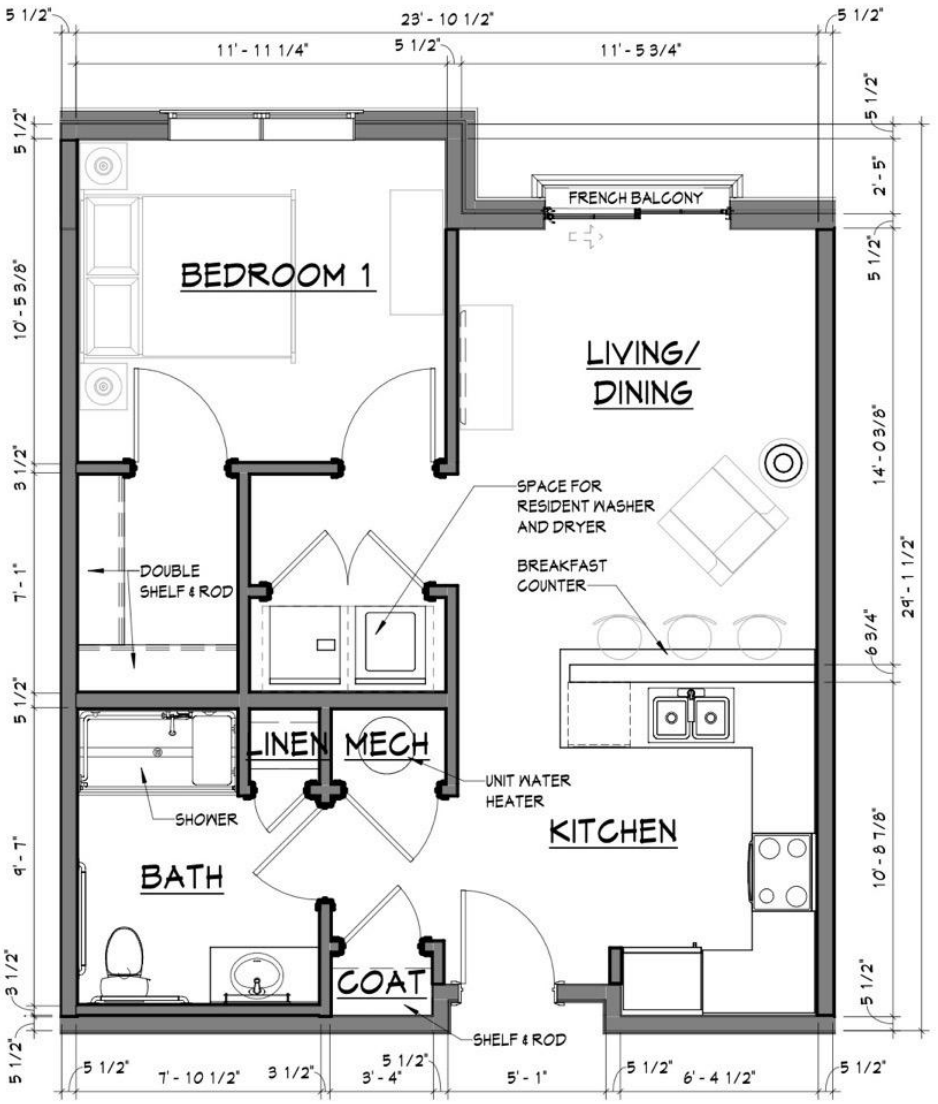
DWELLING UNIT BATHROOMS:
1. ALL ANSI 'A' / 2010 ADA BATHROOMS EXCEED A 60" TURNING RADIUS; ALL OTHER RESTROOMS PROVIDE REQUIRED FIXTURE CLEAR FLOOR AREAS
2. ALL DESIGNATED FULLY ACCESSIBLE UNITS ARE PROVIDED WITH ROLL-IN CURBLESS SHOWER ENCLOSURES THAT MEET ALL ACCESSIBILITY REQUIREMENTS INCLUDING GRAB BARS, SHOWER HEAD SLIDE BAR, AND PORTABLE TRANSFER SEATS.
3. ANSI 'A' BATHROOMS FEATURE A WALL HUNG ACCESSIBLE VANITY WITH DROP IN SINK AND LOW FLOW LEVER FAUCET (1.5 GPM). DRAIN AND WATER SUPPLY PIPES ARE PROTECTED TO AVOID BURNS AND BUMPS.
4. ADA COMPLIANT LOW FLOW WATER CLOSETS WITH SEAT SET AT 17"-19" A.F.F. MIN.
5. PROVIDE FRONT AND SIDE GRAB BARS AT ANSI 'A' UNITS AND SIDE ONLY WITH REQUIRED BLOCKING FOR FUTURE INSTALLATION AT ALL OTHER UNITS. BLOCKING MUST EXCEED THE ABILITY TO SUPPORT 250-300 LBS.

DWELLING UNIT KITCHENS:
1. KITCHENS SHALL MEET ALL ACCESSIBILITY REQUIREMENTS INCLUDING A 30"x48" CLEAR SPACE AT ALL FIXTURES AND APPLIANCES.
2. CABINETRY IS FSC CERTIFIED, WITH NO ADDED FORMALDEHYDE; ACCESSIBLE FEATURES INCLUDING LOOP PULLS.
3. KITCHEN SINKS ARE 6-8" DEEP BASINS WITH LEVER TYPE ACCESSIBLE LOW FLOW FAUCETS (1.5 GPM). EXPOSED DRAIN AND WATER SUPPLY PIPES PROTECTED TO AVOID BURNS AND BUMPS.
4. 30" ACCESSIBLE WORK SPACE AT ALL ANSI TYPE A DWELLING UNITS.
5. KITCHENS ARE EQUIPPED WITH THE FOLLOWING APPLIANCES: 30" ENERGY STAR REFRIGERATOR, 30" RANGE (21" DROP-IN RANGE IN 30" CABINET AT HC UNITS), 30" (CHARCOAL FILTER RE-CIRCULATING) RANGE HOOD.
6. EXTENDED COUNTER AT PASS-THROUGH.
7. 12"X15" COUNTER SPACE PROVIDED ADJACENT TO ALL APPLIANCES.

DWELLING UNIT DOORS
1. UNIT ENTRY DOORS ARE 36" WIDE SOLID FILLED CORE WITH 180 DEGREE VIEWER AND LEVER DOOR HARDWARE. TWO VIEWERS INSTALLED AT ACCESSIBLE UNITS WITH ONE LOCATED AT ACCESSIBLE HEIGHT
2. UNIT INTERIOR DOORS: FILLED-CORE WHICH MEET OR EXCEED THE MINIMUM CLEARANCE AT ALL PASSAGE DOORS AS REQUIRED BY FHAG AND ANSI (MIN. OPENING NOMINAL 32" CLEAR WIDTH) AND HAVE ACCESSIBLE DOOR HARDWARE WITH A LEVER DESIGN.

DWELLING UNIT PLUMBING
1. ALL PLUMBING FIXTURES TO BE LOW - FLOW - TOILETS — 1.3 GPF; SHOWERHEADS — 1.75 GPM; KITCHEN FAUCETS — 1.5 GPM; BATHROOM FAUCETS — 1.5 GPM.
2. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
3. ALL PLUMBING FIXTURES TO HAVE ACCESSIBLE LEVER DESIGN AND SHOULD BE TEMPERATURE LIMITED AND SHOWERS TO BE PRESSURE BALANCED.

SENSORY IMPAIRED DWELLING UNITS (2%):
1. FIRE ALARM STROBE TO BE PROVIDED IN THE LIVING ROOM AND BATHROOM.
2. FIRE ALARM HORN AND STROBE TO BE PROVIDED IN THE BEDROOM(S).
3. DOORBELL STROBE TO BE PROVIDED IN THE LIVING ROOM AND BEDROOM(S).
4. VIDEO DOOR INTERCOM CONNECTED TO THE MAIN ENTRY DOOR SYSTEM.



