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

March 7, 2025
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of January 17, 2025. (p. 2)

DISCUSSION ITEM – LEGISLATIVE

ITEM 1 A proposed zone change from Commercial Neighborhood Pedestrian Neighborhood Business District (CN-P-B) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park. (Halt). (p. 7)

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 17, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, December 20, 2024 was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on January 17, 2025 in-person and 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 in-person or 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: Ms. Daniella Beltran, Commissioner
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Mr. Jacob Samad, Vice Chair (via Zoom)
Ms. Anne Sesler, Commissioner
Assistant City Manager, Mr. William "Billy" Weber, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Emily Ahouse, City Planning & Engagement Deputy Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Eunique Avery, Community Engagement Specialist
Ms. Emily Burns, City Planning & Engagement, City Planner
Ms. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Maria Dienger, City Planning & Engagement, Senior City Planner
Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Mr. Andrew Halt, City Planning & Engagement, Senior City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner

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

Mr. Rodney Harris performed the swearing in of the new City Planning Commissioner, Mr. Darrick Dansby.

Mr. Dansby introduced himself and expressed his gratitude to the Mayor and City Council for the appointment to the City Planning Commission. He shared his commitment to ensuring that the City's future growth continues to reflect innovation, equity, and opportunity for all residents. Mr. Dansby stated that he was dedicated to focusing on three critical areas that he believes are essential to the City's future growth; advocating for the increased participation of minority contractors on construction projects in the City, including support for policies and initiatives that will continue to ensure that we create pathways for black and minority-owned businesses; expanding black homeownership in the greater Cincinnati region; and increasing the number of housing units in the City.

Election of Chair and Vice Chair

Commission Action:

Elect Mr. Jacob Samad as Chair for 2025.

Motion:	Ms. Sesler
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Stallworth, Mr. Weber
Abstained:	Mr. Samad

Elect Ms. Daniella Beltran as Vice-Chair for 2025.

Motion:	Ms. Sesler
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Stallworth, Mr. Weber
Abstained:	Mr. Samad

Minutes

Commission Action:

Approved the minutes from the November 15, 2024 meeting.

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

Consent Agenda – Administrative

ITEM 1

A report and recommendation on the proposed dedication and acceptance of a portion of Merrimac Street right-of-way in Evanston. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **APPROVE** the proposed dedication and acceptance of a portion of Merrimac Street right-of-way in Evanston.

Commission Action:

Moved to approve the staff's recommendation for Item 1 on the Administrative Consent Agenda.

Motion:	Ms. Sesler
Second:	Mr. Weber

Ayes: Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber
Nays: None

Mr. Samad and Ms. Sesler were recused from Items 2 and 3 and left the room.

Consent Agenda – Legislative

ITEM 2
A report and recommendation on a proposed lease to a Crossroad Health Center controlled entity for a health facility at 1715 Republic Street with an option for the Crossroad Health Center entity to purchase the property; and separately, a proposed lease to a 3CDC controlled entity for surrounding parking at 34 Green Street, 1710-1712 Race Street, and 1715 Republic Street and related property interests in Over-the-Rhine. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **APPROVE** the proposed lease to a Crossroad Health Center controlled entity for a health facility at 1715 Republic Street with an option for the Crossroad Health Center entity to purchase the property; and separately, a proposed lease to a Crossroad Health Center controlled entity for surrounding parking at 34 Green Street, 1710-1712 Race Street, and 1715 Republic Street and the dedication of right-of-way at 1715 Republic Street; and

2) **APPROVE** the proposed vacation of Goose Alley between Elder Street and Green Street and the proposed easement area.

ITEM 3
A report and recommendation on a proposed lease for a new community facility at 1811 Vine Street, the majority of which will be leased back to the City, and related property interests in Over-the-Rhine, including the vacation of a portion of Republic Street and dedication of public right-of-way along Bardes Alley. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **APPROVE** the proposed lease for a new community facility at 1811 Vine Street, the majority of which will be leased back to the City, and related property interests in Over-the-Rhine, including the vacation of a portion of Republic Street and dedication of public right-of-way along Bardes Alley.

Commission Action:
Moved to approve the staff's recommendations for Items 2 and 3 on the Legislative Consent Agenda.

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

Mr. Samad and Ms. Sesler returned to the meeting.

Mr. Dansby recused from Item 4 and left the room.

Consent Agenda – Quasi-Judicial

ITEM 4
A report and recommendation on a Final Plat (Phase I) of 3584 Alaska Avenue in Avondale. The staff of the Department of City Planning and Engagement recommends the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings that the Final Plat is consistent with the Development Plan and Subdivision Improvement Plan.

2) **APPROVE** the Final Plat (Phase I) of 3584 Alaska Avenue in Avondale.

Commission Action:
Moved to approve the staff's recommendations for Item 4 on the Quasi-Judicial Consent Agenda.

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

Mr. Dansby returned to the meeting.

Other Business

2024 Annual Update and 2025 Work Program
Ms. Ahouse and Ms. Hoffman presented the Department of City Planning and Engagement 2024 Annual Update and 2025 Work Program.

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 February 7, 2025. She informed the Commission of the 2025 David J. Allor Planning and Zoning Workshop that would be held on February 28, 2025. Ms. Keough-Jurs also stated that the annual Neighborhood Summit would be held on March 29, 2025, at the University of Cincinnati.

The meeting adjourned at 10:05 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 17, 2025

The minutes for the January 17, 2025 Regular Meeting are approved as distributed.

_____	_____
Katherine Keough-Jurs, FAICP, Director Department of City Planning and Engagement	Jacob Samad, Chair City Planning Commission
Date: _____	Date: _____

ITEM 1

Honorable City Planning Commission **March 7, 2025**
Cincinnati, Ohio

SUBJECT: A proposed zone change from Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park.

GENERAL INFORMATION:

Location:	2719 Erie Avenue, Cincinnati OH, 45208
Petitioner/Owner:	HPSRD, LLC
Petitioner/Owner's Address:	5905 E. Galbraith Road, Cincinnati, Ohio 45236
Request:	Zone change from Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B) to Planned Development (PD)

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application
- Exhibit C – Zone Change Plat
- Exhibit D – Legal Description
- Exhibit E – Revised Development Program Statement and Concept Plan
- Exhibit F – Original Development Program Statement and Concept Plan
- Exhibit G – Coordinated Site Review Letter
- Exhibit H – Traffic Impact Study (TIS)
- Exhibit I – MSD Sewer Availability Letter
- Exhibit J – Public Staff Conference Notes and Correspondence
- Exhibit K – Applicant Underground Garage Geotechnical Summary
- Exhibit L – Applicant Survey Summary
- Exhibit M – Conceptual Perspective Views Provided by Applicant
- Exhibit N – Correspondence from Organizations
- Exhibit O – Correspondence from Public

BACKGROUND:

The subject property is an approximately 1.78-acre site located at 2719 Erie Avenue in Hyde Park. The site is bound by Edwards Road to the west, Erie Avenue to the north, and Michigan Avenue to the east, as shown in Exhibit A. Hyde Park Square is located on the north side of the site. The site is part of the Hyde Park Square neighborhood business district and is currently a mix of 1-2 story commercial and multi-family residential buildings, with a large surface parking lot. The area surrounding the property is also a mix of commercial, residential multi-family, and parking, with Hyde Park School located to the southwest. The proposed zone change is from Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B) to Planned Development (PD), to facilitate the development of a hotel, residential apartments, commercial spaces, underground parking garage, and the renovation of the existing À L'aise building. The proposed new buildings will be 5 stories at street level and then have upper levels set back further from the street to reach a total of 7 stories (not to exceed 80 feet tall).

The project site is also located within Urban Design Overlay District 4 (UDOD #4) – Hyde Park Square Business District. Since the applicant is proposing to demolish buildings and proceed with new construction within the UDOD, the proposal is subject to review under the UDOD Standards in the City of Cincinnati Zoning Code.

However, the applicant is not requesting any UDOD reviews at the March 7, 2025 City Planning Commission meeting, and will instead request UDOD reviews at future hearings.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B). The adjacent zoning and land uses are as follows (Exhibit A):

North:

Zoning: Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B)
Use: Hyde Park Square, commercial buildings with retail businesses and offices.

East:

Zoning: Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B)
Office Limited – Neighborhood Business District (OL-B)
Residential Multi-Family – Middle Housing (RM-1.2-MH)
Use: Commercial and multi-family buildings.

South:

Zoning: Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B)
Office Limited – Neighborhood Business District (OL-B)
Use: Commercial and multi-family buildings, and surface parking lots.

West:

Zoning: Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B)
Single-Family Residential Middle Housing (SF-6-MH)
Use: Commercial, single-family, and multi-family buildings, and Hyde Park School.

PROPOSED DEVELOPMENT - ORIGINAL APPLICATION

The applicant originally submitted a Concept Plan and Development Program Statement that proposed a mixed-use development to replace the existing surface parking lots and small 1-2 story commercial buildings. The proposed development included the renovation of the À L'aise building, with both multi-family residential and retail spaces, and a structure with a multi-level underground parking garage with approximately 350 spaces (with a portion reserved for public use) that connected two new 7-story mixed-use buildings. Although the parking garage and two new buildings were technically one structure since they were connected by the garage, for the purposes of this report, the hotel and multi-family building are referenced as two separate buildings.

Buildings

The first new building proposed had frontage on Erie Avenue and will be a "boutique" hotel with approximately 90 rooms, ground floor retail space, banquet area, and rooftop terrace. The second building was a market-rate multi-family residential building with approximately 120 units, ground floor retail space, and amenities for the building residents such as a fitness center, outdoor terraces, and outdoor pool. The hotel building was 6-stories (about 64 feet tall) on Erie Avenue, which is in line with the existing À L'aise building and then step back twice to its final 85.5-foot height. The multi-family residential building was 5-stories (about 50 feet tall) on both Edward Road and Michigan Avenue, before also stepping back twice to its final 85-foot height.

Circulation
Between the two new buildings was a central outdoor plaza with artificial turf and pedestrian access from the public sidewalk on Erie Avenue, as well as a private driveway to connect Edwards Road and Michigan Avenue. The private driveway was to facilitate access to the underground parking garage, utility services such as refuse collection, and hotel pick-up/drop off. If the zone change to Planned Development was approved for this version, the applicant was to consolidate the various parcels into distinct parcels, with boundaries and dimensions aligned with the primary uses of the proposed development.

Parking
Approximately 350 parking spaces were to be provided in a multi-level underground garage. This parking garage was to be available to hotel guests and building residents, and roughly 183 spaces were to be reserved for commercial use. The private driveway was to provide access to the parking garage from both Edwards Road and Michigan Avenue.

Future Uses
The petitioner outlined the following uses to be permitted in the proposed Planned Development in the original submittal:

Uses	Square Footage Concept	Square Footage Maximum	Notes
Hotel	50,000	60,000	
Multi-Family Dwellings	155,000	250,000	Total includes renovated and new buildings
Office	0	10,000	
Commercial / Retail / Eating and Drinking Establishments	37,000	40,000	

Signage
A signage plan would need to be submitted with the Final Development Plan for this version and will follow the requirements of the Commercial Neighborhood – Pedestrian (CN-P) zoning district (Section 1427-37 "Signs Standards for the C and UM Districts").

PROJECT CHANGES:
The applicant team submitted a complete application on January 8, 2025, for the zone change to PD and the UDOD review. Comments heard at the Public Staff Conference, from the Hyde Park Neighborhood Council (HPNC), and emails and letters sent by members of the public discussed in the "Public Comment and Notification" section below indicated an overall desire for the development to be smaller, both in height and scope. As a result, the Department of City Planning and Engagement asked the applicant team if they would consider making any project changes in response to feedback from members of the public.

The applicant team responded by making the following changes, as detailed in the revised submittal, Exhibit E, while the original submittal is Exhibit F:

- Height Reduction: The applicant team reduced the maximum height of the buildings from 85.5 feet to 80 feet, not including the height of stair/elevator towers. The number of proposed hotel or residential units remains the same. This reduces the building height to roughly the same as the existing building located at 3500 Michigan Avenue that currently houses the Lululemon store.
- Parking Reduction: The applicants stated that to pay for the change in the type of construction required to reduce the height, they needed to reduce the number of parking spaces initially proposed. The initial proposal had approximately 350 total parking spaces, with about 183 spaces reserved for commercial use. The updated proposal removes 94 commercial parking spaces, leaving about 257 total spaces, of which 89 would be reserved for commercial use.
- Rear Massing and Scale Adjustments: The applicant team committed to incorporating design adjustments to visually break up the façade of the multi-family building into the appearance of two district structures to help scale and massing concerns.
- Private Driveway Location Change: Based on feedback from the Department of Transportation and Engineering (DOTE), the applicant team proposes to move the private driveway to the south side of the site, instead of the middle. The applicants state this will help with traffic flow and pedestrian safety.

The applicant team also made commitments to the following:

- Pedestrian Safety: The applicant team stated that they want to improve pedestrian safety, and said they will provide design and labor assistance if the City provides high-intensity activated crosswalk beacons (HAWK beacons) on Erie Avenue.
- Historic Preservation: The applicant team said they will work to achieve historic local landmark status for the À L'aise building once they have completed renovations.
- Open Space Flexibility: The applicant team stated they will work with the community to make changes to the proposed outdoor plaza accessible from the Erie Avenue sidewalk.
- Shadow Study: The applicant team stated they will provide a shadow study for the Final Development Plan.

PROPOSED DEVELOPMENT – REVISED APPLICATION:

The applicant submitted a revised Concept Plan and Development Program Statement that proposes a mixed-use development to replace the existing surface parking lots and small 1-2 story commercial buildings. The proposed development includes the renovation of the À L'aise building, which has both multi-family residential and retail spaces, and a structure with a multi-level underground parking garage with approximately 257 spaces (with a portion reserved for public use) that connects two new 7-story mixed-use buildings. Although the parking garage and two new buildings are technically one structure since they are connected by the garage, for the purposes of this report, the hotel and multi-family building will be referenced as two separate buildings.

Buildings

The first new building proposed has frontage on Erie Avenue and will be a "boutique" hotel with approximately 90 rooms, ground floor retail space, banquet area, and rooftop terrace. The second building will be a market-rate multi-family residential building with approximately 120 units, ground floor retail space, and amenities for the building residents such as a fitness center, outdoor terraces, and outdoor pool. The hotel building will be 6-stories (about 64 feet tall) on Erie Avenue, which is in line with the existing À L'aise building and then step back twice to its final 80-foot height, which does not include stair or elevator towers. The multi-family residential building

will be 5-stories (about 50 feet tall) on both Edward Road and Michigan Avenue, before also stepping back twice to its final 80-foot height, which does not include stair or elevator towers.