UNIT PLAN - 1 BR 1/4" = 1'-0"

NET SQUARE FOOTAGE = 667 SF

FINISH KEY

CABS	CABINETS
PLAM	PLASTIC LAMINATE COUNTERTOP
PT-E	PAINT - EGG SHELL
PT-F	PAINT - FLAT
PT-SG	PAINT - SEMI GLOSS
VP	VINYL PLANK
VCB	VINYL COVE BASE, 4"
WD	WOOD BASE, 4" (PRE-FINISHED)
CPT	CARPET
SV	SHEET VINYL

ROOM FINISH SCHEDULE

ROOM NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
ENTRY	WD	VP	PT-E	PT-F	
CLOSET	-	-	-	-	FINISHES TO MATCH ADJACENT SPACE
LIVING/DINING	WD	VP	PT-E	PT-F	
UTILITY	-	SV	PT-E	PT-F	CABS, PLAM
KITCHEN	WD	VP	PT-E	PT-F	
BEDROOM	WD	CPT	PT-E	PT-F	
BDRM CLOSET	WD	CPT	PT-E	PT-F	PLAM
BATH	VCB	SV	PT-SG	PT-F	

3060 DURRELL

CINCINNATI, OH

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SCHEMATIC

DATE: 7/15/2022
PROJECT #: 22156

PRELIMINARY
UNIT PLANS

SD-301

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DWELLING UNIT FEATURES

GENERAL:
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4. ADA COMPLIANT LOW FLOW WATER CLOSETS WITH SEAT SET AT 1'-1" - 1'-3" A.F.F. MIN.
5. PROVIDE FRONT AND SIDE GRAB BARS AT ANSI 'A' UNITS AND SIDE ONLY WITH REQUIRED BLOCKING FOR FUTURE INSTALLATION AT ALL OTHER UNITS. BLOCKING MUST EXCEED THE ABILITY TO SUPPORT 250-300 LBS.

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2. FIRE ALARM HORN AND STROBE TO BE PROVIDED IN THE BEDROOM(S).
3. DOORBELL STROBE TO BE PROVIDED IN THE LIVING ROOM AND BEDROOM(S).
4. VIDEO DOOR INTERCOM CONNECTED TO THE MAIN ENTRY DOOR SYSTEM.

UNIT PLAN - 2 BR 1/4" = 1'-0"

NET SQUARE FOOTAGE = 868 SF

FINISH KEY

CABS	CABINETS
PLAM	PLASTIC LAMINATE COUNTERTOP
PT-E	PAINT - EGG SHELL
PT-F	PAINT - FLAT
PT-SG	PAINT - SEMI GLOSS
VP	VINYL PLANK
VCB	VINYL COVE BASE, 4"
WD	WOOD BASE, 4" (PRE-FINISHED)
CPT	CARPET
SV	SHEET VINYL

ROOM FINISH SCHEDULE

ROOM NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
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CLOSET	-	-	-	-	FINISHES TO MATCH ADJACENT SPACE
LIVING/DINING	WD	VP	PT-E	PT-F	
UTILITY	-	SV	PT-E	PT-F	CABS, PLAM
KITCHEN	WD	VP	PT-E	PT-F	
BEDROOM	WD	CPT	PT-E	PT-F	
BDRM CLOSET	WD	CPT	PT-E	PT-F	PLAM
BATH	VCB	SV	PT-SG	PT-F	

3060 DURRELL

CINCINNATI, OH

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SCHEMATIC

DATE: 7/15/2022
PROJECT #: 22156

PRELIMINARY
UNIT PLANS

SD-302

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WOODBURN AVE. - SOUTH

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DURRELL AVE AT VICTORY PKWY - NORTH

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EXHIBIT
tabbies
B

March 30, 2023

To:
Mayor Aftab Pureva, Cincinnati, Ohio
801 Plum St., Suite 150
Cincinnati, OH 45202

Dear Mayor Aftab Pureval,

The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building (In a few years, if not sooner) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be(in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

Respectfully,

Senior Pastor Peterson W. Mingo,
Christ Temple Full Gospel Baptist Church

Cc:
Vice Mayor Jan-Michele Lemon Kearney
Council Member Seth Walsh
Council Member Meeka Owens
Council Member Liz Keating
Council Member Scotty Johnson
Council Member Mark Jeffreys
Council Member Reggie Harris
Council Member Jeff Cramerding
President Pro Tem Victoria Parks
Markiea Carter
Historic Board

Cincinnati.com | The Enquirer

EXHIBIT
C

EWS

Demolition of old Hoffman school blocked, leaving church stuck in crumbling building

Randy Tucker
Cincinnati Enquirer

Published 11:00 p.m. ET March 26, 2023 | **Updated 9:22 a.m. ET March 27, 2023**

Key Points

- Developer Chinedum Ndukwe has offered to buy the old Hoffman Elementary School building from a local church to build apartments on the site
- The Cincinnati Preservation Association has filed an application to have the building declared a local landmark, blocking redevelopment plans

When a concrete slab fell off the wall of his church last year, nearly crushing one of the kids participating in a youth program, Rev. Peterson Mingo knew it was time to move his congregation.

So, when former Bengal and real estate developer Chinedum Ndukwe offered to buy the old Hoffman Elementary School, where Christ Temple Full Gospel Baptist Church has been holding services for more than a decade, Mingo jumped at the chance.

Who is Chinedum Ndukwe? An informant in Jeff Pastor case was a Cincinnati fan favorite

"With what we'll make off the building, we can pay for a new building and still have more than enough to make any modifications and improvements," said Mingo, who's been pastor at the church for more than three decades.

Church is close to a deal

Mingo said he and the church's trustees are close to finalizing a deal to sell their building to Ndukwe for an undisclosed price. The building in Cincinnati's Evanston neighborhood has a market value of about $1.4 million, according to Hamilton County property records.

Ndukwe wants to tear down the dilapidated old school at Durrell Avenue and Victory Parkway and build apartments there. He told The Enquirer his preliminary plans call for 86 apartments on the school site plus 155 apartments in two new buildings on the adjacent ballfield.

But the project has been put on hold because of pushback from preservationists and some local residents.

Cincinnati Preservation Association last week filed an application with the city of Cincinnati to have the more than 100-year-old building declared a local historic landmark.

Preservationists want old Hoffman school building declared a local landmark

Under the Historic Conservation Legislation that Cincinnati City Council passed in 1980, no demolition or development can take place while a decision is pending, which could take several months.

The preservation association filed the landmark application after consulting with nearby neighbors and members of the Evanston Community Council who oppose the redevelopment plans, according to Beth Johnson, the association's executive director.

"I was told they didn’t support demolition of the school," Johnson said, referring to council leaders.

Saved from destruction: You can still see pieces of these historic Cincinnati sites

Ndukwe told The Enquirer he had the full support of the council.

Council president James Stallworth and other members of the community council did not immediately return calls, texts and emails seeking comment.

Johnson said the building deserves a landmark designation, in part, because of its "extreme architectural significance."

Building designed by firm founded by architect Samuel Hannaford

Built in 1922, the old Hoffman Public School was designed by the architectural firm Samuel Hannaford and Sons. The architect who founded the firm and is famous for designing Music Hall, Cincinnati City Hall and numerous other Cincinnati landmarks did not personally have a hand in the design of the old school building. He died in 1911.

After years of neglect, Mingo said he's bewildered by the "sudden interest" in the church property, which Cincinnati Public Schools planned to tear down before it was sold at auction in 2012.

Cincinnati History: Cincinnati Bell is older than the telephone!? Queen City's biggest anniversaries of 2023

If preservationists had wanted the building when he was soliciting offers last year, Mingo said he would have gladly sold it to them.

"If someone wanted to buy it or had donated the money to fix the building up, we'd roll with that. But nobody stepped forward," Mingo said, noting the preservation association did not contact the church before filing the landmark application.

Church wants to move from crumbling building

Mingo said he and his congregation just want to move on after years of dealing with costly maintenance and repairs to the crumbling structure, which has relied on wall-hung space heaters and a portable furnace to keep worshipers warm for the past several years.

The boiler for the school's radiant heating system broke down in 2018 and couldn't be repaired because parts are no longer made for it, Mingo said.

The pipes that conducted heated water to radiators froze and burst over the winter, resulting in flooding throughout the building, he said. "We had water pouring through the walls. There was flood damage everywhere, and there still is."

Cost to repair building could exceed a half-million dollars

Estimates to repair the damage and replace the heating system range from about a half-million dollars to $1 million, Mingo said.

The building is insured for $1 million, but the deductible the church would have to pay before insurance kicks in is about $18,000, he said. "We don't have that kind of money."

Mingo said he's been wanting to move for years because of the deteriorating condition of the building, but his congregation of just over 100 mostly seniors and children simply couldn't afford it.

That's So Cincinnati: Crossroads' commitment to racial healing, 'Mayor' Mingo, goetta first-timer and The Farm's legacy in local politics

The offer from Ndukwe was an answer to his prayers, Mingo said, similar to the prayers that he believes brought his congregation to the building years ago.

The church, which had been leasing the building in lieu of a permanent home, was faced with the prospect of relocating again when the old school building was being auctioned.

Towne Properties founder donated building to church

Then Neil Bortz, founder of Mount Adams-based Towne Properties, bought the building at auction and donated it to the church, Mingo said.

Mingo's dad worked for Bortz for many years, helping to fix up the properties Bortz first purchased to get his real estate company off the ground more than 60 years ago.

Bortz could not be reached for comment.

But Mingo described Bortz's intervention as a "blessing" and said he's counting on divine intervention to once again help him and his congregation achieve their goal of relocating to a newer facility.

"All I can do is pray on it," Mingo said.

1 OF 18

The Rev. Peterson Mingo walks to the decommissioned boiler room at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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A temporary furnace is installed inside the sanctuary at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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The Rev. Peterson Mingo looks over water damage inside of the kitchen at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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Water damage has caused many ceiling tiles to collapse at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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Water damage to a hallway at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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SMALL
HOME
OFFICE

10 OF 18

The Rev. Peterson Mingo describes the extent of water damage inside the building at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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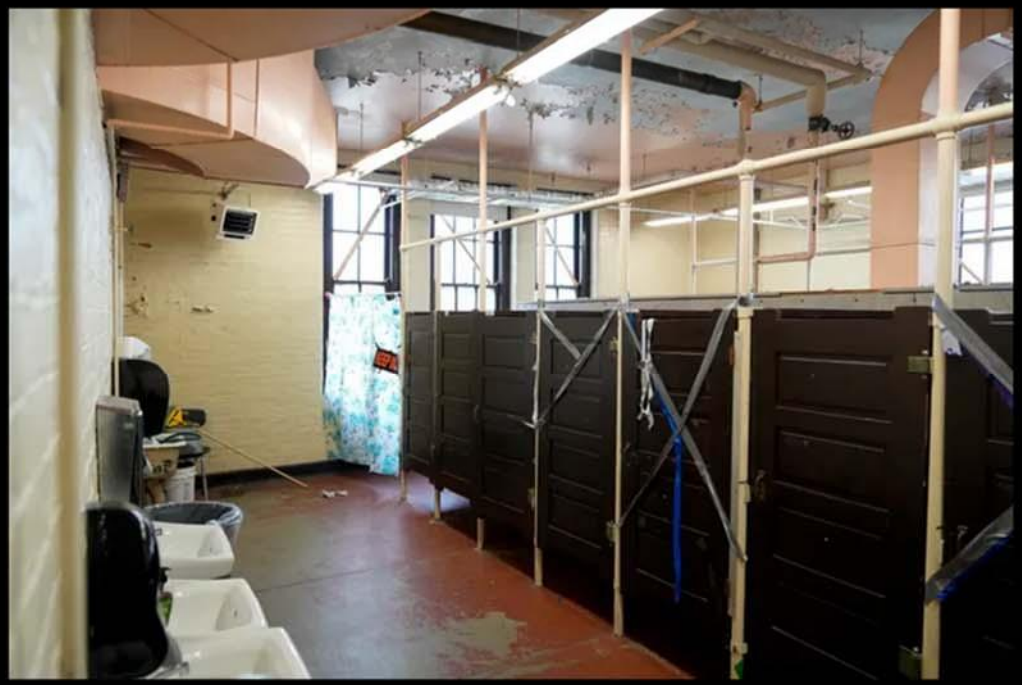

11 OF 18

The current state of a women's restroom at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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Furniture is moved to one corner as the floors have been pulled up due to water damage at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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The Rev. Peterson Mingo talks about the struggles of upkeep in the gaining building at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

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The Rev. Peterson Mingo points to a large chunk of cement which had fallen from the ceiling onto the balcony below at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

Sam Greene/The Enquirer

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From: **Toyia Montgomery** <toyia.montgomery@gmail.com>
Date: Thu, Apr 27, 2023, 8:40 AM
Subject: RE: Hoffman School
To: <CityCouncil@cincinnati-oh.gov>

To whom it may concern,

I started my career in 2002 at Lafayette Bloom Back on Track School, the school closed in 2006.

It was acquired nearly 10 years ago to be renovated and now it has been acquired by the Port Authority after the developer failed to keep their promises of renovating the school.

I lived across from the redevelopment of the old Fairview Elementary school and heard numerous complaints of rats and mice still running throughout the building post renovation.

There was not a problem demolishing historic buildings like Taft High School and businesses in the west end for FC Cincinnati. Why is Hoffman School an exception?

After being a landlord for 15+ years and watching the housing market transition. It is imperative that we develop more housing. Market rate housing, housing people can feel safe living in, knowing there isn't a threat to their families. We know these old buildings are beautiful but we can't save them all. They are rot with issues, asbestos, lead based paint, rodents among other things. We shouldn't have to bring in big developers from NY City. We should allow local Cincinnati developers the opportunity to reimagine the space into housing for the people of Evanston, the people of Cincinnati.

It is for the reasons outlined above that I stand in opposition of the historic designation.

Thank you,

Toyia Montgomery
(513) 290-6357

EXHIBIT
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March 27, 2023

Chinedum Ndukwe
Kingsley + Co.
30 W. 3rd Street
Cincinnati, OH 45202

Dear Mr. Ndukwe,

We have been made aware of your intent to purchase the building at 3060 Durrell Avenue, Cincinnati, Ohio 45207. We understand that the building and surrounding property is currently and privately owned by Christ Temple Full Gospel Church, Rev. Peterson Mingo. With this purchase, we also understand that we must relocate our programming, community garden and sports teams.

The Evanston Bulldogs Youth Association has been operating in the community for over 30 years and will continue our work with the youth. in the Evanston community. As we transition into a new location, thank you for offering a temporary green space at the St. Mark's property for the 2023 growing season for the garden. We support the decision made by Christ Temple FGBC and Rev. Mingo to sale the building and surrounding property to you.

We wish you well on your future project.

As always, you are welcomed to reach out should you need further information, please do not hesitate to call me at 513-254-1973 or my personal email, milanlanier@gmail.com.

Thank you.

Be safe-Be Well-

Milan Lanier

Milan Lanier Sr.,
President
513-254-1973

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SAMUEL ACH JUNIOR HIGH SCHOOL

From the Collection of The Public Library of Cincinnati and Hamilton County

1907-1975

This Collegiate Gothic school building once stood at the southwest corner of Reading Road and Rockdale Avenue. Designed by Edward H. Dornette, who was H. E. Siter's successor as architect for the Board of Education, it was built about 1907. Notice a portion of the Lincoln & Liberty Monument in the lower left corner of this view. The monument remains and was restored several years ago, but the school is gone.

In 1967 the school, then known as Samuel Ach Junior High School, was the scene of a protest meeting. Racial tensions generated by unemployment, dislocation from urban renewal projects, overcrowding and friction with police led to two nights of rioting. The Board of Education voted to close the school in July 1975 after studying the comparative cost of renovation and new construction. To some the decrepit physical conditions at Ach required its replacement, while others argued for preservation. It was subsequently demolished, and the site is a playground for the 1950 South Avondale School adjacent.

1860-1901

COVERED BRIDGE OVER THE MILL CREEK

From the Collection of The Cincinnati Museum Center-Cincinnati Historical Society Library

Today it is difficult to imagine there was ever a wooden covered bridge anywhere in the city; yet this bridge was one of two that spanned the Mill Creek in Northside (historically known as Cumminsville). The bridge was built in 1860 along with Spring Grove Avenue as a private venture backed by Ephraim S. Bates and Richard Hopple. With additional investors, they operated a mule-drawn street railway along the avenue. In 1901, the old wooden bridge was demolished and replaced with a new "steel archway," more "suited to modern purposes."