Circulation

Between the two new buildings will be a central outdoor plaza with pedestrian access from the public sidewalk on Erie Avenue. On the south side of the site will be a private driveway that will connect Edwards Road and Michigan Avenue. The private driveway will facilitate access to the underground parking garage, utility services such as refuse collection, and hotel pick-up/drop off. If the zone change to Planned Development is approved, the applicant will consolidate the various parcels into distinct parcels, with boundaries and dimensions aligned with the primary uses of the proposed development.

Parking

Approximately 257 parking spaces will be provided in a multi-level underground garage. This parking garage will be available to hotel guests and building residents, and roughly 89 spaces will be reserved for commercial use. The private driveway will provide access to the parking garage from both Edwards Road and Michigan Avenue.

Future Uses

The petitioner has outlined the following uses to be permitted in the proposed Planned Development:

Uses	Square Footage Concept	Square Footage Maximum	Notes
Hotel	50,000	60,000	
Multi-Family Dwellings	155,000	250,000	Total includes renovated and new buildings
Office	0	10,000	
Commercial / Retail / Eating and Drinking Establishments	37,000	40,000	

Signage

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Pedestrian (CN-P) zoning district (Section 1427-37 "Signs Standards for the C and UM Districts").

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

a. ***Minimum Area*** *– The minimum area of a PD must be 1.5 contiguous acres.*

The proposed zone change area is approximately 2.548 contiguous acres (Exhibit C), which includes the 1.78 acre site and extension to the street centerlines. This extension to the centerlines

is per Zoning Code §1400.21 which requires that the zoning district boundaries follow the centerlines.

b. ***Ownership*** *– Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The applicant has provided sufficient proof of ownership in the Development Program Statement (Exhibit E).

c. ***Multiple Buildings on a Lot*** *– More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate multiple buildings on the site. The site will consist of the renovated À L'aise building, and a new hotel building and a new mixed-use residential building connected by an underground parking garage.

d. ***Historic Landmarks and Districts*** *– Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmarks.

e. ***Hillside Overlay Districts*** *– Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within the Hillside Overlay District.

f. ***Urban Design Overlay District*** *– Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The project site is fully located within Urban Design Overlay District 4 (UDOD #4) – Hyde Park Square Business District. The applicant will request UDOD reviews at future hearings.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Development Program Statement and Concept Plan (Exhibit E). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Development Program Statement and Concept Plan must include text or diagrams that specify:

a. ***Plan Elements*** *– A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan and Development Program Statement (Exhibit E) that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

b. ***Ownership*** *– Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The applicant has provided sufficient proof of ownership in the Development Program Statement (Exhibit E).

c. ***Schedule*** *– Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The underground parking garage will be constructed first, followed by the renovation of the existing À L'aise building and construction of the new hotel and multi-family residential buildings. The overall schedule is projected to be approximately 24 months.

d. ***Preliminary Reviews*** *– A preliminary review of geo-technical, sewage, water, drainage and refuse collection.(Exhibits G, H, I, and K)*

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process, including the City's Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), Greater Cincinnati Water Works (GCWW), the Department of Buildings and Inspections, and the Department of Transportation and Engineering (DOTE) on December 2, 2024, as shown in Exhibit G. In addition, the applicant paid for a geotechnical analysis for the subsurface garage, and the analysis results stated that constructing the garage 25-feet down would be manageable by conventional means, and this report can be found in Exhibit K. Additional plans will need to be submitted as part of the Final Development Plan and will be required to be reviewed through the City's Coordinated Site Review again at that time.

e. ***Density and Open Space*** *– Calculations of density and open space area.*

The applicant states that approximately 25% of the site will be open space.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requires significantly more detail than the Concept Plan, including engineering plans, schematic building plans (with floor plans, exterior elevations and building materials and finishes), landscape plan, and any restrictive covenants to be recorded. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved by City Planning Commission and City Council.

URBAN DESIGN OVERLAY DISTRICT REVIEW:

This project is located within Urban Design Overlay District 4 (UDOD #4)- Hyde Park Square Business District and therefore subject to §1437 of the Cincinnati Zoning Code. The applicant is not requesting any UDOD approvals at the March 7, 2025 City Planning Commission meeting, and will instead request UDOD approvals at future hearings.

COORDINATED SITE REVIEW:

The proposed zone change, including the Concept Plan, was preliminarily reviewed by City departments and reviewing agencies through the City's Coordinated Site Review (CSR) process on December 2, 2024. No objections were raised regarding the zone change or proposed Concept Plan. The petitioner received a copy of the comments from each department from this review process (Exhibit G). The preliminary review indicated that the project was moving in the appropriate direction and could proceed to the City Planning Commission as long as the applicant team met all agency requirements before applying for permits. Some of the requirements to obtain permits include a Traffic Impact Study (TIS) for DOTE, continued utility coordination with MSD, GCWW, and SMU, appropriate accommodations for fire hydrants and trucks, and considerations made for existing street trees on Hyde Park Square. The project will undergo an additional CSR at the Development Design Review level for each Final Development Plan submitted.

Sewers

After the CSR meeting, due to concerns raised by residents, MSD provided additional information about the potential impact of this project on the sewer system in Hyde Park. In June 2023, MSD conditionally approved the applicant's request for sewer availability for the project (Exhibit I). MSD separately stated that they are aware of sewer capacity issues in the area, and they will continue to work with the development team on stormwater detention and sewer plans before granting any final approvals. However, they also stated that the current site, which includes a large surface parking lot, does not have any known detention system, and because any new development on the site will need to comply with MSD's Rules and Regulations, the proposed development would be required to provide onsite detention which would help to improve stormwater management in the neighborhood.

Traffic

A traffic engineering consultant submitted the TIS to DOTE on February 5, 2025. DOTE requested additional analysis for travel times and queues in the project area, which the consultant provided. On February 21, 2025, DOTE approved the TIS, concluding that the proposed development would have minimal impacts to existing travel conditions. Some important notes from DOTE's statement, which can be found with the entire TIS in Exhibit H, include:

- Edwards Road Improvements: As a result of the analysis, the consultant proposed recommendations for improvements along Edwards Road. DOTE did not require these recommendations to be implemented, but agreed with some of the potential benefits. DOTE advised the applicant to work with the Hyde Park Neighborhood Council (HPNC), directly affected businesses and property owners, the City of Cincinnati Parking Services, and DOTE to implement the changes.
- Private Driveway Relocation: DOTE stated that the private driveway access on Edwards Road must be moved to the southern property line of the development. The applicant team has incorporated this change into their submission (Exhibit E).
- School Dismissal: DOTE stated that it is working separately with Cincinnati Public Schools on ways to alleviate some of the issues associated with the afternoon dismissal of Hyde Park School, which occurs on weekdays from about 1:45 PM to 2:15 PM.

PUBLIC COMMENT AND NOTIFICATION:

Engagement by Applicant

The applicant team started meeting with members of the Hyde Park community in August 2024. In 2024, the applicant team met with the community at neighborhood council meetings, working group sessions, and during open office hours. Meetings with members of the community and the Hyde Park Neighborhood Council (HPNC) as of the end of 2024 are shown below:

- August 13, 2024 (HPNC Meeting)
- September 9, 2024 (Working Group Session)
- September 10, 2024 (HPNC Meeting)
- September 26, 2024 (Meeting with HPNC Zoning Committee)
- October 7, 2024 (Working Group Session)
- October 8, 2024 (HPNC Meeting)
- October 15, 2024 (Open Office Hours, PM Hours)
- October 18, 2024 (Open Office Hours, AM Hours)
- October 29, 2024 (Special Meeting called by the HPNC)
- November 12, 2024 (HPNC Meeting)
- December 10, 2024 (HPNC Meeting)

When the applicant team contacted the HPNC, they did not come forward with completed plans, but stated they were looking to engage the neighborhood on what it wanted to see. At the HPNC meeting on September 10, 2024, the HPNC Zoning Committee shared a "Redevelopment Concept" which consisted of recommendations for 4-story buildings with retail/restaurants at street level and upper floor residential along Erie Avenue and Edwards Road. The proposal also included recommendations for 80-foot tall residential buildings and multi-level parking facilities in the center of the site, as well as pedestrian access from Hyde Park Square on Erie Avenue to the parking facility. The proposal stated this was not the final plan, but "the beginning of discussions to lead to a plan." This proposal can be found in Exhibit N.

The applicant team also stated that they circulated a survey in August and September 2024 that had over 1,000 responses. The applicant stated that 52% of respondents supported a boutique hotel on Hyde Park Square, and 53% supported increasing the height of the building to address the lack of public parking. The applicant also said that respondents emphasized the need for new dining options, improved parking, and new retail businesses that weren't real estate oriented. The applicant stated the main concerns expressed in the survey were design character, traffic, and lack of parking, but that 22% expressed no opposition to development. For additional summary information about the survey provided by the applicant, see Exhibit L. Some members of the public stated that the survey had biased questions and was not an accurate representation of the opinions of the neighborhood. Because of this, the HPNC conducted a separate online survey, which is discussed in the section below.

Engagement by Hyde Park Neighborhood Council (HNPC)

Following the applicant's community survey, the HPNC created and sent a separate survey in October 2024. The HPNC said that their survey had 627 responses, with 77% of respondents stating they were Hyde Park residents. As stated by the HPNC, when asked about the hotel use, 60% of respondents said they wanted residential only development, while 40% said they wanted a combined residential and hotel project. Regarding parking, 59% of respondents said they would rather have a building similar in height to the existing À L'aise building (approximately 66 ft. tall) and no public parking, rather than a building that is 20-30 feet taller than the À L'aise building and includes public parking. Overall, the HPNC said that the summary shows survey respondents were in support of revitalization and increased vibrancy in Hyde Park Square, but were worried about parking, traffic, building height, and "the area's character and community business." See Exhibit N for a full summary of the survey results provided by the HPNC.

The HPNC has provided multiple updates to the Department of City Planning and Engagement since the applicant team began discussions with them in August 2024. These updates can be found in Exhibit N. Below is a summary of the updates:

- September 10, 2024: The HPNC Zoning Committee gave a presentation stating their initial "Redevelopment Concept" for the site that included 4-story buildings with retail/restaurants at street level and upper floor residential along Erie Avenue and Edwards Road, as well as 80-foot-tall residential buildings and multi-level parking facilities in the center of the site.
- October 15, 2024: The HPNC sent a letter to the applicant team after the HPNC meeting on October 8, 2024. The HPNC stated that they needed more information from the applicant team to inform the public at the October 29, 2024 special meeting, and for the Zoning Committee and HPNC Trustees to make an informed vote at the November 12, 2024 HNPC monthly meeting.
- November 15, 2024: The HPNC sent a letter to the staff of the Department of City Planning and Engagement stating that they support redevelopment in Hyde Park Square, but within certain conditions. They stated "we are open to a development that is 50 feet tall at the perimeter, has upper floor setbacks similar to 3500 Michigan ("Michigan Terrace;" Lululemon), is no taller than 3500 Michigan, and that improves the overall parking situation in Hyde Park Square. Unfortunately, the proposed Planned Development is 60 feet tall at the sidewalk, has smaller setbacks than 3500 Michigan, is taller than 3500 Michigan, and appears to make the parking situation worse. As a result, HPNC opposes the proposed Planned Development. HPNC wishes for the existing CN-P zoning to remain in effect." Planning Staff have confirmed that the proposal (without stair/elevator towers) is now not taller than 3500 Michigan, which is approximately 80-feet tall.
- January 21, 2025: The HPNC sent another letter to staff of the Department of City Planning and Engagement updating its official position on the proposed development. The letter opens by stating City Council should follow the recently enacted Connected Communities updates of the Zoning Code, while acknowledging that HPNC was opposed to Connected Communities before its passage. The letter then states that due to feedback they've received through their survey and conversations with community members, they've updated their position. The new position is that 3500 Michigan Avenue is not a relevant precedent for the proposed building's height, and therefore a maximum height of 50 feet is required of all new buildings. The letter outlines additional positions by the HPNC, and then requests that the City Planning Commission and City Council reject the proposed PD.
- February 6, 2025: The HPNC Zoning Committee provided a 6-page detailed analysis of why the current proposal does not meet the requirements of the Zoning Code for a PD.
- February 27, 2025: The HPNC sent a letter discussing how it engaged with the applicant team, stating that the applicant team did not follow what the HPNC requested at the September 10, 2025, meeting regarding setbacks, building height at the sidewalk, hotel, and new driveway. It stated that the September 10, 2025, meeting concept was not a voted position of the HPNC trustees, and that it was not a proposal with height or massing close to the applicant team's proposal.

On February 27, 2025, the legal counsel retained by the HPNC submitted comments on the HPNC's behalf, which can also be found in Exhibit N. Regarding other organizations, on January 1, 2025, the Hyde Park Square Business Association submitted a letter in support of the HPNC's position from November 15, 2024, and has since submitted additional letters opposing the proposed development. Additionally, seven Community Councils and the Cincinnati Preservation Association also sent letters of opposition to the development and supported the position of the HPNC. All these letters are also located in Exhibit N.

Public Staff Conference

The Department of City Planning and Engagement held a Public Staff Conference on January 28, 2025, with the meeting lasting 3 hours and 28 minutes. There were seven members of City staff present to facilitate the meeting, answer questions, and take notes, as well as members of the applicant team. There were 528 members of the public who registered for the meeting, and 343 who logged on for any amount of time. There were also about 20 people who attended the Zoom meeting by gathering together in a room at the Eastside Recreation Center.

Of the registrants, 70% indicated that they lived in Hyde Park. 85% identified as homeowners, 6% as renters, and 7% preferred not to say. Census data indicates that 60% of Hyde Park residents are homeowners, and 40% are renters.[1] 73% of registrants identified as White/Caucasian, and 21% preferred not to say, and Census data that shows that 85% of residents of Hyde Park identified as White/Caucasian.[2] For age ranges, 10% of registrants were 18-34, 33% were 35-54, and 50% were 55+. This compares to Census data that shows 33% of Hyde Park residents are 18-34, 34% are 35-54, and 25% are 55+.[3]

There were 62 attendees who provided comments or questions during the Public Staff Conference. 58 speakers stated they were opposed to, or had concerns about the project as currently proposed, and 4 speakers were in support. Speakers expressed a variety of concerns about the project. The most common concerns were:

- The proposed buildings are too large/tall
- The height and use do not match the existing zoning
- The project would ruin the "charm", "existing character", and "aesthetic" of the neighborhood
- The parking and traffic situation would become much worse
- There would be a negative impact on pedestrian safety, especially for nearby Hyde Park School

While many stated that they would like to see development and investment on the proposed site, they wanted to limit the height of the buildings to the 50 foot maximum of the existing zoning district CN-P-B. Speakers also stated that the multiple existing buildings around Hyde Park Square that are taller than 50 feet should not be used as examples of design precedent. Supporters of the project said concerns about shadows, traffic, and parking were overstand, and that they were excited about new amenities and development. A full summary of the meeting, as well as additional comments from members of the public who could not attend, were not able to speak at the meeting, or had additional comments for the meeting can be found in Exhibit J. This was shared with all the registrants of the Public Staff Conference via email following the meeting.