RIVERFRONT STADIUM

Courtesy of the City of Cincinnati, Department of Buildings & Inspections

1970-2002

Completed in 1970 and recently known as Cinergy Field, Riverfront Stadium was reflective of its time. It combined facilities for both baseball and football and helped anchor downtown Cincinnati by its location on the river. It also made good use of the floodplain with its construction on columns and parking decks below. Designed by Heery & Heery of Atlanta, it cost $52 million and seated 52,000. For over 30 years, it was home to the Cincinnati Reds and the Bengals, who both won championships the year it opened. As the new millennium approached; however, the stadium was considered outmoded and both teams wanted their own arenas. Riverfront Stadium, was imploded on December 29, 2002, and replaced by two new sports arenas—the Bengals Stadium and the Great American Ballpark.

CROSLEY FIELD 1912-1970

From the Collection of The Public Library of Cincinnati and Hamilton County

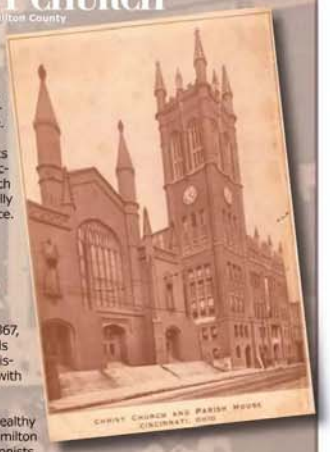
From 1912 to 1970 Crosley Field, at 1200 Findlay Street and Western Avenue, was the home of the Cincinnati Reds, the first professional baseball team in America. Originally known as Redland Field, it was renamed Crosley Field in 1934 when the Reds were owned by Cincinnati business man and inventor Powel Crosley, Jr. Baseball devotees count the first night game in 1935 as one of the most notable events to take place in this ball park.

The ball park was remodelled by Harry Hake's firm during the 1930s, but both the city and the club remained dissatisfied with the location. The West End was deteriorating and parking there was difficult. The 1948 Metropolitan Master Plan called for a multi-sports stadium to be built on the riverfront just east of the Suspension Bridge. Twenty years later, ground was broken for Riverfront Stadium and on June 24, 1970, the last game was played at Crosley Field.

1835-1955

CHRIST CHURCH

From the Collection of The Public Library of Cincinnati and Hamilton County



This early Gothic-Revival church, designed by Henry Walter, was built on Fourth Street east of Sycamore in 1835 by one of Cincinnati's oldest and most prestigious congregations. The interior was redecorated in 1890 by the Tiffany Studio in New York, but 50 years later the décor, particularly the iridescent purple and gold tile, was considered garish. In 1941, the parish decided to replace the old church, finding it worn out, functionally obsolete and unfashionable.

The plans for a new building were delayed by World War II and controversy over its design. An innovative concept by Eliel Saarinen, a proponent of Modern architecture, was rejected in 1949 as too radical. It was not until 1955 that the old church was demolished. The current neo-Gothic building by David Briggs Maxfield was finally completed two years later, and has been renovated several times since.

1867-1990

CINCINNATI WORKHOUSE

From the Collection of The Cincinnati Museum Center-Cincinnati Historical Society Library

You may remember spying this formidable fortress of a building in Camp Washington while driving by on Interstate 75. Completed in 1867, the Workhouse was a prison established on the principle that criminals could be rehabilitated through work. It was also the first major commission by Samuel Hannaford one of Cincinnati's most prolific architects, with Edwin Anderson.

In 1978 there was a court order to close the Workhouse because of unhealthy conditions and functional obsolescence. A new jail east of the present Hamilton County Courthouse was completed in 1982. For over a decade preservationists attempted to save the Workhouse by listing it in the National Register of Historic Places and searching for new uses for it. But this was not enough to keep it from being demolished in 1990.

FUNCTIONAL OBSOLESCENCE

LOST CINCINNATI: WHY BUILDINGS DIE

3060 DURRELL AVENUE

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CAUTION
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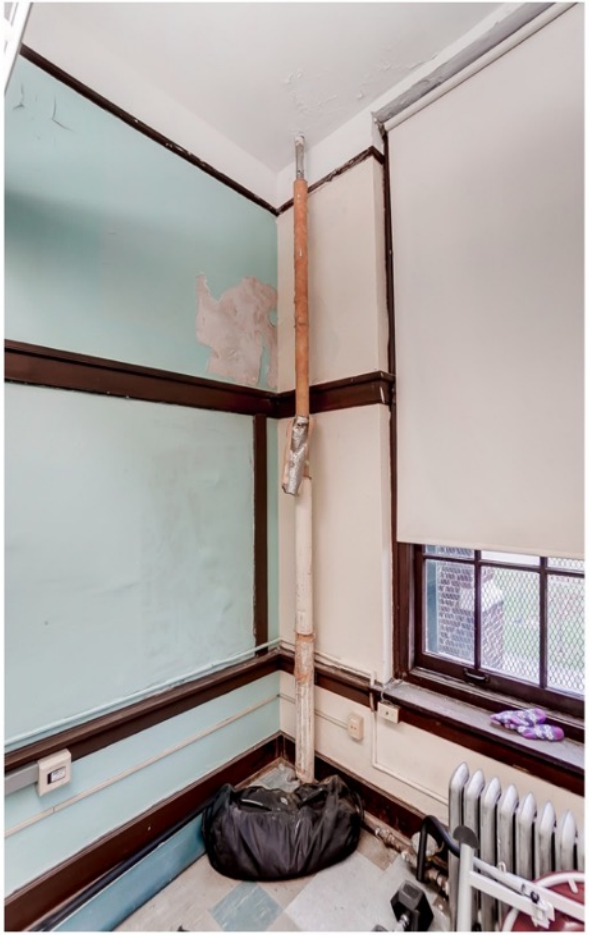

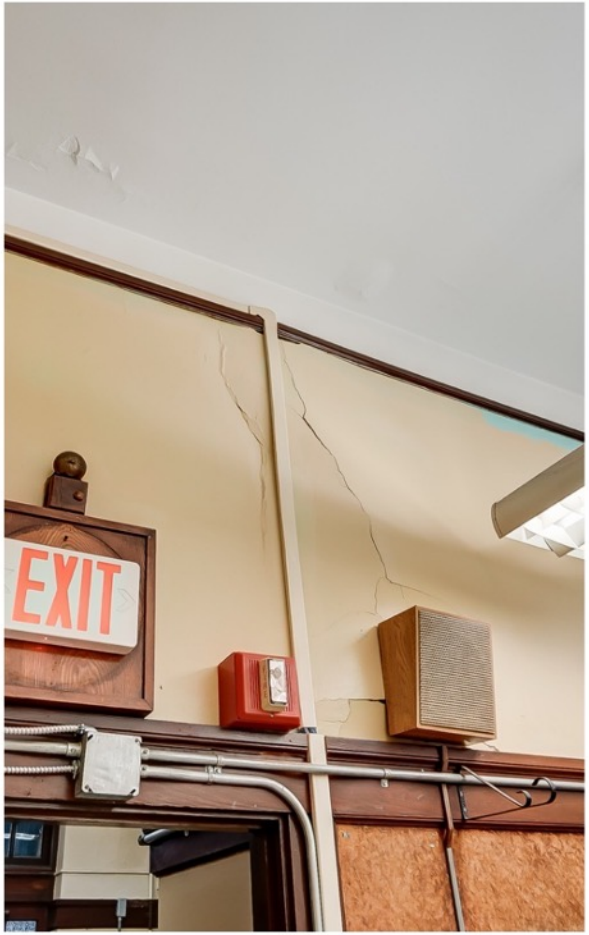
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North
American

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April 18, 2023

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30 West Third Street
Cincinnati, Ohio 45202

Attention: ***Chinedum Ndukwe***
Principal and Founder

Subject: ***Hoffman School--Evanston***
3060 Durrell Avenue
PLANNED USES LIMITATIONS

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (…noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service….the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

The gross building area attributable to each unit is greater than 2,600 sf per unit (…this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (…including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

However, it remains my opinion that little argument can be made against the idea that the 'Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements…'. But, the notion of the building representing a well-preserved example of the Jacobean Revival style is an opinion, though the limited effort made for preservation through selective maintenance and emergency repairs must be recognized. I'm also reminded of the notion that 'beauty is often only skin deep'. But what is internal to the Hoffman is likely another matter related to structure, safety, and environmental concerns that we have discussed. This is without doubt a beautiful example of a distinct style. At the same time I'm somewhat intrigued by the proposal for the current designation, especially since it serves well to feature the most dominant positive ornamentation and general character of the building but does not detail these last comments…the parts that truly create redevelopment feasibility.

In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

Very truly yours,
Berardi+

George D. Berardi, AIA
GDB/lp

WESTECH Environmental Solutions

♦ Phase I & II Environmental Site Assessments
♦ Asbestos & Lead Surveys
♦ Brownfield Assessments
♦ Indoor Air Quality Assessments

EXHIBIT
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April 19, 2023

Mr. Chinedum Ndukwe
Kingsley + Co.
30 W. 3rd Street, 4th Floor
Cincinnati, Ohio 45202

Subject: **Asbestos Abatement Cost Estimate**
Former School Building
3060 Durrell Avenue, Cincinnati, Ohio

Dear Chin:

WESTECH Environmental Solutions (WESTECH) has completed a limited asbestos survey of the former school building located at the subject site.

The results of this survey revealed the following asbestos-containing materials (ACM) or assumed ACM in or on the school building:

- Floor tile
- Floor tile and mastic
- Floor tile mastic
- Thermal system insulation (pipe insulation)
- Thermal system insulation debris
- Door caulking
- Window and door glazing compound
- Window caulking
- Roof vent duct mastic
- Roof mastic
- Fiber board
- Plaster (asbestos-containing needing further analysis to confirm asbestos concentration)
- Insulation board and mastic (assumed ACM)
- Corkboard and mastic (assumed ACM)
- Chalkboard and mastic (assumed ACM)
- Roofing material (assumed ACM)

Since this building was occupied during the survey, certain suspected ACM could not be sampled as sampling of these materials requires destructive investigative methods. However, if these ACM and assumed ACM (except for the roofing material and roofing mastics) are abated, WESTECH estimates the cost of abatement to be $1,573,623. An itemized cost estimate is attached.

We appreciate the opportunity to offer our professional consulting services. If you have any questions concerning this estimate, please contact me.

Sincerely,

WESTECH Environmental Solutions

Michael J. Westerfield, CPG
Project Director

Attachment

Asbestos Abatement Cost Estimate

Former School Building
3060 Durrell Building
Cincinnati, Ohio 45207

Homogeneous Area (Material Description)	Approx. Quantity	Unit Cost	Exteneded Cost
12" Pink Floor Tile with Tan Mastic	1075	2.5	$2,688
White Chalkboard Mastic/Plaster	1500	4	$6,000
White Steam Line Insulation	1500	15	$22,500
White Interior Door Caulking	15	20	$300
Black Interior Window and Door Glazing Compound	5	20	$100
Green 9" Floor Tile with Black Mastic	815	2.5	$2,038
Grey 9" Floor Tile with Black Mastic	815	2.5	$2,038
Green 9" Floor Tile with Black Mastic	6220	2.5	$15,550
White 9" Floor Tile with Black Mastic	6220	2.5	$15,550
Hard Plaster Walls	60000	10	$600,000
White Window and Door Glazing Compound	100	10	$1,000
Hard Plaster Ceilings	80000	10	$800,000
White Pipe Insulation on Steam Lines	530	15	$7,950
TSI Pipe Insulation Debris	5775	10	$57,750
Grey Window Caulking	280	10	$2,800
Grey Exterior Door Frame Caulking	720	10	$7,200
Grey Fiber Board	8	20	$160
Orange Insulation Board	1500	4	$6,000
Tan Corkboard	1500	4	$6,000
Black Chalkboard	1500	4	$6,000
Tan Insulation Board Mastic	1500	4	$6,000
Black Corkboard Mastic	1500	4	$6,000
		Total	**$1,573,623**

425 Walnut Street, Suite 1800
Cincinnati, OH 45202-3957
Tel: 513.381.2838 | Fax: 513.381.0205
taftlaw.com

EXHIBIT
J

Sonya Jindal Tork
513.357.9335
jindal@taftlaw.com

April 27, 2023

SENT VIA FEDEX

Cincinnati Preservation Association
812 Dayton Street
Cincinnati, OH 45214

RE: Kingsley Investment Group; 3060 Durrell Avenue, Cincinnati Ohio.

Dear Cincinnati Preservation Association:

Taft Stettinius & Hollister LLP represents Kingsley Investment Group LLC dba Kingsley + Co. ("Kingsley") as buyer under that certain commercial real estate contract (the "Contract") executed on or about June 17, 2022, for Kingsley's purchase of 3060 Durrell Avenue, Cincinnati Ohio (the "Property").

It has come to Kingsley's attention that the Cincinnati Preservation Association (the "Association") is tortiously interfering with Kingsley's Contract and business relationship with the Christ Temple Baptist Church, the seller of the Property under the Contract (the "Seller"). Specifically, the Association is encouraging other entities and people to enter into a contract to purchase the Property, despite Kingsley having exclusive purchase rights, by attempts to induce Seller to improperly terminate the Contract. Furthermore, the Association has encouraged other entities and people to contact the Seller and convince the Seller to terminate the Contract. Lastly, the Association has misstated Kingsley's rights under the Contract by stating Kingsley only has an option to purchase.

To the extent the Association has or continues to improperly assist and encourage the Seller to break the Contract through the Association's own acts and acts of others, and misstates Kingsley's rights under the Contract, the Association will be liable for tortious interference under Ohio law. *A & B-Abell Elevator Co. v. Columbus/Cent. Ohio Bldg. & Constr. Trades Council*, 73 Ohio St.3d 1, 14, 651 N.E.2d 1283 (1995) (finding wrongful conduct "when a person, without a privilege to do so, induces or otherwise purposely causes a third person not to enter into or continue a business relationship with another, or not to perform a contract with another.").

To avoid legal action, which itself is dependent on no damage occurring from the wrongful conduct already committed, the Association must do all of the following:

1. Immediately cease and desist from interfering with Kingsley's Contract and business relationship with the Seller of the Property under the Contract;
2. Immediately cease and desist from encouraging others to interfere with Kingsley's Contract and business relationship with the Seller of the Property under the Contract; and
3. Immediately cease and desist from misstating Kingsley's rights under the Contract.

If the Association decides not to comply with the above, Kingsley will promptly take all steps necessary to protect its rights, including filing a complaint to recover damages and prevent further harm.

Since you are now on notice of potential litigation, we demand that the Association take all necessary steps to preserve and not destroy, conceal, or alter all communications and documents relevant to this matter, including, without limitation, emails, text and self-destructing messages, social media posts, voicemails, records, files, and other data, wherever located and regardless of the format or media. Purposeful destruction of evidence could result in penalties, including legal sanctions.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or should be deemed to be a limitation, restriction, or waiver of any of Kingsley's rights or remedies, either at law or in equity. Kingsley expressly reserves all of its legal and equitable rights and remedies, including the right to seek injunctive relief and recover monetary damages.

Thank you for your prompt attention to this matter.

Sincerely,

Sonya Jindal

Sonya Jindal Tork

CSH:rwl

cc: Christopher Houston

May 24, 2023

Ms. Natasha Smith
3437 Pleasant View Ave
Cincinnati, OH 45207

Subject: Non-Support of Historic Designation of Hoffman School- 3060 Durrell Avenue

Dear City Planning Commission, Mayor Aftab Pureval and Cincinnati City Council:

I hope this letter finds you well. I am writing to express my decision to not support the Historical Landmark Designation for 3060 Durrell Avenue and provide my reasons for this stance.