Notification

Separate notices of the January 28, 2025, Public Staff Conference and the March 7, 2025, City Planning Commission meeting were mailed to all property owners with 400 feet of the site, and the HPNC. Email notice was also sent to the HPNC and any members of the public who sent a letter or email regarding the project or registered for the Public Staff Conference.

Correspondence

The Department of City Planning and Engagement has received 714 emails and letters about the proposal, with 698 opposing and 16 supporting. Staff replied to all received emails with information about where to learn more about the project, and how the email would be relayed to the City Planning Commission. The emails came from current and former residents of Hyde Park, as well as people who did not live in the City of Cincinnati but were patrons of Hyde Park Square. Emails expressed support for housing and retail in Hyde Park Square, but that the originally proposed 85-foot tall buildings were too big and should be limited to the current zoning's 50 feet height limit. Emails also stated the development would:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School

1 U.S. Census Bureau, ACS 2016-2020 5-Year Estimates Table B25004
2 U.S. Census Bureau, ACS 2016-2020 5-Year Estimates Table P1
3 U.S. Census Bureau, ACS 2018-2022 5-Year Estimates Table B01001

- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

In addition, staff from the Department of City Planning and Engagement were made aware of a petition on Change.org that at the time of the writing of the staff report had over 2,500 signatures. In general, opposing and supporting positions in the correspondence stated similar opinions to the Public Staff Conference, and Exhibit O includes all the correspondence.

CONSISTENCY WITH PLANS:

The HPNC Zoning Committee submitted their own analysis for the "Consistency with Plans" section, in which they state that this project is inconsistent with Plan Cincinnati (2012) and the Hyde Park Square NBD Urban Design Plan (1984). To read that analysis, see Exhibit N.

Additionally, for several years a HPNC subcommittee and the City of Cincinnati Department of City Planning and Engagement have been working a new comprehensive plan for Hyde Park. As the plan is only in draft form, has not been shown to the community at-large, and has not been approved by the City Planning Commission or City Council, information from the draft will not be considered in this analysis.

Plan Cincinnati (2012)

The City's adopted comprehensive plan, *Plan Cincinnati,* has a series of eleven "Guiding Policy Principles" that are "the overall principles guiding the goals, strategies, action steps and their detailed tasks that are the policies set forth in this Plan" (p. 73). These are considered "The 'Big Ideas' of Plan Cincinnati". In addition, *Plan Cincinnati* also contains "Initiative Areas" that contain specific "Goals", "Strategies", and "Action Steps" to implement Guiding Policy Principles.

Overall, an analysis of *Plan Cincinnati* and research from the planning literature show that the proposed PD is consistent with *Plan Cincinnati*, and this analysis is described in detail below. The analysis is broken up by specific categories, including housing, economic development, walkability, and historic preservation.

Housing

- *Plan Cincinnati:*
    - Guiding Policy Principle: Increase our population (p. 74)
        - "Increasing Cincinnati's population will result in a City with greater diversity, give us a larger pool from which to draw innovation, and increase our tax base…To do this we will be a vibrant city with a collection of "Neighborhoods of Choice," offering a full spectrum of housing options for people at all stages of life and welcoming and engaging public spaces."
    - Live Initiative Area (p. 147)
        - Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (pg. 164),
            - The Strategy to "Provide quality healthy housing for all income levels" (p. 165) and the Action Step to "Improve the quality and number of moderate to high-income rental and homeowner units" (p. 165).
            - The Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169) and the Action Step to "Increase multi-family living options in targeted areas" (p. 170).
- *Analysis:*

- This project will increase population: This proposal will help to increase the population of Cincinnati by providing additional housing in the center of Hyde Park. This additional housing will provide options for people at different stages of life who may not want maintenance responsibilities or the size of single-family house but would like to stay in the neighborhood.
- There is a shortage of housing and prices have risen significantly: Adding housing at a key location in Hyde Park is important, because both Cincinnati and Hyde Park face severe housing shortages. From 2010-2020, Hyde Park grew by 827 people, but the amount of housing decreased by 12 units.[4] While housing units decreased, Hyde Park saw home values grow by 68.2% from 2010-2023, which was 74% more than the increase in the rest of the metro area.[5]
- 1-2 bedroom units are a major need in Hyde Park: There is specifically a major shortage of 1-2 bedroom units. Analysis by the Ohio Indiana Kentucky (OKI) Regional Council of Governments states that Cincinnati needs over 22,000 units with 1-2 bedrooms, and Hyde Park alone needs 1,327 units with 1-2 bedrooms.[6] In Hyde Park, all portions of the housing price spectrum for 1-2 bedrooms are undersupplied. 427 units are needed that cost less than $1,050 a month, 543 units are needed that cost between $1,050-$2,200 a month, and 357 units are needed that cost more than $2,200 a month. While the applicant team has not disclosed how much the apartments will cost, more housing at all price points is needed.
- More housing helps to control rising housing costs for both renters and owners: There is ample and strong empirical evidence in the planning research that adding more housing, including market rate, is a key factor to control housing costs broadly at all income levels.[7] [8] [9] [10] As this project will increase the housing supply significantly in the center of Hyde Park, it will help contribute to moderating housing costs.
- The demand for dense, walkable development is only increasing: Research indicates that current demographic and economic trends, including aging population and changing consumer preferences, are showing increased desire for homes in walkable areas with amenities.[11] Research also shows that the demand for housing in walkable communities far exceeds supply, meaning that without additional units, prices in areas like Hyde Park Square will likely continue to increase.[12]

Economic Development

- *Plan Cincinnati*
  - Guiding Policy Principle: Build on our assets (p. 75)
    - "Cincinnati doesn't need to create a new city, we simply need to build on what we already have: our natural beauty…our historic resources; our unique neighborhood character…our exceptional amenities…and our proximity and accessibility…We will focus our development on these centers of activity, and strategically select areas for new growth."
  - Guiding Policy Principle: Be aggressive and strategic in future growth and development. (p. 77)

4 Cincinnati USA Regional Chamber. (2024). *Embracing Growth: Cincinnati Neighborhood Profiles*. cincinnatichamber.com/wp-content/uploads/2024/01/Embracing-Growth-Cincinnati-Neighborhood-Profiles.pdf
5 Cincinnati USA Regional Chamber. (2024).
6 OKI Regional Council of Governments. (2024). *Regional Housing Data Dashboard*. https://oki-data.shinyapps.io/HousingDashboard/
7 Alexandrov, A., & Goodman, L. (2024). (rep.). Place the Blame Where It Belongs: Lack of Housing Supply Is Largely Responsible for High Home Prices and Rents. Urban Institute. https://www.urban.org/research/publication/place-blamewhere-it-belongs.
8 Been, V., Ellen, I. G., & O'Regan, K. (2018). Supply skepticism: Housing supply and affordability. Housing Policy Debate, 29(1), 25–40. https://doi.org/10.1080/10511482.2018.1476899
9 Mast, E. (2019). The effect of new market-rate housing construction on the low-income housing market. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-307
10 Been, V., Ellen, I. G., & O'Regan, K. M. (2023). Supply skepticism revisited. NYU Law and Economic Research Paper No. 24-12, https://doi.org/10.2139/ssrn.4629628
11 Litman, T. (2024). *Urban Village Planning for Community Livability*. Victoria Transportation Policy Institute. vtpi.org/uvp.pdf
12 Rodriguez, M. A., Leinberger. C. B. (2023). *Foot Traffic Ahead*. Smart Growth America, and Places Platform, LLC. smartgrowthamerica.org/resources/foot-traffic-ahead/

        - "Economic development and job growth is the key to maintaining a stable city and growing our tax base to allow for public services and future improvements… we also need a broader approach to include strategies for revitalizing our neighborhood business districts and helping our existing businesses grow and succeed."
    - Compete Initiative Area
        - Goal to "Cultivate our position as the most vibrant and economically healthiest part of our region" (pg. 114), the Strategy to "Target investment to geographic areas where there is already economic activity" (p. 115) and the Action Step to "Focus development on the existing centers of activity (p. 116)."
- *Analysis*
    - The project will provide more customers to existing businesses: The proposed development will provide new customers for the existing businesses, which will help to strengthen them. There is ample research that shows dense, walkable development benefits existing businesses by increasing retail sales[13] and helps overall economic activity.[14] [15] This is not to say that the project won't have some impact to some existing small businesses, as the applicant has not renewed leases of the current businesses in its storefronts, and there could be construction impacts. However, these impacts would be the case with likely almost any type of development on the site, no matter the size.
    - The project invests in a center of activity: The proposed development will be in the middle of Hyde Park, which is a defined Center of Activity in *Plan Cincinnati*. Hyde Park Square already has multiple amenities within walking or biking distance, and the proposed development will provide additional ones in the proposed retail spaces.
    - It will provide new residents and visitors to support existing assets: The proposal will add updated retail amenities by replacing parking lots and 1-2 story buildings, and providing underground parking to service these spaces. Finally, it will provide new patrons for Hyde Park Square businesses by adding ~90 hotel rooms and ~120 apartments.

Walkability

- *Plan Cincinnati*
    - Guiding Policy Principle: Preserve or create a pedestrian-scaled city (p. 78)
        - "Much of our city is already walkable, but we want Cincinnati to become truly human-scaled by focusing on accommodating the person and not the automobile. We want to preserve our compact, walkable areas where they already exist and strategically create them where they don't. The key to modernization of our thriving urban city is to contemporize, but not suburbanize. We will permeate our neighborhoods with compact, walkable mixed-use development, bikeable streets and trails, and transit of all types."
    - Live Initiative Area
        - Goal to "Create a more livable community" (p. 156), the Strategy to "Become more walkable" (p. 157) through the Action Step to "Increase mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors" (p. 157).
- *Analysis:*

13 US EPA. (2013*). Smart Growth and Economic Success: The Business Case*. epa.gov/sites/default/files/2014-06/documents/business_case.pdf
14 IEDC. (2006). *Economic Development and Smart Growth*. iedconline.org/clientuploads/Downloads/edrp/IEDC_Smart_Growth.pdf
15 Kooshian, C., Winkelman, S. (2011). *Growing Wealthier: Smart Growth, Climate Change, and Prosperity*. Center for Clear Air Policy. growingwealthier.info/docs/growing_wealthier.pdf

- This proposed project site is in a very walkable and bikeable area with transit: The proposed project is in a very walkable portion of Hyde Park. The location has a Walk Score of 92/100 which is labeled as a "Walker's Paradise", is bikeable with Bike Score of 67/100, and has moderate transit access being next to four bus lines.[16] The site is less than a half mile from Wasson Way trail, and about one mile from a grocery store. This project is proposing to add mixed-use, compact, walkable development in a center of activity near transit, which aligns with *Plan Cincinnati*.
- The proposed development enhances walkability: The design of the proposal includes good practices of urban design, such as setting buildings at the property line, creating pedestrian-only areas, adding a walkway directly to Hyde Park Square from the central plaza and an underground parking garage, and activating the ground floors with retail and restaurant spaces. There are strategic setbacks so that the buildings at street level will be about the same height, or slightly shorter, than the existing À L'aise building. The private access driveway to the garage will be located on the south side of the development, separate from the pedestrian-only area in the center. Finally, by having a mixture of uses, including multi-family housing, a hotel, and retail space, the project will help activate Hyde Park Square at different times of day, which is beneficial for both businesses and safety overall by providing "eyes-on-the-street".
- Residents of multi-family buildings drive less than those in other types of development: Research shows that people who live in multi-family buildings in walkable areas have significantly fewer vehicle trips[17] [18], with single-family housing generating 40% more vehicle trips than the average renter household in a mid-rise building.[19]
- Reducing vehicle speed is the key to pedestrian safety, not stopping walkable development: Improving pedestrian safety is important to the City of Cincinnati, which is why the City created a Vision Zero program to reduce traffic deaths to zero. The Vision Zero program calls for four responses in pedestrian crash hotspots, all of which are related to slowing vehicle speeds: traffic calming, street redesign, speed limit reduction, and speed enforcement.[20] These strategies are in line with best practices around the country, and have helped cities like Hoboken, New Jersey, which have a mixture of building sizes and height, to not have a single traffic death for a pedestrian, bicyclist, or motorist in seven years.[21] National best practices prioritize reducing vehicle speed to improve pedestrian safety[22], and do not call for reduced walkable developments, building heights or sizes to improve safety. The proposed project will provide a mixed-use, walkable development, and place the private driveway in a location where there are already curb cuts for the existing parking lot.

Historic Preservation

- *Plan Cincinnati*
  - Sustain Initiative Area
    - Goal to "Preserve our natural and built environment" (p. 193) and the Strategy to "preserve our built history" (p. 197).
- *Analysis*

16 Walkscore. (2025, February 24). *Score for 2719 Erie Avenue, Cincinnati, OH 45208*. walkscore.com/score/2719-erie-ave-cincinnati-oh-45208
17 Obrinsky, M., Stein, D. (2007). *Overcoming Opposition to Multifamily Rental Housing*. Harvard University Joint Center for Housing Studies. jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf
18 Ewing, R., et al. (2010). *Traffic Generated by Mixed-Use Developments—Six-Region Study Using Consistent Built Environmental Measures*. Journal of Urban Planning and Development. Volume 137 Issue 3. doi.org/10.1061/(ASCE)UP.1943-5444.0000068
19 DVRPC. (2020). *Development Matters: Understanding the Opportunities and Implications of Multifamily Development.* dvrpc.org/reports/18033.pdf
20 City of Cincinnati. (2022). *Vision Zero Cincinnati*. cincinnati-oh.gov/visionzero/about-the-program/vision-zero-one-pager/
21 City of Hoboken. (2024). *City of Hoboken reaches new Vision Zero milestone: seven consecutive years without a traffic death*. hobokennj.gov/news/city-of-hoboken-reaches-new-vision-zero-milestone-seven-consecutive-years-without-a-traffic-death
22 NTSB. (2017). *Safety Study: Reducing Speeding-Related Crashes Involving Passenger Vehicles*. ntsb.gov/safety/safety-studies/documents/ss1701.pdf

- The proposed project will rehabilitate the existing À L'aise building and then work to designate it as a Historic Landmark with the City of Cincinnati, making it compatible with *Plan Cincinnati*. While there are existing buildings that will be demolished, the subject property has mostly 1-2 story buildings and a large surface parking lot, and there were few comments from members of the public that requested the existing 1-2 story buildings be preserved.

Hyde Park Plan (1983)

The *Hyde Park Plan (1983)* is Hyde Park's most recently approved neighborhood plan. It covers many different aspects of the Hyde Park community and includes a section with dedicated goals for Hyde Park Square. The plan outlines a few problems with the Square at the time, including a lack of parking, and a desire to contain the business district while still allowing for growth (p. 34). The proposed project in Hyde Park Square is consistent with the goals of the plan, and the analysis is included below.

Hyde Park Plan:

- Goal 1 (p. 45): To encourage through higher density development and more efficient utilization of space within the existing business district, the further growth of all uses (residential and commercial).
- Goal 2 (p. 45): To follow the land use concept for the Square: a transition from retail commercial to office; to high density housing to low density housing
  - Policy: Parking should not be used as a land use transition or buffer
  - Policy: Develop multi-family housing projects in a high investment zone adjacent to the Square to form a zone of investment and contain business growth.
- Goal 3 (p. 45): To encourage the mix of uses in the square (i.e., multi-family residential, office, neighborhood commercial, regional commercial, public facilities, etc.).
  - Policy: Maintain the diversity of products and services available.
- Goal 5 (p. 45-46): To Encourage improvements for the safety of pedestrians
  - C. Provide more direct pedestrian access from core block parking to the south side of the Square
- Goal 6: To improve the capacity of vehicular circulation system (parking and streets)
  - A. Resolve observed and anticipated parking problems
    - Policy: Interior block parking should be encouraged
  - C. Develop off-street parking areas as delineated below in priority order
    - 2) Area south and behind buildings on the south side of the Square (Erie Avenue), this includes area behind First National Bank. This action would require individual owners to develop joint easements. Access would be off of Edwards Road.
    - 3) Explore the option of creating deck parking in 2 of above.
- Goal 8. To maintain and improve housing conditions
  - A. Discourage conversion of existing housing units to office or commercial uses.
  - C. Maintain and/or upgrade where necessary the general quality of rental units.

Analysis:

- The proposed Planned Development is consistent with the above goals from the *Hyde Park Plan*. The proposal provides a high density, mixed-use multi-family development in the location that the plan identifies a multi-family project as desirable. Although a hotel is not explicitly called for, a hotel will contribute to a mixture of uses on the Square to activate it at different times of day. The proposal will provide a significant number of underground parking spots where there currently is parking, as well as building a direct pedestrian access from a new underground parking garage in the core block on the south

side of the Square. Finally, the project is not converting existing housing units into office or commercial uses and is also upgrading the quality of existing residential units by renovating the À L'aise building.

Hyde Park Square Neighborhood Business District Urban Design Plan (1984)
This urban design plan was created after the *Hyde Park Plan (1983)* and builds on many of the themes discussed in that plan. As with the *Hyde Park Plan,* the proposed Planned Development is also consistent with the *Hyde Park Square Neighborhood Business District (NBD) Urban Design Plan*, and in many ways appears to be a culmination of the plan's goals.

General Overview (p. 4)
The plan states that its main purpose is to "provide a logical, systematic approach over time for guiding the economic and investment forces which are present and being attracted to the Square" (p. 4). The plan says "two factors which have contributed importantly to the Square's success are its compactness and density of space use" (p. 5). To build off those two pieces of Hyde Park Square's success, the plan goes into detail in its policy of "adaptive containment" (p. 6). This policy states that while Hyde Park wants to support its businesses, it also wants to protect its single-family areas from succumbing to commercial pressure to expand into the neighborhood. To achieve adaptive containment, it proposes a few actions:

1) **Create a "High-Investment Zone":** This is a geographically defined area to where commercial investment will be allowed, and this investment should not go outside of that area. It entails a transition from single-family to office/multi-family through zoning the area for office use (p. 6).
2) **Expand in the "core block":** The plan says that "future retail and commercial expansion should be strongly encouraged to take on of two courses: a) expand existing facilities and b) locate/construct in the core block which is bounded by Erie-Michigan-Observatory and Edwards (p. 7).

The plan also states that both parking and traffic safety are major concerns, impacting both business customers and residents living adjacent to the Square (p. 7-8).

Alignment with Goals and Objectives (p. 15)
Hyde Park Square NBD Urban Design Plan:

- The plan delves into its goals, and the proposed project specifically aligns with the following:
    - Goal B: Employ a long range land use/zoning strategy that provides adaptive containment *(p. 15)*
        1. Encourage the growth of commercial and residential uses through higher density development and more efficient utilization of space within the urban design overlay district boundary.
        2. Maintain and encourage a diverse mix of uses in the Square (neighborhood and regional commercial, multi-family housing, public facilities).
        4. Provide zoning which enables "zone of high investment" adjacent to the Square buffering commercial uses from low density housing"
    - Goal C: Improve parking conditions by increasing the number of off-street parking spaces (p. 16)
    - Goal E: Provide safe and comfortable pedestrian access to shopping
        3. Provide more pedestrian access from core block parking to the south side of the Square
    - Goal G: Maintain and improve housing conditions
        1. Support multi-family projects in the high investment zone adjacent to commercial properties.
        3. Maintain and/or upgrade where necessary the quality of rental units

Analysis:

- The proposed Planned Development is consistent with this plan as it proposes a higher density development within the High-Investment Zone boundary, introduces a mixed of uses, adds parking spaces in an underground garage, provides pedestrian access from the core block to the south side of the Square, and adds new multi-family apartments while renovating existing ones.

Alignment with Development Strategy (p. 17)

Hyde Park Square NBD Urban Design Plan:

- The plan discusses the "core block", which is the block bound by Erie Avenue, Michigan Avenue, Observatory Avenue, and Edwards Road, and is referenced as "Area A" and "Area B" (p. 17, 18, 20). The plan states that, if parking improvements can be achieved, then there should be "consideration of a high density project such as a parking structure or a combination parking and commercial structure" in that location (p. 18). The plan further states it "strongly suggests that the core block which contains Areas A and B is the most logical and generally acceptable place in which to encourage further commercial expansion, especially any of a high-density character."

Analysis:

- The proposed project is consistent with this plan as it will be a combined high-density commercial and parking structure and is located in the "core block" called for in the plan.

Alignment with Policies and Recommendations (p. 22)

Hyde Park Square NBD Urban Design Plan:

- Recommendation C: Parking (p. 24)
  3. Pursue off-street improvement project in areas A, B and C.
- Recommendation D: Vehicle/Pedestrian Circulation (p. 24)
  1. Provide more effective and increased inner-block parking areas, reducing the amount of search and cruise in and around the Square. The conditions for pull-in or parallel street parking are improved by safer and equally convenient parking areas within the inner blocks with clear and easy access to individual retail and business establishments.
  3. Encourage off-street loading through use of rear-door shipping and receiving.
  4. Establish clear and safe pedestrian crossings within and around the Square. (Especially at mid-block crossings and high children compaction or movement areas).
- Recommendation F: Housing (p. 27)
  1. Contain business expansion through high level residential investment in a zone frame around the Square.
  2. Promote high density housing patterns within close, walking proximity to the Square. The Square will benefit from a strong resident-dependent population.

Analysis:

- By providing hundreds of underground parking spaces, the proposed project will help to improve off-street parking in the inner block. The project also provides a separate private driveway to handle drop-offs, shipping and receiving, and the applicant has committed to helping improve safe pedestrian crossing around the Square by offering design and labor costs for HAWK beacon signals.

- For housing, the proposed project is in alignment by providing high density housing within close proximity of the Square and in the High-Investment Zone.

Summary: As the excerpts and analysis show, the proposed project is aligned with the *Hyde Park Square NBD Urban Design Plan,* especially in how it provides additional underground off-street parking, adds a pedestrian connection directly to the Square, and builds a high-density commercial development within both the High-Investment Zone and the Core Block. The proposed project meets the plan's intent by addressing parking concerns, considering pedestrian safety, adding customers through more housing and a hotel, and providing additional commercial spaces within the High-Investment Zone.

Green Cincinnati Plan (2023)
This proposed project is also consistent with the *Green Cincinnati Plan* under the Mobility Focus Area Goal to "Build a policy framework that supports the creation of connected communities" (pg. 120) through the Strategy to "Modify land use regulations to support development along transit corridors" (pg. 120). The proposed policies are also consistent with the Priority Actions under this Goal, which are to 1) "Promote "15 Minute Neighborhoods" with mixed residential (including multi-family) and commercial zoning to increase transit connectivity as well as density and affordability" (pg. 121), and 2) "Embrace zoning reform that increases density near transit, reduces or eliminates parking requirements across the City, and minimizes the use of surface parking lots" (pg. 121). As this project is proposing to add housing on multiple bus lines (buses 11, 24, 37, 51) and is in a walkable and bikeable area of Hyde Park, the project helps to reduce greenhouse gas emissions compared to if this development was built somewhere else. In addition, the project replaces a surface parking lot with buildings, green space, and an underground garage, which helps to increase density near transit and reduce the urban heat island effect.

CITY PLANNING COMMISSION ACTION:
Note that the HPNC Zoning Committee submitted their own analysis for the "City Planning Commission Action" section, in which they state that this project should be denied by the City Planning Commission. To read that analysis, see Exhibit N.

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

   As the analysis in the previous "Consistency with Plans" section concluded, the proposed development is consistent with *Plan Cincinnati (2012),* the *Hyde Park Plan (1983),* the *Hyde Park Square Neighborhood Business District Urban Design Plan (1984),* and the *Green Cincinnati Plan (2023).* The analysis indicated that the PD Concept Plan and Development Program Statement are providing additional needed multi-family housing in a walkable neighborhood business district near bike infrastructure and multiple bus routes. The proposal is in the "Core Block" in the "High-Investment Zone", which is where the Hyde Park plans wanted new, dense, multi-family and commercial development. The proposal also includes additional parking via an underground parking garage, and a pedestrian pathway from Hyde Park Square to the plaza and underground parking garage. In summary, the PD Concept Plan and Development Program Statement are consistent with the applicable plans and policies.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposed PD Concept Plan and Development Program Statement include many elements to "enhance the potential for superior urban design". The proposed development replaces a site that is currently a large surface parking lot and 1-2 story commercial buildings and introduces good practices of urban design. Instances of good urban design included in the proposal are setting buildings directly at the property line, creating pedestrian-only areas, adding a pedestrian walkway directly to Hyde Park Square from the outdoor plaza and underground parking garage, and activating the ground floors with retail and restaurant spaces.

Building Height, Upper Level Step Backs, and Massing

The Zoning Code states that the maximum building height is 50 feet in the CN-P-B zoning district, but it's important to note that there are multiple existing buildings taller than that 50-foot limit. These buildings were either constructed before the existing zoning district and height limit were established in the 2004 Zoning Code, or received variances after the code was updated. Some nearby buildings, within 500 feet of the subject property, that are taller than the 50-foot limit are shown below. Note that the heights are approximate, the "maximum height" means the height of the tallest point of the building, including chimneys, stair/elevator towers, etc., and that the proposed development is 80 feet (not including stair/elevator towers):

- 3500 Michigan Avenue (Michigan Terrace, Lululemon Building):
  - Roof Height: 80 feet
  - Maximum Height: 80 feet
- 2713 Erie Avenue (À L'aise Building)
  - Roof Height: 65 feet
  - Maximum Height: 75 feet
- 2645 Erie Avenue (Lorring Building)
  - Roof Height: 62 feet
  - Maximum Height: 80 feet
- 2741 Erie Avenue (Skylar Building)
  - Roof Height: 53 feet
  - Maximum Height: 63 feet
- 3401 Edwards Road (Hyde Park School)
  - Maximum Height: 90+ feet

Taller buildings such as 3500 Michigan Avenue also have upper level step backs, in which the full height is not present at street level. The proposed PD also includes upper level step backs in its design as well, with the proposed hotel and residential buildings about the same height, or slightly shorter, than the existing À L'aise building from the street. The proposed buildings will step back from the street multiple times before reaching the final height of 80 feet (not including stair/elevator towers), and these upper level step backs reduce the visibility of the maximum heights from the street. The applicant team has committed to incorporating design adjustments to visually break the façade of the multi-family building into two district structures to help scale and massing concerns.

While there are some buildings in the area that are above 50 feet or are a similar height to the proposed buildings in total or from the street, there are other existing buildings that are 1-4 stories tall, making them much shorter than the proposed buildings. From a research perspective, that difference is not inherently bad urban design, and does not necessarily lead to negative effects on things like property values. Ample research related to building height shows that large-scale, high-density multi-family developments maintain or raise property values of surrounding single-family homes. [23] [24] [25] [26] [27] Additionally, existing building height differences in Hyde Park Square would be proportionally similar to what would be built at street level, since there are already 12-foot buildings adjacent to existing 60-foot buildings at street level. Also, the conceptual perspective views provided by the applicant in Exhibits E and M do not show buildings that appear significantly out of place or excessively tall when viewed from street level. However, design decisions finalized during the Final Development Plan and UDOD review, such as materials and detailed architecture choices, will make a significant difference in how the new buildings relate to the existing. It will be important for community members and the City to thoughtfully consider how the final design choices complement other nearby buildings.

Separate Driveway

A private access driveway is proposed on the south side of the development, separate from the pedestrian-only area in the center. This separation will make pedestrian circulation safer, without having to consider conflicts with cars. In addition, the parking will be located underground, and not in a surface lot or above-ground garage. These decisions prioritize a pedestrian experience, and make the project more visually appealing, while still making provisions for vehicles, pick-up and drop-off, deliveries, and refuse collection.

Pedestrian-and-Business-Focused

The applicant team stated it intends for the retail spaces that front on Erie Avenue and Edwards Road to have entrances on both the main roadways and the pedestrian-only area. These dual entrances will help activate the pedestrian space, as well as make a safe, car-free walk from the underground parking garage to the retail destinations and Hyde Park Square. In addition, the proposal will bring many new residents and hotel guests. They will be customers of both the existing and new retail and restaurant businesses around the Square, which will help to provide an overall better pedestrian, shopping, and dining experience.

Summary and Finding

The proposal replaces a large surface parking lot and short commercial buildings with many elements that improve the pedestrian experience, enliven the streetscape, and enhance the area's urban design. Fundamentally, these changes will be a major improvement in urban design. Finally, it is important to note that this project will need to be approved under the UDOD regulations, which have additional urban design standards. UDOD approval is not being sought at the March 7, 2025City Planning Commission meeting, but before construction can take place, the applicant team will need to submit plans that meet the requirements of the UDOD, and that are approved at a future meeting.