After careful consideration and evaluation, I have concluded that I cannot extend my support to the Historic Designation of 360 Durrell Avenue. My decision is based on the following:

1. Designating a property of historical designation comes with certain regulations and restrictions that can be costly for the property owner. Such as maintenance, and limitations on modifications or development. The financial burden outweighs the benefits of designation.
2. The impacts of a Historical designation of this property will impose unfavorable restrictions on this property for future development, limiting the autonomy and impacting the property value.
3. This process has allowed outside interference of other community council to advance or influence the process.
4. The project does not hold enough historical elements to warrant a preservation designation objectively.
5. Based on the current conditions of the property, the remediation cost would be enormous, or cost prohibited to make 3060 Durrell Avenue sustainable.
6. Allowing this building to be designated historic will divert resources that could be better used throughout the neighborhood, such as providing market rates or affordable housing.
7. Any such request should come from the Evanston Community Council and no other recognized Community Council.
8. What are the rules for the process of receiving a historical designation? Does the process cancel out one voice over another. Is the process about who you know rather than being objective?
9. If Cincinnati Public School didn't want the property, that should cause enough concern about the viability and safety of the property.
10. The original owner had enough resources to manage the property professionally and decided to get rid of the property. They had unlimited resources to prevent blight of the property, from engineers, architects, tax credits, and the State of Ohio financing machine.
11. Are the owners' rights being compromised and are there any legal risks regarding these considerations?

In conclusion, I believe in making informed choices and aligning myself with a cause that reflects my values and principles. Unfortunately, fairness and equity are being overlooked in this circumstance with the use of systematic barriers and not providing a level playing field disallowing the opportunity for success. We know that these concepts are crucial in promoting justice and overcoming existing inequalities. The intentions and efforts behind this designation are very impartial and unfair.

Thank you for your time and attention to this request.

Sincerely,

Natasha Smith

2915 Timbercrest Dr. | Cincinnati, OH 45238 |
admin@ChristianLivingSite.com
Rev. Dr. Robert E. Baines, Jr. – Owner/President

May 22, 2023

To Whom It May Concern,

I've been Pastored for 29 years. I understand the financial challenges of owning and operating a church building. I have also known Pastor Mingo for 10 years. It is very shameful how there are efforts under way to block the autonomy of the church. I oppose the historic designation of 3060 Durrell Ave. This historic designation will negatively impact the value of the property. The church plans to use the sale proceeds to relocate to another building that better suits their needs as a congregation. There is currently no plan or funding to renovate the school. Pieces of the building are falling off and one brick almost struck a current Evanston Bulldog player. The last thing we want is another St. Mark's building that remains vacant and becomes a hub for crime and public health issues. The church congregation voted to sell the building and redevelop mixed-income housing to help combat Cincinnati's housing crisis. Do not let a third-party intervene to create golden handcuffs for our neighborhood. This designation will negatively impact the congregation and community, and ultimately become a lasting deterrent to the city. A historic mandate like this will result in the eventual conversion of the building into an intact exterior with no viable use beyond luxury condos, which does nothing to benefit a community desperate for more affordable housing. **Please do all you can to stop the historic mandate.**

Sincerely

Rev. Dr. Robert E. Baines, Jr.
Owner and President of Christian Living Site

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crises and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. The Church and **Pastor Peter Mingo** has a history of investing in improving the cities historically underserved communities and neighborhood of Evanston. The proposed development will not only activate a property that is a threat to public safety and health but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the city approved Evanston neighborhood workplans by providing affordable, mixed- income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Shawanna Lashley

Print

Shawanna Lashley

Signature

1909 Truth ave Cin OH 45212

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Paige Weller

Print

Paige Weller

Signature

6670 Gholson Ave

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Katrina White

Print

K. White

Signature

1203 Groesbeck Rd

Address

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Marlo White

Print

Mark UL

Signature

1200 Groesbeck Rd 45224

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

KENDALL CHAPPELL

Print

Kendall Chappell

Signature

887 Fairborn Rd.

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Amari Edwards

Print

Amari Edwards

Signature

1955 Knob Ct

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Britney Thrasher

Print

Britney

Signature

7753 Dale Rd Cinti, OH 45237

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Ashleigh Griffin

Print

Ashleigh Griffin

Signature

3990 Heyward St 45205

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Jucquese Phillips

Print

Signature

1225 Ludlow ave 45237

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Julie Harris

Print

Julie Harris

Signature

3518 Glen Edge

Address

5/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Jocelynn Harris

Print

Signature

3518 Glen Edge Ln

Address

May 29th, 2023

Date

Dear City Planning Commission, Mayor, and Council,

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Sincerely,

Jahnay Harris

Print

Signature

3518 Glen Edge lane

Address

5/29/23

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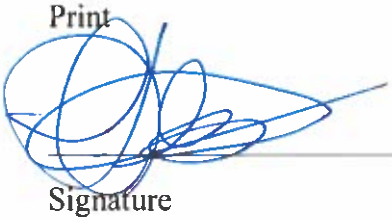
I appreciate your time and attention to this request.

Sincerely,

Kelvin Satterwhite

Print



Signature

1286 Simmons Ave

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Nathan Myers

Print

Signature

1835 Mills Ave

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Dr. Vivo Burns

Print

Signature

PO Box 181197, Fairfield, OH 45014

Address

5/22/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Queen Sandle

Print

Signature

10928 Birchridge Dr. Cincinnati, OH

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

R. DARRON THIGPEN

Print

Signature

1109 MEADOWWD CT

Address

5/29/25

Date

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I appreciate your time and attention to this request.

Sincerely,

David T. Brandon

Print

David T Brandon

Signature

6374 Springdale Rd

Address

5/24/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

M. McDaniel

Print

Rev. M. McDaniel

Signature

10453 Mill Rd

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

JAMILA K. MADDOX

Print

JMaddox

Signature

1324 Burdette Ave

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Patricia Robertson

Print

Patricia Robertson

Signature

870 Lexington Ave Cinci OH 45229

Address

5,29,23

Date

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I appreciate your time and attention to this request.

Sincerely,

Deborah Brooks

Print

Deborah Brooks

Signature

1228 Avon Dr, Cinti 45229

Address

5-29-23

Date

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I appreciate your time and attention to this request.

Sincerely,

Angelo Shamel

Print

Signature

8381 W. Snell Street Apt 2

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

DION CARR

Print

Signature

P.O. Box 5418 45205

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Charles Anderson

Print

Charles A

Signature

1227 Drott

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crises and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. The Church and **Pastor Peter Mingo** has a history of investing in improving the cities historically underserved communities and neighborhood of Evanston. The proposed development will not only activate a property that is a threat to public safety and health but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the city approved Evanston neighborhood workplans by providing affordable, mixed- income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Candice Boykins

Print

Candice Boykins

Signature

2551 Gilbert Ave # 21

Address

5.28.23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Quanita Roberson

Print

Quanita Roberson

Signature

3836 Washington Ave #3

Address Cin. OH 45229

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

ERIC COOK

Print

Signature

324 Ingram Rd

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Shayonna Jones

Print

Signature

3068 Beekman St.

Address

8/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Majesty Byrd

Print

Signature

3068 Beekman

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

PATRICIA Bobbs

Print

Patricia Bobbs

Signature

3257 Gilbert Ave #19

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Brianna Conerly

Print

B Conerly

Signature

3640 Alaska Ave #1

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Eriteese Conerly

Print

Eriteese Conerly

Signature

3257 Gilbert Ave

Address

05/29/2023

Date

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I appreciate your time and attention to this request.

Sincerely,

AARON SCOTT

Print

Signature

3141 HARVARD AVE

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Belinda A. Sewell

Print

Belinda A. Sewell

Signature

1820 Duck Creek Rd, Cincinnati, OH 452

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

WILLIAM FRANKLIN

Print

William Franklin

Signature

9451 NORTH BEND ROAD APT #I-6

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jierre Franklin

Print

Signature

951 Northbend Rd Apt I6

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Jacmecl Nevins

Print

Signature

3064 Kenmore Ave

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Sherime Durham

Print

Signature

5504 Chandler St Cinti, Ohio 45209

Address

5-29-23

Date

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I appreciate your time and attention to this request.