23 Obrinsky, M., Stein, D. (2007).
24 DVRPC. (2018). *Multifamily Housing Impact Literature Review*. dvrpc.org/smartgrowth/multifamily/pdf/dvrpc-multifamily-housing-impact-literature-review.pdf
25 Schuur, A. (2005). *The Impact of Multifamily Development on Single Family Home Prices in the Greater Boston Area*. dspace.mit.edu/handle/1721.1/32097
26 Craw, M. (2017). *Effects of Multi-Family Housing on Property Values, Crime and Code Violations in Little Rock, 2000-2016*. ualr.edu/publicaffairs/files/2016/06/lr_multifamily_report_final.pdf
27 Sturtevant, L. A., Mclain, J. (2010). *Examining the Impact of Mixed Use/Mixed Income Housing Developments in the Richmond Region*. cra.gmu.edu/pdfs/researach_reports/recent_reports/Richmond_PHA_April_2010.pdf

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed PD Concept Plan and Development Program Statement provide compensating benefits that justify deviations from the base district regulations, which is CN-P-B (§14209). The two major deviations from the base district regulations that the applicant team is requesting are the following, and note that the applicant team is providing parking at ratios that are about what would be required under the existing Zoning Code regulations:

- Building Height: The maximum building height in CN-P-B is 50 feet. The applicant team is requesting a not-to-exceed height of 80 feet, not including stair/elevator towers.
- Building Use: While CN-P-B allows for multi-family, restaurant, retail, and office uses, it does not allow for a hotel.

To determine if the deviations from the base district regulations are justified by compensating benefits, it is important to consider both potential drawbacks and benefits.

Potential Drawbacks

Construction: The projected construction schedule is about 24 months, but construction always has potential to be subject to delays. Multiple business owners at the Public Staff Conference stated their businesses were negatively impacted by the construction of the Skylar Building and other roadwork in the area. Construction of the proposed project will likely have impacts on parking, noise, traffic, and road closures, considering the location. This could have a negative short-term impact during construction on businesses and users of the Square.

Change in Aesthetics: The project site currently has 1-2 story buildings and a parking lot. The proposed development is a significant change from that current condition. As many members of the public have stated in their correspondence, that is a change they do not want to see.

Change in Traffic: Traffic patterns will likely change as part of the proposed development. Although the TIS showed that the development would not have a major impact on traffic congestion from a capacity standpoint, there will be a new private driveway which does not exist today that motorists will use.

Parking: Although the proposed development is providing a significant number of underground parking spaces, the development could induce more people to drive to the Square, which could put a strain on existing parking assets.

Potential Benefits

More Housing in a Key Location: As discussed in detail in the "Housing" portion of the "Consistency with Plans" section, Cincinnati is thoroughly undersupplied in housing, and Hyde Park alone needs hundreds of 1-2 bedroom units at all price points. As research in that section indicated, building more housing helps moderate housing price growth more broadly, and Hyde Park has seen housing prices increase 74% more than the region. The proposed project will provide much needed housing units in a very walkable area that has access to bike facilities and multiple transit lines. The proposed development is also located in a neighborhood center, and in the space

that multiple plans for Hyde Park stated were the best location for a dense, multi-family development.

Improved Business District: The applicant team stated in the Development Program Statement that "the energy and economic force of Hyde Park Square have faded. As time and demographic shifts march on, Hyde Park finds itself lagging, unable to meet modern expectations for amenities and vibrant communal spaces." Staff from the Department of City Planning and Engagement has received feedback from businesses in Hyde Park Square that their sales are good, and the Square is not in decline. Regardless of opinions of the current state of business in Hyde Park Square, research discussed in the "Economic Development" portion of the "Consistency with Plans" section indicates that dense, walkable developments benefit businesses and increases retail sales. As the development proposes adding approximately 90 new hotel units and 120 housing units, as well as parking for those uses, it will bring new customers and businesses to help grow sales in the business district.

Environmental: The proposal adds more housing in a dense, walkable location with bike facilities and multiple transit lines, and the research discussed in the "Walkability" portion of the "Consistency with Plans" section shows that people who live in dense walkable buildings drive less. This change in transportation reduces greenhouse gas emissions and can improve health.[28] This proposal also replaces a surface parking lot with buildings and some green space, which reduces the urban heat island effect.

More Productive Land Use: Empirical research shows that buildings provide almost 14 times more tax revenue than parking lots,[29] and dense walkable developments provide 10 times more tax revenue than conventional suburban developments.[30] As this proposal replaces a parking lot and small commercial buildings with multi-family housing, a hotel, a parking garage, and new retail/restaurant spaces, it is expected to contribute to increased tax revenues for the City.

Summary and Finding

The proposed project will replace a surface parking lot and low-density commercial buildings with needed housing, a hotel, underground parking, and new retail/restaurant space. The proposal does this in the location called for in the neighborhood plans, and the new housing residents and hotel guests will be new customers for existing and new businesses. The proposal includes new pedestrian areas, positive environmental impacts, and increased tax revenue for the City. Finally, considering there are multiple existing nearby buildings with relatively similar heights, data showing that tall multi-family housing developments do not have negative impacts on property values, and upper levels set back further from the street the new buildings will not stand out starkly. Therefore, deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement.

28 Kooshian, C., Winkelman, S. (2011).
29 Urban3. (2020). *Kansas City, MO, Value Per Acre Analysis.* storymaps.arcgis.com/stories/7c10bf265d80413d954aa4779fd00fa9
30 Smart Growth America. (2013). *Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development.* smartgrowthamerica.org/wp-content/uploads/2016/08/building-better-budgets.pdf

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

The revised PD Concept Plan and Development Program Statement as submitted (Exhibit E, received February 20, 2025) include initial adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location. It met provisions through the documents submitted, the CSR Process, and the TIS submittal. Additional provisions in these areas will be detailed in the Final Development Plan.

ANALYSIS:

As a result of the community feedback, staff from the Department of City Planning and Engagement (DCPE) asked the applicant team to consider changes based on concerns heard during the Public Staff Conference. The applicant responded by lowering the maximum height to 80 feet (not including stair/elevator towers), similar to 3500 Michigan Avenue, and breaking up building massing, among other changes. However, the applicant stated that to pay for the changes, it would need to reduce the underground parking by 94 spaces. DCPE staff found that these changes aligned with the HPNC survey feedback. In that survey, respondents said they would rather have a building that is similar in height to the À L'aise building that doesn't include public parking over a building that is 20-30 feet taller than the À L'aise building that includes public parking. While the updated overall height of the building is not the same as the À L'aise building, it will be a similar height at street level, still provides public parking, and will be a similar maximum height to the existing 3500 Michigan Avenue building.

Additionally, DCPE staff have read and responded to over 700 emails, took notes at the 3.5-hour Public Staff Conference, and fielded numerous phone calls with members of the public. Because of the volume of concerns heard, DCPE staff conducted a significant amount of research to determine evidence behind the biggest concerns, and how the findings apply to this specific proposal. This process of research and evaluation is important to make an informed decision. The process helps to identify what is an immediate concern for this specific project, what is a broader concern that should be addressed at the city-wide level, and what is a valid but personal preference. For clarity, below is a summary and research response to the major concerns conveyed via email, at the Public Staff Conference, and through communications from the HPNC. Much of this information has been conveyed in other locations in this staff report, but it is repeated here for ease of reference.

Stated Concerns:

- *The height and use do not match the existing zoning, and it is not an appropriate use of a Planned Development (PD)*
    - It is correct that the proposed 80-foot height and hotel use do not match the existing zoning, which is why the applicant team has requested a Zone Change to a Planned Development (PD). PD is a zoning designation in the Cincinnati Zoning Code adopted in 2004. Many other localities around the state and country have similar zoning districts, often referred to as Planned Unit Developments (PUDs). While any developer has the right to request a PD if they meet the application requirements, it is up to City Planning Commission and City Council to decide whether the benefits of it justify the deviations from the base zoning.
    - This proposal is an appropriate use of a PD for multiple reasons. The site is important, as it is in the center of Hyde Park's neighborhood business district. It is also complex as there are multiple existing buildings of varying ages and heights, as well as the large surface parking lot. The proposed development is also complex, as the new buildings would be constructed over an

underground parking garage and have a mixture of uses. Overall, there is a proposed renovation of the À L'aise building, a private driveway, pedestrian paths, a central plaza, a hotel, multi-family building, underground parking garage, and retail spaces. The complexity of the site and development warrant additional consideration and oversight by the City Planning Commission.

- *The proposed buildings are too large*
    - Research has shown that large-scale, high-density multi-family developments maintain or raise property values of surrounding single-family homes. [31] [32] [33] [34] [35]
    - Current demographic and economic trends, from an aging population to changing consumer preferences, are showing increased desire for homes in walkable areas with amenities.[36] Research also shows that the demand for housing in walkable communities far exceeds supply, meaning that without additional units, prices will likely continue to increase.[37]
    - There is a significant housing shortage in Cincinnati, and Hyde Park in particular. In Hyde Park, 1-2 bedrooms in every price range are seriously undersupplied by hundreds of units.[38]
    - Parking structures, especially underground ones, are extremely expensive to build, and cost about $50,000 per space. [39]
    - It will be important during submissions of the Final Development Plan and UDOD review to ensure the architectural design and materials meet the UDOD standards and are compatible with Hyde Park Square.
- *It will visually overwhelm Hyde Park Square and diminish its charm*
    - The proposed development fits the neighborhood aesthetic and provides many benefits from an urban design perspective. These benefits include buildings set to the property line, pedestrian-only areas, subsurface parking, a separate private driveway, upper levels set back further from the street, and activated ground-floor retail spaces, among others. Because of these design decisions, the conceptual perspective views provided by the applicant in Exhibits E and M do not show buildings that appear significantly out of place or excessively tall when viewed from street level. In addition, the UDOD review process provides an opportunity for members of the public to influence the selection of building materials and architectural elements that can contribute to the "charm" of the Square.
- *It will worsen the area's existing traffic congestion and parking issues*
    - DOTE's assessment of the Traffic Impact Study (TIS) stated that the proposed development would have minimal impacts on existing travel conditions. The TIS also provided some potential changes that could help improve traffic flow. DOTE said that if the applicant team wanted to pursue the recommendations, it should work with the HPNC, directly affected businesses and property owners, the City of Cincinnati Parking Services, and DOTE to implement the changes.

31 Obrinsky, M., Stein, D. (2007).
32 DVRPC. (2018).
33 Schuur, A. (2005).
34 Craw, M. (2017).
35 Sturtevant, L. A., Mclain, J. (2010).
36 Litman, T. (2024).
37 Rodriguez, M. A., Leinberger. C. B. (2023).
38 OKI Regional Council of Governments. (2024).
39 Shopworks Architecture. (2021). *Parking & Affordable Housing: 2020/2021 Report.* shopworksarc.com/wp-content/uploads/2021/02/2021_Parking_Study.pdf

- The proposed development will provide approximately 257 spaces of underground parking, which will be for the apartments, hotel, and customers of the retail businesses. Public opinions during the Public Staff Conference differed about whether there was too much parking that would increase congestion, or too little parking that would force drivers to park in different places. While opinions on what is the right level of parking may differ, research shows that people who live in multi-family buildings in walkable areas take significantly fewer vehicle trips and may not need as much parking.[40] [41] It will be important for the City and Hyde Park community to monitor the effects of the development, and to make strategic investments in alternative modes of transportation, additional parking facilities, or a residential parking permit program if needed.

- *It will make pedestrian safety even more of an issue, especially near Hyde Park School*
  - Pedestrian safety was one of the most discussed topics in the Public Staff Conference, but best practices in transportation safety, such as those in Cincinnati's Vision Zero program, state that reducing vehicle speed is the most important aspect to pedestrian safety. This proposed project works to help pedestrian safety by providing pedestrian-only areas, separating these areas from the private driveway, and pledging support for pedestrian safety measures. It is important for the City, applicant team, and community to work together to comprehensively identify and invest in pedestrian safety measures in the area, especially near schools.
- *It will hurt existing small businesses already stressed by recent construction in the area*
  - Businesses at the Public Staff Conference stated that recent construction caused a downturn in business. It is important for the applicant team, City, and community work together to mitigate construction impacts from all projects as much as possible to protect existing businesses.
- *The proposed development will overwhelm existing sewer infrastructure and is not able to be constructed due to a high underground water table.*
  - MSD reviewed and conditionally approved the applicant's request for sewer availability for the project (Exhibit I) and stated that it will continue to work with the development team on stormwater detention before granting any final approvals. However, they also stated that the current site does not have any known detention system, and because any new development on the site will need to comply with MSD's Rules and Regulations, the new development will help to improve the stormwater capacity situation in the neighborhood. Additionally, the applicant team has provided geotechnical analysis from a Professional Engineer stating that the underground parking garage could be constructed down 25-feet using conventional means but would require more extensive measures further down (Exhibit K). The applicant will need to provide more technical details for both items during the PD Final Development Plan submission, which will need to go through the CSR process again.
- *It will set a dangerous precedent that could encourage more overscaled development in Hyde Park Square*
  - The *Hyde Park Plan (1983)* and the *Hyde Park Square Neighborhood Business District Urban Design Plan (1984)* both emphasize adaptive containment of the business district through the creation of a "High-Investment Zone." Instead of building outwards into the neighborhood, the plans advocate for focusing commercial investment in the NBD. Not only is the proposed project

40 Obrinsky, M., Stein, D. (2007).
41 Ewing, R., et al. (2010).

located in the High-Investment Zone, but it is also located in the "Core Block" bound by Erie Avenue, Michigan Avenue, Observatory Avenue, and Edwards Road, where the plans state that high-density development is "logical and generally acceptable," especially multi-family housing. This project follows the existing plans of Hyde Park, and will be roughly the same height as the existing building as 3500 Michigan Avenue, thereby remaining within the confines of the current precedent.

As shown by the above responses, discussions with the applicant team about changes, significant research conducted, and the extensive listening to and reading of community concerns, DCPE staff takes community feedback seriously. Feedback from the Public Staff Conference, letters, and emails are important consideration to the Analysis, but like any other aspect of the Analysis, it is one aspect to consider and balance among many.

Summary

The available information about the proposed Concept Plan and Development Program Statement is as follows: the proposed project would transform a large surface parking lot with no greenery and 1-2 story single-use commercial buildings into much-needed housing in a dense, walkable, mixed-use development that includes thoughtful urban design. It would provide an underground parking garage with 257 spaces, pedestrian-only areas, new ground floor retail/restaurant spaces, and hotel rooms with a banquet hall that will bring customers to support existing and new businesses at different times of day. The proposal is not projected to have a significant impact on traffic congestion, would help to improve the existing strain on the sewer system, reduce greenhouse gas emissions of those who live there, and rehabilitate a beloved neighborhood apartment building. The proposed development is in the precise location identified in the neighborhood's plans for a large, mixed-use, high-density apartment building and underground parking garage, and is consistent with Plan Cincinnati in many respects.

At the same time, the construction of the proposed development could have impacts on existing businesses, and it will be important for the neighborhood, City, and applicant to coordinate on appropriate pedestrian safety measures, parking considerations, and increased congestion over the coming years to mitigate potential negative impacts. This will be necessary for all projects as the neighborhood continues to grow. Community members and City staff will need to ensure that plans submitted for UDOD review and for the PD Final Development Plan are in line with what was proposed, and what fits within the existing context of Hyde Park Square.

After considering community feedback, the application materials, relevant research and the City's adopted plans, staff finds that the proposed Concept Plan and Development Program Statement meet the standards for the creation of a Planned Development as defined in the Cincinnati Zoning Code §1429 and provides benefits commensurate with the deviations from the existing zoning.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from CN-P-B, to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park for the following reasons:

1. The proposed development aligns with *Plan Cincinnati (2012),* the *Hyde Park Plan (1983),* the *Hyde Park Square Neighborhood Business District Urban Design Plan (1984),* and the *Green Cincinnati Plan (2023).*
2. The proposed PD replaces a surface parking lot and low-density commercial buildings with a mixed-used residential and hotel development that enhances the potential for superior urban design through creating pedestrian-only areas, upper levels set back further from the street, building placement to the property, activated ground floors retail spaces, and a height similar to existing nearby buildings.
3. The PD justifies the additional height and the hotel use by increasing the supply of housing, constructing a large underground parking garage, providing additional customers for the business district, creating new retail/restaurant spaces, renovating an existing apartment building, and adding direct pedestrian access to Erie Avenue.

RECOMMENDATION:

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change from Commercial Neighborhood Pedestrian Neighborhood Business District (CN-P-B) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park.

Respectfully submitted:

Andrew Halt

Andrew Halt, AICP, PE, Senior City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs

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

A Proposed Zone Change from CN-P-B to Planned Development (PD) at 2719 Erie Avenue in Hyde Park

Exhibit A

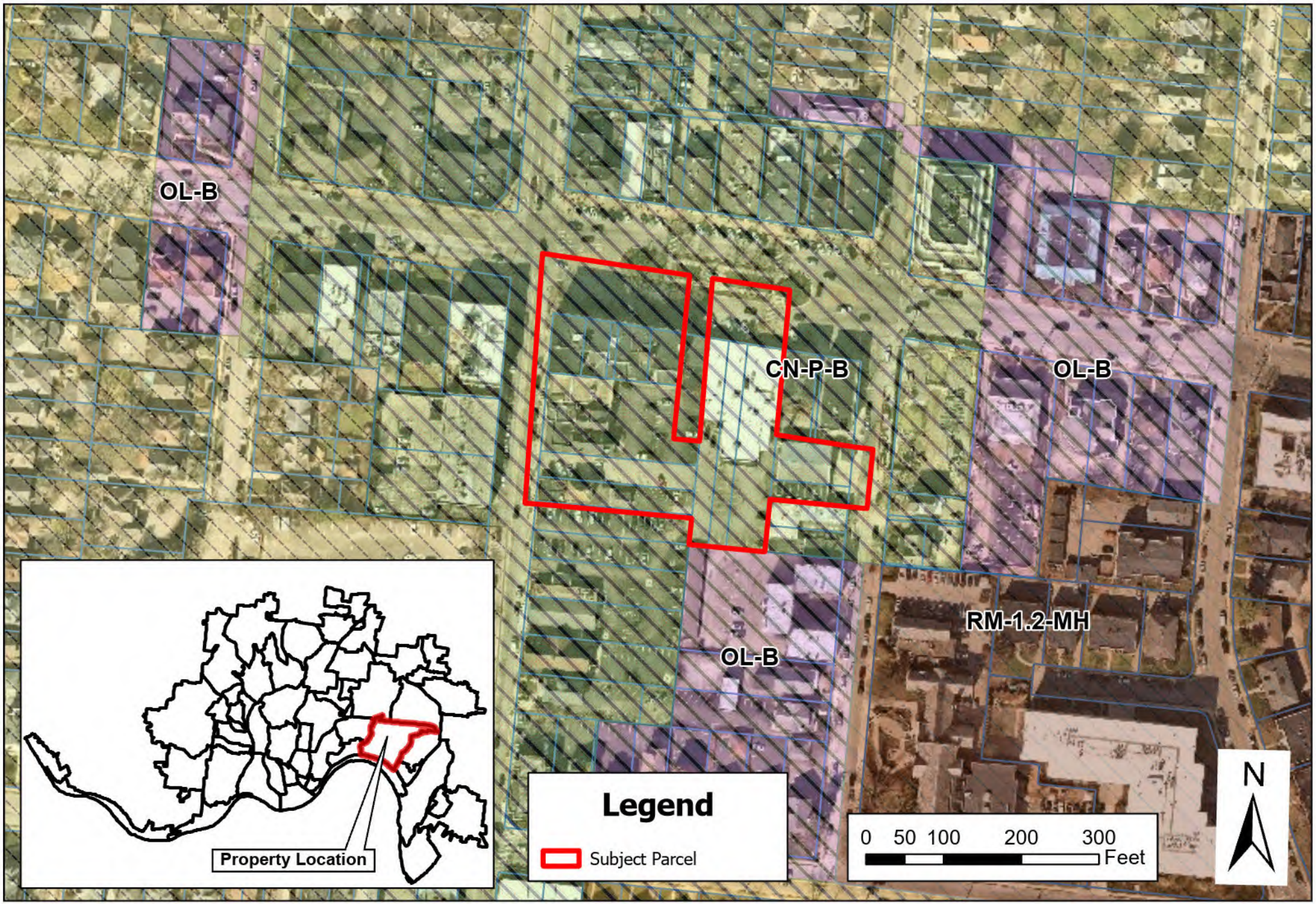


Exhibit B

PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati Date: 11/27/24

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the CN-P-B Zone District to the PD Zone District.

Location of Property (Street Address): 2719 Erie Avenue

Area Contained in Property (Excluding Streets): 1.780 acres

Present Use of Property: Individual retail buildings and surface parking

Proposed Use of Property & Reason for Change: Mixed-use retail, residential and hotel. The zone change is needed to allow for the hotel use and building heights.

Property Owner's Signature: Date:10/25/2024

Name Typed: Brandon Guyer

Address: 5905 E. Galbraith Rd. Cincinnati, Ohio 45236 Phone: 513-255-3392

Agent Signature: MDooley

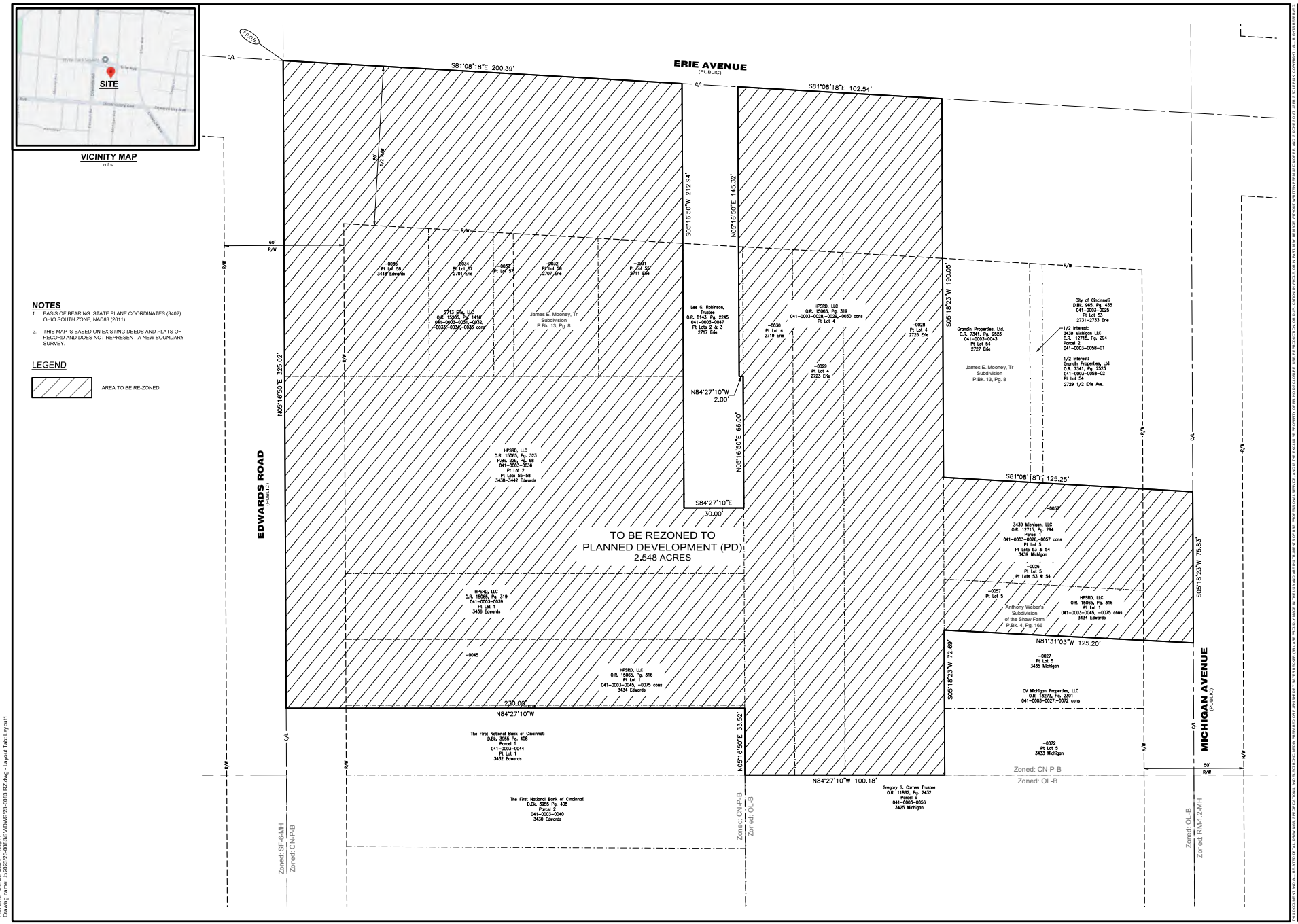
Name Typed: Michael P. Dooley, Bayer Becker

Address: 1404 Race Street, Suite 204 Cincinnati, OH 45202 Phone: 513-492-9851

Please Check if the Following Items are Attached

Application Fee X Copies of Plat X Copies of Metes and Bounds X

Exhibit C



Basis of Bearing:
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk'd

HPSRD, LLC, 3439 MICHIGAN, LLC & 2713 ERIE, LLC

SECTION 27, TOWN 4, FRACTIONAL RANGE 2, BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

REZONING PLAT

bauer becker
LAND DEVELOPMENT
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 23-0083 RZ
Drawn by: PAH
Checked By: j.o.l.
Issue Date: 10-29-24
Sheet: RZ

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Plot time: Oct 29, 2024 - 1:09pm
Drawing name: J:\2023\23-0083\SV\DWG\23-0083 RZ.dwg - Layout Tab: Layout1

Exhibit D

Date: October 25, 2024

Description: HPSRD, LLC, 3439 Michigan, LLC & 2713 Erie, LLC Rezoning

Location: City of Cincinnati
Hamilton County, Ohio

Situated in Section 27, Town 4, Fractional Range 2, Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 2.548 acres to be rezoned to Planned Development (PD) and further described as follows:

Begin at the intersection of the centerline of Erie Avenue (160') and the centerline of Edwards Road (60'), said intersection being the **True Point of Beginning**;

thence, from the True Point of Beginning, departing the centerline of said Edwards Road and with the centerline of said Erie Avenue, South 81° 08' 18" East, 200.39 feet;

thence, departing the centerline of said Erie Avenue, South 05° 16' 50" West, 212.94 feet;

thence, South 84° 27' 10" East, 30.00 feet;

thence, North 05° 16' 50" East, 66.00 feet;

thence, North 84° 27' 10" West, 2.00 feet;

thence, North 05° 16' 50" East, 145.32 feet to the centerline of said Erie Avenue;

thence, with the centerline of said Erie Avenue, South 81° 08' 18" East, 102.54 feet;

thence, departing the centerline of said Erie Avenue, South 05° 18' 23" West, 190.05 feet;

thence, South 81° 08' 18" East, 125.25 feet to the centerline of Michigan Avenue (50');

thence, with the centerline of said Michigan Avenue, South 05° 18' 23" West, 75.83 feet;

thence, departing the centerline of said Michigan Avenue, North 81° 31' 03" West, 125.20 feet;

thence, South 05° 18' 23" West, 72.69 feet;

thence, North 84° 27' 10" West, 100.18 feet;

thence, North 05° 16' 50" East, 33.52 feet;

thence, North 84° 27' 10" West, 230.00 feet to the centerline of said Edwards Road;

thence, with the centerline of said Edwards Road, North 05° 16' 50" East, 325.02 feet to the **True Point of Beginning** containing 2.548 acres of land, more or less.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.

_____

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio

Exhibit E

Proposed Adjustments to Final PD Zoning Submission

We appreciate your ongoing collaboration as we move through the zoning process. Our shared goal remains to balance community priorities and financial feasibility while maintaining the collaborative approach outlined in the Preliminary and Final PD processes.

After careful planning, engagement, and consideration all constituent interests, we are confident that our development concept and program statement is consistent with applicable plans and policies and is compatible with surrounding development, enhances the potential for superior urban design, provides substantial benefits to the neighborhood and the City that justify deviations from the base district regulations, and more than adequately provides for open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design, and building location.

It is important to recognize that our plan is still conceptual in nature and will require final development plan approval once we proceed with the design phase of the project. Following extensive discussions with City Staff, we will work with our future design teams to incorporate the recommended adjustments outlined below into our plans before the Final PD submission.

Proposed Refinements

1. **Building Height Reduction & Parking Adjustments**
   At the City's request, we are prepared to reduce the maximum building height from 85.5 feet to 80 feet (accounting for minor field variations once designed) in the Final PD submission, excluding stair and elevator shafts.

   Exhibit A, attached to this letter, includes a Building Height Model, illustrating how this height reduction can be achieved by switching structural materials. While this change does not reduce density, it will increase costs by an estimated $8 million, as shown in the exhibit.

   To offset this additional cost, we must adjust public parking ratios to align with existing city code for this parcel. Our original plan exceeded required parking ratios at significant expense, in direct response to community feedback from our surveying, which showed that the majority of Hyde Park residents preferred the increased height in exchange for additional public parking. Since we are reducing height at an increased cost, we must reduce public parking to zoning code minimums. It should be noted that we will not adjust our residential parking ratios, and they will remain consistent with our application.

   As detailed in Exhibit B, this adjustment will reduce total parking by approximately 94 spaces, helping to offset approximately $4.2 million of the added construction cost. This adjustment applies only to underground parking and does not impact density.

2. **Rear Massing & Scale Adjustments**
   Our Final PD submission will incorporate design adjustments that visually break the rear façade into two distinct structures, addressing scale and massing concerns while ensuring the project aligns with the surrounding neighborhood. Further refinements will be subject to additional community input during the Final PD engagement process.