Sincerely,

Dominique Johnson

Print

Signature

562 Lowell Ave.

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Kendra Martin

Print

Signature

3257 Gilbert Ave

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Jack McWilliams

Print

Signature

2040 Miles Woods Dr

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

JEROME CHANCELLOR

Print

Jerome Chancellor

Signature

7708 CLOVERNOOK

Address

5/20/22

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

_____

Print

MARLENE TRAVIS

Signature

Ms Marlene Travis

Address

3330 woodburn ave

Date 5-29-2023

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Earnest White

Print

Earnest White

Signature

3330 Woodburn

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Erwin Robbins

Print

Signature

2951 Gilbert Ave 19

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Dave Barber

Print

Dave Barber

Signature

2341 Hoff Ave

Address

May 29, 2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Deyanay Taylor

Print

Signature

319 Glenwood Ave Cin, OH 45217

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Danetta Bass

Print

Danetta Bass

Signature

Glenwood

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Danielle Powell

Print

Danielle Powell

Signature

Glenwood

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Jameka Lewis

Print

Signature

1618 Hewitt Ave

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Print

Signature

3425 Fernside Pl

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Melvina Andrews

Print

Melvina Andrews

Signature

3439 Greenlawn

Address

5/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jamecla Clark

Print

Jamecla Clark

Signature

3439 Greenlawn Ave

Address

May 29, 2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Mike Stearns

Print

Signature

1623 Kingsford dr

Address

5/24/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crises and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. The Church and **Pastor Peter Mingo** has a history of investing in improving the cities historically underserved communities and neighborhood of Evanston. The proposed development will not only activate a property that is a threat to public safety and health but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the city approved Evanston neighborhood workplans by providing affordable, mixed- income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Chandell Riley

Print

Chantell M

Signature

5820 Highland Ave

Address

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

CAROLYN Riley

Print

Carolyn Riley

Signature

4829 Prosperity Pl

Address

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Mieshawn Phillips

Print

Signature

1054 President Ave

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Antonio Pulley

Print

Antonio Pulley

Signature

5011 west High st

Address

05-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Kayla Geralds

Print

Signature

4320 Erie Ave

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Print

Signature

2272 Ashley View Cir

Address

5/24/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Mikel Brown

Print

Mikel Brown

Signature

2269 Fourtowers dr

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jamcel Clark

Print

Jamcel Clark

Signature

4948 Strathmore Dr #3

Address

05/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Ricky Higgins

Print

Signature

2222 Kemper

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Demontre Thorpe

Print

D. Thorpe

Signature

1973 Woodman ct

Address

5-29-23

Date

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I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

WALT McIVER

Print

Walter Mcrae

Signature

3409 FERNSIDE PLACE

Address

5/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Terrie Coleman

Print

Terrie Coleman

Signature

2128 Crane

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Lakeisha Richardson

Print

Signature

3988 Kenkel ave Cincinnati, OH 45211

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Tiffany Parish

Print

Signature

1602 Jonathan Ave.

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Terrica Gilbert

Print

Signature

3115 Durrell Ave

Address

5-30-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Kendal Williams

Print

Kendal Williams

Signature

347 Woodburn Ave

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Chris Thomas

Print

Chris Thomas

Signature

5001 Hawaiian Ter

Address

5-29-2023

Date

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I appreciate your time and attention to this request.

Sincerely,

Cherise Wilson

Print

Signature

768 Cascade Rd Cinti. 45240

Address

05/29/2022

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jacqueline Ruykendall

Print

Signature

2375 Montana Ave #602
Cinti OH 45211

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and it efforts to construct a mixed - income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Lisa Watkins

Print

Signature

Address

5/29/23

Date

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Nancy Shunga

Signature

5/21/23

Date

6999 Taddeson Rd.

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5/21/23
Date

6999 Paddock St. #5 Cincinnati, Ohio 45230
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

05/21/2023
Date

4320 Schenck Ave
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-18-23

Date

2440 Hackberry st Cincinnati OH

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Charles D. Ford
Signature

5-18-2023
Date

Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

5-14-23
Date

3550 EDEN 45229
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Signature

5.18.23
Date

6520 Meadowvista Court
Address

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I appreciate your time and attention to this request.

Sincerely,

Beverly C Sutton-Dunn
Signature

5-15-23
Date

3550 EDEN 45229
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

O'Zell Davis IV
Signature

5-16-23
Date

3850 EDEN AVE 45229
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

R M

Signature

03-17-24

Date

3036 Victory Pkwy FF

Address

Roosevelt

513-952-3576

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

John Bluhm

Signature

5-17-23

Date

414 E Mitchell Ave

Address

513 915-5891

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Regina Munoz
Signature

5/17/23
Date

3427 Trimble Ave.
Address

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I appreciate your time and attention to this request.

Sincerely,

Lionell Coleman
Signature

5-17-23
Date

3044 Victory Pkw
Address

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Sincerely,

Tony Vaughn
Signature

5-17-23
Date

914 Lenox Pl
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

17 May 2023
Date

3427 Trimble Ave. Cinti. Oh. 45207
Address

Dear City Planning Commission, Mayor and Council,

My name is Sean Donovan and I'm the principal of Donovan Consulting, LLC. I live in a historical building in downtown Cincinnati and have for the last twenty-five years. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo Christ Temple Full Gospel Baptist Church. The proceeds of this sale will be used by the church to build a new facility, on one level to support the congregation. We also support Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell. This development will Minority Led, create quality housing, ensure African American participation, and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Sean Donovan

235 W Court St
Cincinnati OH
45202

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Sincerely,

Signature

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Date

Address

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Jamar Sims

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Sherman Booth

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Carmena Gingsby

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Rakale fossie

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Brandi Booth

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Maria D. Sherman 5/22/23

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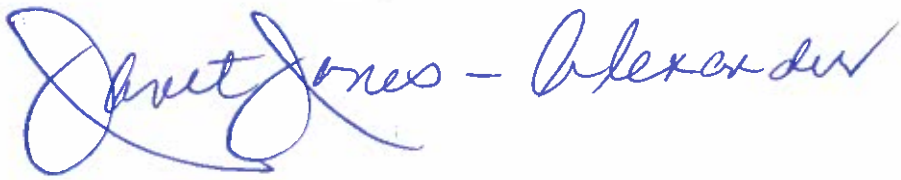

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Krystina Brundidge

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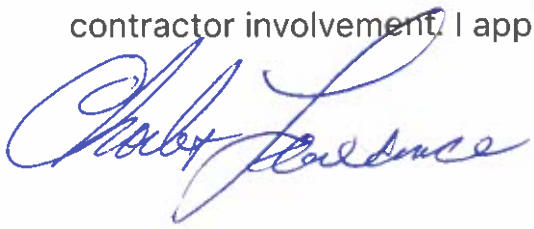

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Don Freeman

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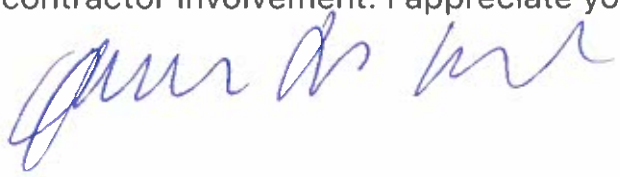

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Marquita Frye
5/22/23

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OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Bilal Shabazz Muhammad		PO Box 36390	18 May 23
Marian Ellen Muhammad		PO Box 36390	18 May 23
Bridgette Mata		1714 Casey dr #102	18/May 23
Ashawnté Jackson		3107 Durrell	18/May 23
SANDRA ALLRED		1528 Ruth	5/18/2023

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Name Print	Name Signature	Address	Date
Adrienne Alexander	Adrienne Alexander	3452 Greenlawn	5-16-23
Hope Cobbins	Hope Cobbins	860 Beal	5-17-23
Mary Thomas	Mary Thomas	7522 Hollister	5-17-23 7592
Deacon Chris Windham	Chris Windham	3700 Reading Rd	5-17-23
Terry Mizzell	Terry Mizzell	559 Grand Ave	5-16-23
Mineva Daniels	Mineva Daniels	436 Kaseta	MAY-17-23
Tony Hill	Tony Hill	5205 Hamilton Ave 3624 Reading Rd	May 17, 2023
Ronald Green	Ronald Green	5281 Charloe 45227	MAY 17-23
Mary Ward	Mary Ward	2019 Elsinore	5-17-23
Alice Ledford	Alice Ledford	7881 Heart	May 17, 2023
Walter Piper	Walter Piper	7830 HAMILTON AVE	5-17-23
Rose Hampton	Rose Hampton	9675 Alcalvet	45251 5-17-23
Lionell Coleman	Lionel Coleman	3044 Victory Pkwy	5-17-23
Tony Vaughn	Tony Vaughn	914 Lenox Pl	5-17-23
Roosevelt Matthews	R Mg	3036 Victory Parkway	3-17-23
Daniel Burkhardt	D. Burkhardt	3500 Montgomery Road	5-17-23
Jeremy Burkhardt	Jeremy Burkhardt	3500 Montgomery Rd.	5-17-23
Bryce Ernsthausen	Bryce Ernsthausen	3500 Montgomery Road	5-17-23

OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Peterson Mingo	Peterson Mingo	3427 Trimble Ave	12 May 23
Regina mingo	Regina Mingo	3427 Trimble Ave.	May 12, 23
Chinedum K Ndukwe	Chinedum K Ndukwe	2847 Reading Rd	5/12/23
Ozie Davis III	Ozie Davis III	3550 Eden 45229	5/12/23
Ashley Tudor	Ashley Judor	2829 Almester Dr.	5/12/23
Helen L Crosby	Helen L Crosby	2350 Losantiville Ave	5/13/23
John Erdson	John Erdson	828 Oak St	5/13/23
Bryan Axle	Bryan Axle	3452 Greenland Ave	5/13/23
Jeffery J Stephens	Jeffery J Stephens	1211 Portman Ave Apt 4	5-13-23
Richard Benson	Richard Benson	11580 Farmington	5-13-23
Glenda Cousins	Glenda Cousins	3112 Vine Vista Pl.	5-14-23
Brittney Cousins	Brittney Cousins	8480 Forest Valley	5-14-23
Dominique Taylor	Dominique Taylor	10779 Maplehill Drive	5-14-2023
Charmain Spears	Charmain Spears	7E McMillian Street	5-14-2023
Lisa Worthen	Lisa Worthen	Fleetwood Drive	5-14-2023
Valisha Williams	Valisha Williams	5290 Ashley Park Ct	5-14-2023
Marcus Allen	Marcus Allen	3531 Westmont	5-14-23
Brian Axle	Brian Axle	3452 Greenland	5-14-23
Deneen Clendening	Deneen Clendening	3427 Trimble Ave	5-16-23
Aaron Mingo	Aaron Mingo	3427 Trimble Ave	5-16-23

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Name Print	Name Signature	Address	Date
Pamela Winston	Pamela Winston	926 Barry Lane	21 May 23
Rozell Martin		5099 Greenriver	21/5/23
Karen Mingo		9928 Grassmere	21/5/23

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Name Print	Name Signature	Address	Date
Isaiah Harper	Isaiah Harper	Evcston	5-18-23
Stephen Wilhelm	Stephen Wilhelm	Cincinnati	5-18-23
Daniel Lello	Daniel Lello	1514 Gilpin Ave, Cincinnati, OH	5-18-23
Kevin McGraw	Kevin McGraw	1514 Gilpin	5-18-23
Paul Malott	Paul Malott	1514 Gilpin	5-18-23

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Name Print	Name Signature	Address	Date
Shane Zwierzchowski		2950 Hearthbury st Cincinnati OH	5-18-23
Charles Ford	Charles Ford	Homeless	5-19-2023

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Name Print	Name Signature	Address	Date
Paul Howard	Paul Howard	3896 Rapid Creek LN	5-22-23
Michael DAVIS	Michael Davis	1816 Hewitt Ave	5-21-23
Ebonnie Crosby	Ebonnie Crosby	2240 Westwood Northern Blvd Apt	5-21-23
MARK FIAGO	Mark Fiago	4302 Sullivan Ave	5-21-23
Ricardo Fogue		1544 Jonathan Ave	5-21-23
John Evans		1548 AVE	5-21-23
Leslie Mings	Leslie Mings	7853 Greenlawn Pl	5-21-2023
Charmain Spears	Charmain Spears	7E Mcmillian Street	5-21-23
Alonzo White	Alonzo White	818 walk way	5-21-2023
Ross Guard		5281 CHARLES ST	5-21-23
Shay Stewart		5751 Kirby Ave Cinti OH 45239	5-21-23
Elnora Morgan	Elnora Morgan	113 winkler st Cinti OH 45219	5-21-23
Arguette Spires		3980 School section Rd Cinti, OH 45211	5-21-23
Homeless Bunnell		945 Dexcross Parkway Apt 16	5/21/23
James Willis		5527 Clearbrook Drive	5/21/23
Devante Henderson	Devante Henderson	7761 Stillwell Rd	5/21/23
Larry & Crystal Carter		2305 Wirth St CIN OH 45204	5/21/23
VICTOR L GAY	Victor L Gay	2211 Reading Rd Cin'ti OH 45202	5/21/23
Rulon DAVIS	Rulon Davis	1816 Hewitt Ave	5/21/23
Chris Peeds		439 Hawthorne Ave	5/21/23

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Name Print	Name Signature	Address	Date
Robert Raglin		524 Clinton Springs	5-21-23
Jonathan P.		534 Clinton Springs	5/21/23
John Kelly		410 Connie Ct	5/21/23
Hope Cobbins		860 Beechest Apt 1A	5-21-23
Keith J. Hubbard		1276 Sunset	5-21-23
Tadia Smith		3571 Section Road	5-21-23
Tom Nagel		4143 Pleasant Dr	5-21-23
Deborah Smith		9582 Ridgewood	5-21-23
Eloy Edwards		1296 Meredith Dr.	5-21-23
David Mingo		6999 Paddeson Rd	5/21/23
Nancy Mingo		6999 Paddeson Rd	5/21/23
Kelly Jackson		1479 Dordine Ln	5/21/23
Tanyika Jackson		1479 Dordine Ln	5/21/23
Lauren Hadley		2915 Colrain	5-21-23
Alvin Scales		3515 McHenry Ave	5/21/23
Jennifer Hubbard		1276 Sunset Ave.	5/21/23
Asha Thomas		2780 Baker Ave	5/21/23
Willie Monghan		2780 BAKER AVE	5/21/23
Lucretia Watts		926 BARRY Lane	5/21/23
Tanya Reyes		1279 W. Galbraith	5-21-23

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Name Print	Name Signature	Address	Date
Krystina Brundidge		8168 Burdett Ave Cincy, OH 45216	05/19/23
Darren Lindsey		3446 Fecasidepl.	5/19/23
Johnny Chalmers		3471 Greenlawn	5-21-23
Charles Lawrence		3413 Woodburn Ave	5-21-23
Tenisha Carter		3415 Woodburn Ave	5.21.23
Marcia Sherman		3442 Greenlawn Ave	5-22-23
Janet Jones-Alexander		1639 Dawner Ave	5-21-23
Kenneth		1636 Jonathan	5-22-23
Maria Alexander		3448 Greenlawn ave	5-21-23
		4771 Dyke	5-21-23
Dion Freeman		3471 Woodburn Ave	5/22/23
Jamar Sims		2134 Crane Ave	5/22/23
Marquita Frye		511 Forest Ave. #2 45229	5/22/23
Erica Carter		2340 E. Galbraith Rd 45237	5/22/23
Carmena Grigsby		5146 Hawaiian Terr 45207	5/22/23
Rakale Foggie		3415 Reading Rd	5/22/23
Carletta Beasley		3415 Reading rd	5/22/23
Robert W Hopkins		2132 Crane Ave.	5/22/23
Sherman Booth		2198 Crane Ave.	5/22/23
Brandi Booth		2143 Crane Ave.	5/22/23

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Name Print	Name Signature	Address	Date
Sean Donovan	Sean Donovan	235 W Court	5-18-23
Aminata Thiam	[signature]	1237 Franklin Ave	5-18-23
Jasmine Ingram	[signature]	2504 Queen City Ave	5-18-23
Joseph Philpot	[signature]	330 Helen St	5-18-23
[redacted]	[redacted]	[redacted]	[redacted]
Dennis Love	[signature]	3323 Holloway Court	5/18/23
Tiffany Parish	[signature]	1602 Jonathan Avenue	5/21/23
Earnest White	[signature]	3330 woodburn Earnest White	5-18-23
LIONEL Howard	[signature]	1712 KINNEY	5-21-23
Dominique Neal	[signature]	1922 Ashbrook	5.21.23
Skyla Foggie	[signature]	1826 Vine	5.21.23
Nora Edwards	[signature]	3410 Woodburn	5-21-23
Richard Foggie	[signature]	2671 VERA AVE #1	5-20-23
Joshua B[illegible]	[signature]	3401 montgomery	5-22-23
Micah Williams	[signature]	2134 Clarke Ave	5-22-23