3. **Curb Cut Relocation for Traffic Safety**
   Our Traffic Impact Study (TIS) is now complete and has confirmed necessary refinements to be made in our Final PD plan, as expected in our public engagement sessions.

   The existing curb cut on Edwards is currently further south than shown in our concept plan. Based on recommendations from DOTE and traffic engineers, our Final PD design will relocate the curb cut further south to align with the existing curb cut at the site.

   To improve traffic flow and pedestrian safety, we request that the City and DOTE allow for potential street meter adjustments recommended to help alleviate congestion during school pickup and drop-off. Additionally, we support incorporating restriping adjustments depicted in the final TIS findings.

   We will also work alongside the community to advocate for enhanced pedestrian safety. Specifically, we are prepared to provide design and labor assistance if the City supplies HAWK crossing beacons on Erie Avenue to ensure safer crossings.

4. **Historic Preservation Commitment**
   We are fully committed to preserving Hyde Park's architectural character and contributing structures. To this end, after completing necessary renovations and updates, we will work with City Staff to landmark the A L'aise building, mirroring our successful preservation approach with the Stewart Home in Madisonville.

5. **Open Space Flexibility**
   Given mixed community feedback on open space programming, we request flexibility in how open space is incorporated into the final design. This aspect of the project will continue to be vetted with the community before the Final PD submission.

6. **Construction Impact Planning**
   We recognize concerns regarding construction-related disruptions, which is why we have included an Impact Analysis in Exhibit C. This document details how different material selections affect scheduling, logistics, and overall impact on the neighborhood.

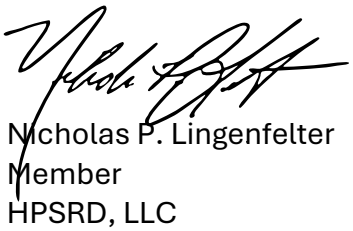
   The use of steel and concrete, while more expensive, reduces freight load, minimizes staging area needs, and lessens long-term disruption compared to traditional wood construction.

7. **Shadow Study**
   Upon completion of the Final PD design, we will work with City Staff to provide an updated shadow study to ensure alignment with their review process.

This addendum is provided in the spirit of transparency and collaboration. It ensures that refinements requested by City Staff are addressed in the Final PD submission while maintaining the integrity of our original proposal and the extensive community engagement efforts to date.

We look forward to working together toward a successful outcome.

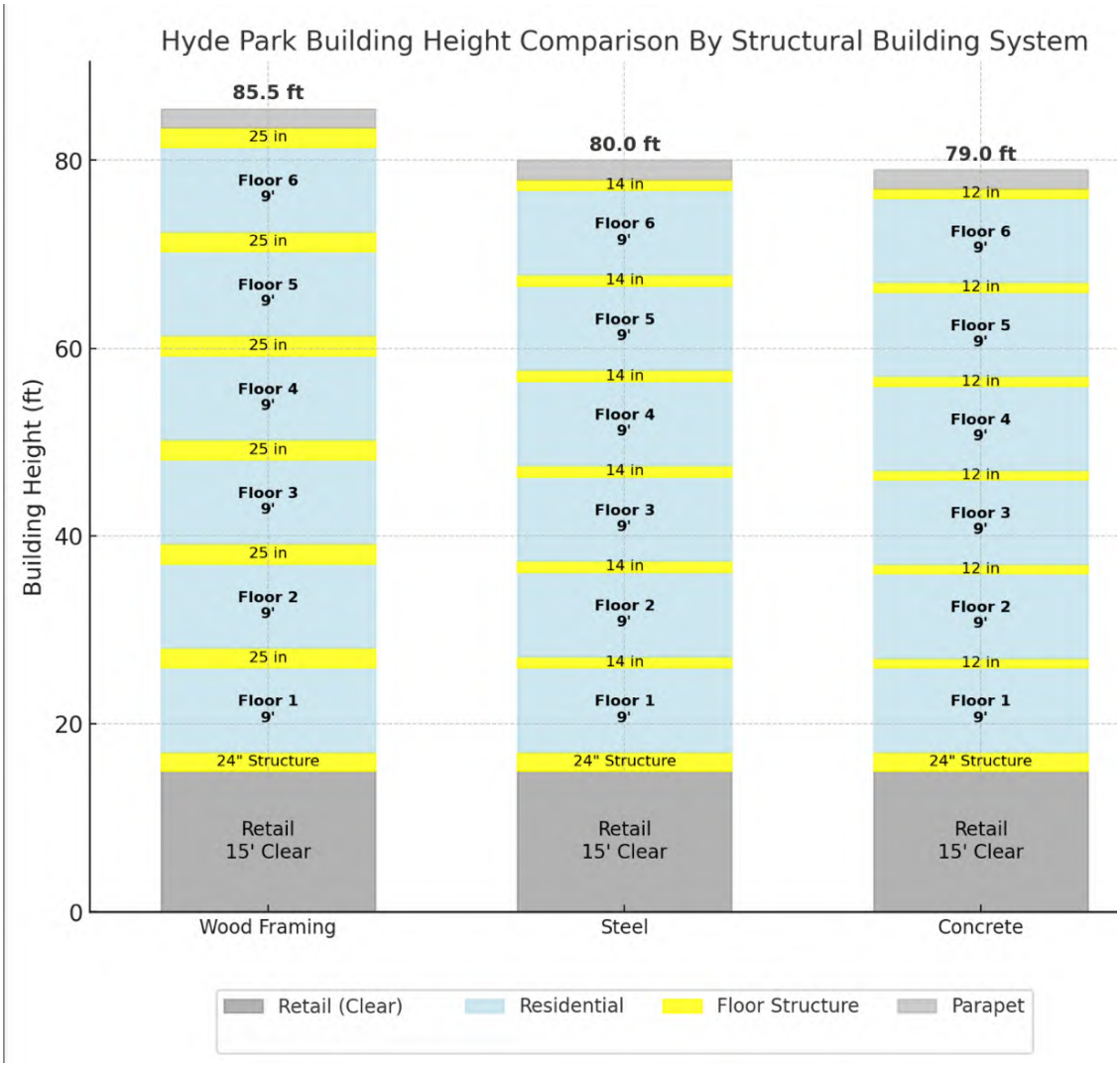
Respectfully Submitted,



Nicholas P. Lingenfelter
Member
HPSRD, LLC

Exhibit A

Building Height and Associated Costs
By Building Structure Type



Building Structural System	**Urban Cost/SF**
Wood Framing	$ 240-260 PSF
Concrete	$ 300-325 PSF
Steel	$ 300-325 PSF
Concept Residential SF	155,000
Less: A L'aise SF	33,256
Net New Construction SF	121,744
Estimated Cost Increase from Material Change and Height Reduction	**$ 8,000,000**

Exhibit B

Parking Analysis and Adjustments

Concept Plan Submission

A L'aise Commercial SF		
Retail	4,600 SF	50% Retail
Restaurant Dining SF (70%)	3,220 SF	70% Dining Space
Restaurant Prep (30%)	1,380 SF	30% Prep Space
Total A L'aise Commercial SF	**9,200 SF**	
Hotel Ground Floor Restaurant SF		
Restaurant Dining SF (70%)	2,240 SF	
Restaurant Prep Space (30%)	960 SF	
Hotel Roof Amenity/Bar Space	4,800 SF	
Hotel Banquet Space	8,400 SF	
Total Hotel SF	**16,400 SF**	
New Residential Structure Commercial SF		
Retail	5,700 SF	50% Retail
Restaurant Dining SF (70%)	3,990 SF	70% Dining Space
Restaurant Prep (30%)	1,710 SF	30% Prep Space
Total New Residential Structure Commercial SF	**11,400 SF**	
Total Commercial SF	**37,000 SF**	
Hotel Spaces 1 Per Room	90 Spaces	
Current Submission (1 Per 200 SF after 2,000 SF)*	93 Spaces	
Total Commercial Spaces	183 Spaces	
Total Apartment Spaces	168 Spaces	
Total Development Spaces	**351 Spaces**	

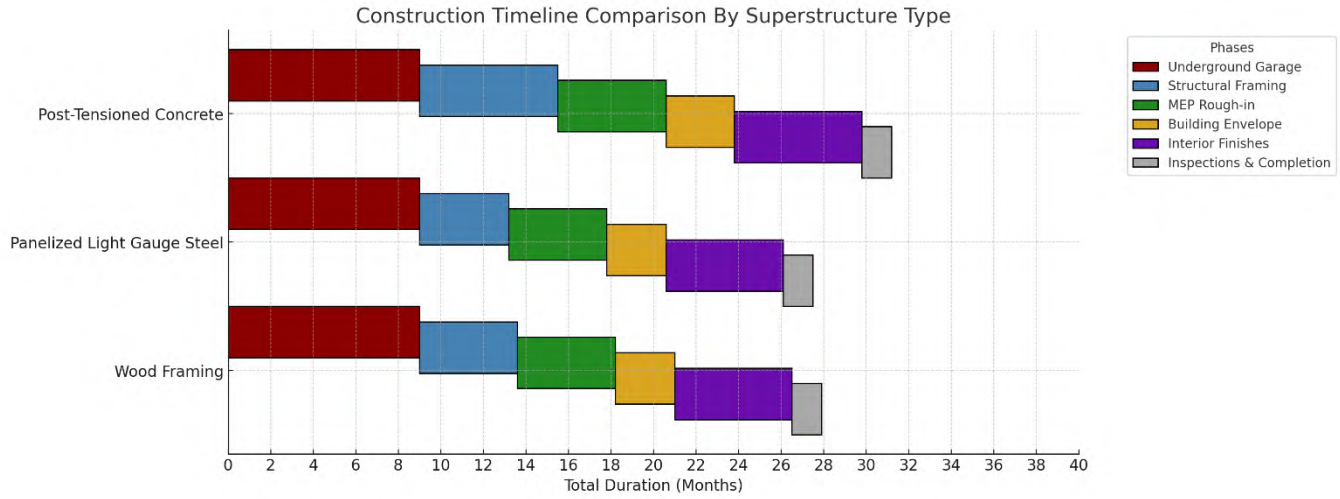
***Excludes Hotel SF Which is Counted in the Hotel Above**

A L'aise Commercial SF			**5,000 Exempt**	
Retail	4,600 SF	50% Retail	1 Per 500 SF	4
Restaurant Dining SF (70%)	3,220 SF	70% Dining Space	1 Per 300 SF	5
Restaurant Prep (30%)	1,380 SF	30% Prep Space	1 Per 1,500 SF	0
Total A L'aise Commercial SF	**9,200 SF**			**10**
Hotel Ground Floor Restaurant SF				
Restaurant Dining SF (70%)	2,240 SF		1 Per 300 SF	7
Restaurant Prep Space (30%)	960 SF		1 Per 1,500 SF	1
Hotel Roof Amenity/Bar Space	4,800 SF		1 Per 300 SF	10
Hotel Banquet Space	8,400 SF		1 Per 300 SF	17
Total Hotel Ground Floor Restaurant SF	**16,400 SF**			**36**
New Residential Structure Commercial SF			**5,000 Exempt**	
Retail	5,700 SF	50% Retail	1 Per 500 SF	6
Restaurant Dining SF (70%)	3,990 SF	70% Dining Space	1 Per 300 SF	7
Restaurant Prep (30%)	1,710 SF	30% Prep Space	1 Per 1,500 SF	1
Total New Residential Structure Commercial SF	**11,400 SF**			**15**
Total Commercial SF	**37,000 SF**			
Total Commercial Spaces				**60**
Hotel Spaces .5 Per Room				**45**
On Street (Erie) Reduction				**-16**
Total Commercial Spaces				**89**
Total Apartment Spaces				**168**
Total Development Spaces				**257**

Net Change in Parking Spaces		**94 Spaces**
Cost Savings ($45,000 / Space)	**$**	**4,230,000**

Exhibit C
Construction Schedule and Community Impacts

Construction Time Comparison



Estimated Freight Loads from Construction

Structural System	Wood Framing Over Concrete	Concrete (Slabs & Underground Garage)	Steel (Composite Decking & Light Gauge Framing)
Total Freight Loads (Estimated)	800 - 1,000	500 - 650	400 - 550
Notes	Requires frequent small deliveries due to site constraints. Trusses, studs, sheathing, and fire-treated wood require multiple deliveries.	Bulk rebar and concrete delivered in large batches. Concrete trucks typically carry 8-10 cubic yards each, requiring multiple pours per floor.	Most prefabricated, allowing larger deliveries at once. Requires specialized crane logistics for steel beam erection.
Biggest Delivery Bottleneck	Frequent trips, small loads	Concrete batch scheduling	Crane coordination
Urban Staging Challenge	High	Medium	Low (prefab advantage)
Efficiency of Trucking	Lowest	Moderate	Highest

Hyde Park Mixed-Use Development
Program Statement



All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

November 2024
Revised December 2024

City Staff Memo Updated from 2/18/25 Included in Italics

Development Vision Statement

Once the bustling pulse of Cincinnati's east side, Hyde Park Square now feels paused in mid-sentence, a story interrupted. The last Community Plan created for Hyde Park Square was developed forty years ago. At that time, the square thrived across 120,000 square feet of commercial space, nurturing over 150 businesses, supporting more than 800 jobs, and generating an impressive $68 million in annual sales ($214 million current value). Yet today, while the charming facades and tree-lined sidewalks remain, the energy and economic force of Hyde Park Square have faded. As time and demographic shifts march on, Hyde Park finds itself lagging, unable to meet modern expectations for amenities and vibrant communal spaces.

Our proposed redevelopment on Hyde Park Square aims to do more than build structures; it's about reinvigorating the heart of the neighborhood. This vision fuses historical charm with contemporary functionality, creating a mixed-use hub that seamlessly blends residential life, hospitality, retail, and green space. This reimagined urban tapestry invites residents and visitors alike to linger, live, and rediscover a place where Hyde Park Square's heartbeat is once again felt.

The Boutique Hotel: Reclaiming Economic Momentum

Imagine a boutique hotel with up to 90 rooms, where each room invites guests to experience Hyde Park's essence. Nationally, boutique hotel guests spend 30-50% more than at standard hotels, infusing local businesses with revenue. Nearby shops and restaurants could see sales jump by as much as 20%, according to Highland Group studies, reinvigorating the area. Picture an ambiance curated with local art, dishes crafted from regional ingredients, and a hospitality experience that is uniquely Hyde Park. A boutique hotel would amplify the neighborhood's character, giving visitors a reason to return while sustaining the economic vitality of nearby businesses.

Consider this: 90 rooms at a 70% occupancy rate translates into over 20,000 guests annually, new customers for Hyde Park's boutiques and eateries, fueling year-round energy and growth. This model aligns with PwC findings, which show that boutique hotels serve as venues for community events, creating further opportunities for local engagement and income. This hotel would also embed itself into the local economy through weddings, family reunions, and neighborhood events, becoming a core part of Hyde Park Square's social fabric.

Community Open Space to Connect

Our redevelopment open space near the center—not merely green space but a thoughtfully crafted area for community gathering. This common open space will serve as a gathering place, adding vitality to the development.

Multi-Family Housing: Meeting Long-Standing Needs

The last community plan for Hyde Park Square identified the need for diverse housing options, including multi-family residences catering to a range of people from young professionals to retirees. Yet, four decades later, Hyde Park has seen a minimal expansion in the total number of homes in the area. Our project addresses this gap with 165,000 square feet of new residential homes that will be designed to honor Hyde Park Square's architectural character while providing modern amenities. These homes will foster a walkable, community-oriented lifestyle, meeting a long-neglected need in the neighborhood.

We'll also restore the historic A L'aise Building alongside these new homes, re-introducing roughly 35,000 square feet of residential homes that preserve history while breathing new life into this iconic structure. After completing necessary renovations and updates to the A L'asie we will work with City Staff to landmark the A L'aise building, mirroring our successful preservation approach with the Stewart Home in Madisonville.

This approach balances new growth with a deep respect for Hyde Park Square's storied past, contributing to a more inclusive and dynamic neighborhood.

Addressing Parking and Traffic: A Modern Solution for an Evolving Square
In the early 1980s, Hyde Park Square's roads saw upwards of 10,000 cars per day, a figure that has since slightly decreased. However, car ownership per household has increased by 15% since then, according to the Federal Highway Administration. This means more vehicles on local streets overall, with increased density impacting the neighborhood even as fewer cars pass through daily. Despite this shift, parking availability around the square remains largely unchanged, leaving the area in need of modern solutions. To address these challenges, we propose an underground parking garage offering safe and convenient parking that alleviates street congestion and allows for smoother pedestrian and vehicle flow. By addressing today's parking and traffic demands, we aim to help Hyde Park Square welcome a new generation of residents, businesses, and visitors, all while reclaiming the space's historic role as a vibrant, accessible community center.

Bringing the Vision Together: A Future Rooted in Heritage
This redevelopment is about connecting Hyde Park Square's past with its future, and revitalizing the square as a living, thriving community center. Over the last 40 years, Hyde Park Square has seen shifts but little transformation; the potential has been present, but the progress has been paused. Our proposal is not just about adding buildings—it's a blueprint for Hyde Park Square's revival. This vision will empower business growth, attract new residents, and create a welcoming, vibrant neighborhood for everyone.

Our development plan isn't just about preserving history; it's about creating a new legacy, investing in a community where tradition meets innovation, and where Hyde Park's future is as bright as its past. Now is the moment to bring Hyde Park Square back to its full potential, making it a place where memories are made, and economies thrive—a revitalized heart for a timeless neighborhood.

Community-Driven Development: Listening to Hyde Park
As part of the Hyde Park Square redevelopment process, HPSRD, LLC prioritized engaging the community at every step to date. We will continue this process as we develop the final plans, ensuring the development aligns with the neighborhood's vision and needs. Through a comprehensive survey that garnered over 900 responses, residents, business owners, and concerned citizens were invited to share their thoughts on what Hyde Park Square is missing and how the proposed development could fill those gaps.

Key findings from the first survey revealed:

- **71.81%** of the 900+ respondents identified as Hyde Park residents, highlighting the strong local interest in shaping the future of their neighborhood.

- When asked what Hyde Park Square lacks, **55.83%** indicated the need for new restaurants and dining options, while **42.64%** identified improved parking and pedestrian access as essential.

- Additionally, **76.96%** of respondents indicated that the current selection of restaurants, retail, and ground-floor businesses on Hyde Park Square does not fully meet the high standards associated with Hyde Park.

Community Meetings and Open Office Hours
In addition to the survey, HPSRD, LLC attended multiple community council meetings, established a working group of leaders around Hyde Park, and held open office hours for Q&A with the HSRD team. These sessions allowed for direct dialogue between the development team and the community, fostering transparency and collaboration. Meetings included discussions with the Hyde Park Neighborhood Council (HPNC) to gather feedback on key components of the conceptual design, including building height, parking, and the inclusion of a boutique hotel.

Key dates and events in the engagement process:

- **August**: Project team introduction and community survey kickoff, collecting over 900 responses.
- **September**: The initial site concept was revealed based on community feedback.
- **October**: Focused discussions on height and hospitality components, followed by development team office hours on October 15 and 18.
- **October 29**: Neighborhood-wide meeting led by HPNC.
- **November 5**: Preliminary planned development (PD) request support was requested from the HPNC.

As of November 1st, 2024, the development team has spent 18+ hours of community engagement, not including staff time spent on creating and distributing the survey, analyzing survey results, and adjusting architecture presentations.

- 7.5 hours of time spent at HPNC
- 4.5 hours of hosting office hours
- 2.5 hours participating in special HPNC meeting
- 1.5 hours with HPNC zoning committee
- 2 hours with established working group

The development team has also utilized media relations to notify the community, including outreach to various publications resulting in news stories in print, digital, and on camera.

Addressing Community Concerns
Through these engagements, several critical areas of concern were identified, including parking, traffic, building height, and maintaining the neighborhood's character.

- **Parking and Traffic**: 26% of survey respondents cited parking as a primary concern, while 29% pointed to traffic issues. To address these, the development intends to include an underground parking garage with the concept plan providing 257 spaces to alleviate street parking congestion and enhance pedestrian flow around the square.

- **Building Height and Density**: While 40% of respondents were concerned about design and character and 8% about density, the project's height adjustments were made to accommodate parking needs and are designed to align with recently constructed precedent buildings in the area. Approximately 53% of the respondents surveyed supported the increased height to allow for public parking to be developed.

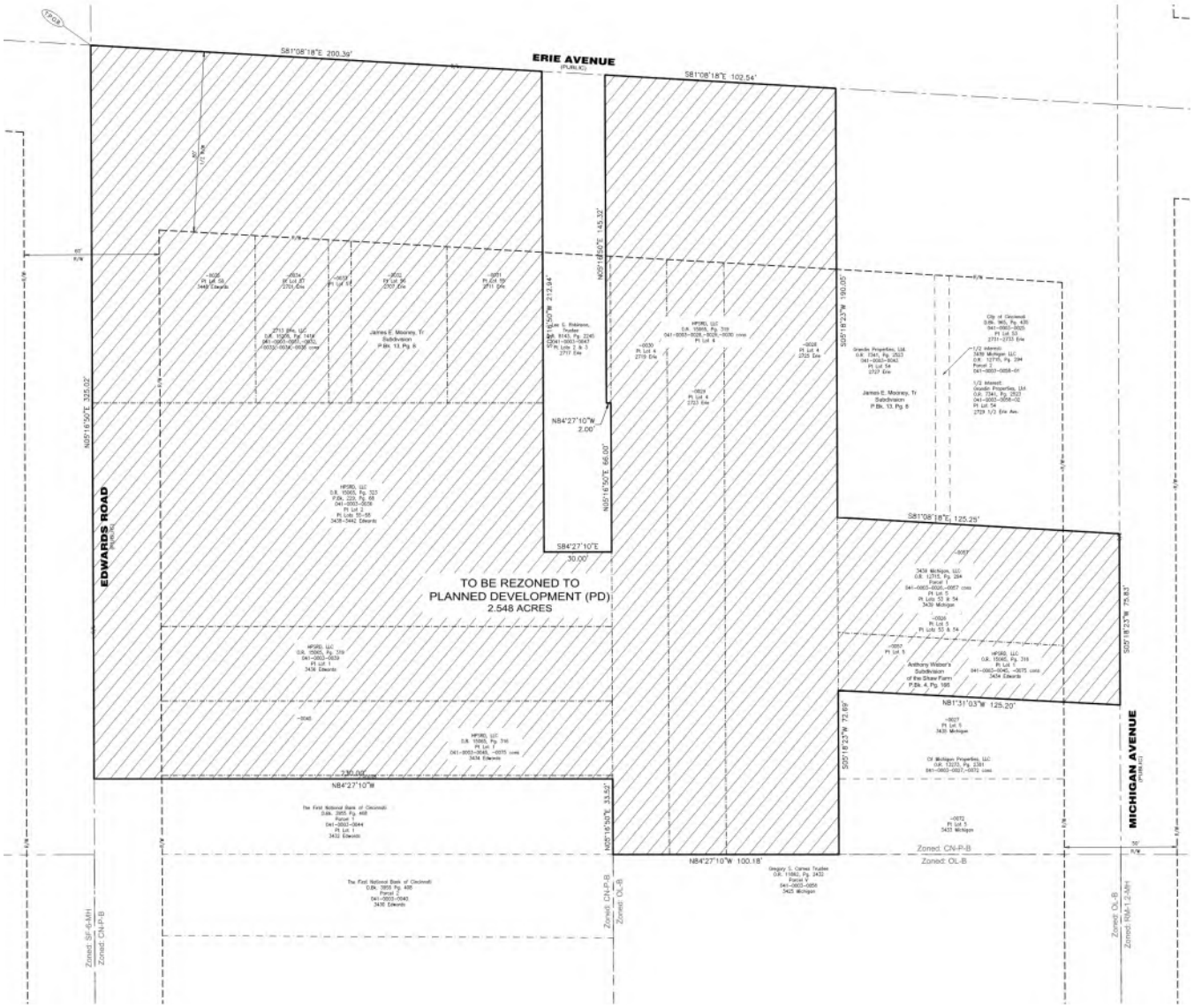
- **Support for the Boutique Hotel**: Survey results show that approximately **53%** of respondents support the inclusion of a boutique hotel, further indicating the community's desire for enhanced dining and hospitality options in the area.

By taking community feedback into account at every phase, HPSRD, LLC is committed to ensuring that the proposed redevelopment enhances the vibrancy of Hyde Park Square while maintaining the historical charm and character that residents cherish.

Plan Elements

Location of Site

The proposed Hyde Park Square (HPS) Mixed-Use Development is uniquely situated in the southeastern corner of one of Cincinnati's most treasured intersections: Erie Avenue and Edwards Road. Framed by Erie Avenue to the north, Edwards Road to the west, Michigan Avenue to the east, and additional properties to the south, this assemblage of sites forms the foundation for Hyde Park's next chapter. This location, at the heart of Hyde Park Square, is steeped in history yet primed for modern transformation.



Legal Description, Ownership & Property Addresses
The development site consists of multiple contiguous parcels located within the southeast quadrant of the Hyde Park Square business district. These parcels, under the ownership of HPSRD, LLC, are bounded by Erie Avenue to the north, Edwards Road to the west, Michigan Avenue to the east, and neighboring properties to the south. HPSRD, LLC holds sole ownership and title to all included parcels, each listed individually below, with corresponding property addresses and legal descriptions.

Address	Parcel ID #
3434 Edwards Rd.	041-0003-0075
3434 Edwards Rd.	041-0003-0045
3436 Edwards Rd.	041-0003-0039
3438 Edwards Rd.	041-0003-0036
3440 Edwards Rd.	041-0003-0036
3442 Edwards Rd.	041-0003-0036
3446 Edwards Rd.	041-0003-0035
3448 Edwards Rd.	041-0003-0035
2701 Erie Ave.	041-0003-0034
2707 Erie Ave.	041-0003-0033
2709 Erie Ave.	041-0003-0032
2711 Erie Ave.	041-0003-0031
2713 Erie Ave.	041-0003-0031
2719 Erie Ave.	041-0003-0030
2721 Erie Ave.	041-0003-0029
2723 Erie Ave.	041-0003-0029
2725 Erie Ave.	041-0003-0028
3439 Michigan Ave.	041-0003-0057
3449 Michigan Ave.	041-0003-0026

HPSRD, LLC intends to consolidate the existing parcels into 2-3 distinct parcels, with boundaries and dimensions aligned with the primary uses of the proposed development.

Description of Proposed Land Uses, Phases & Buildings
The development site, encompassing approximately 1.78 acres, will undergo redevelopment in three (3) distinct components, with uses that largely align with the Cincinnati CN-P zoning currently designated for the site. This Planned Development (“PD”) includes expanding the underlying CN-P zoning to include hotel use and increase height maximums. The height adjustments are necessary both to meet the cost demands of the proposed underground parking structure and to harmonize with the surrounding precedent buildings, which exceed the underlying CN-P limits and have been newly constructed since the original Hyde Park Square plan was enacted.

Component 1
Component 1 includes the construction of an underground parking garage beneath the site, accommodating approximately 257 parking spaces for the development and neighborhood use. This garage, accessible via a vehicular ramp, pedestrian stairs, and elevators, will incorporate a mechanical ventilation system and fire suppression. Stormwater detention will be managed within the garage’s plumbing system, linking to the existing combination sewer on Michigan Avenue. The garage roof will form the foundation for the new private drive and public plaza, designed to support stormwater runoff and landscaped areas.

Component 2
Component 2 will renovate the existing structure at the southeast corner of Edwards Road and Erie Avenue, known as the A L'aise Building, which currently offers approximately 10,000 square feet of retail space on the ground floor and 35,000 square feet of market-rate residential homes on the upper floors. Renovations will upgrade the building's mechanical, electrical, and plumbing systems and interior finishes to enhance its functionality and appeal.

Component 3
Component 3 involves the construction of lease two (2) mixed-use buildings, combining residential and hotel uses, with a central outdoor plaza and park space:

- **Building 1 (Residential)**: Located on the southern portion of the site and bordered by Edwards Road, Michigan Avenue, and the new private drive, this building will feature 11,000 square feet of ground-floor retail along Edwards Road. Above, approximately 120,000 square feet will be dedicated to market-rate residential homes, offering resident amenities such as a fitness center, outdoor terraces, and a pool.

- **Building 2 (Hotel)**: Fronting Erie Avenue, this building's primary entrance will be situated along the new private drive to the south. It will include retail space and a hotel lobby on the first floor, with the upper floors containing approximately 50,000 square feet of hotel rooms and guest amenities. A rooftop restaurant with an outdoor terrace will provide panoramic views of Hyde Park Square, enhancing both community engagement and the hotel's appeal.

The Three Components are intended to run consecutively and will likely overlap, especially between Components 2 and 3. The overall schedule is approximately 24 months for components 2 and 3.

Density
The development site concept is designed to accommodate a total of approximately 266,000 GSF of commercial development with a square footage not to exceed 355,000 GSF. The development is broken down to the following potential uses:

Program	Concept	Maximum Total
Total Development Area	266,000 sf (approx.)	355,000 sf
Multi-Family Rental Apartments	155,000 sf	250,000 sf
Hotel	50,000 sf	60,000 sf
Office	0 sf	10,000 sf
Commercial / Retail / F&B	37,000 sf	40,000 sf
Parking Facilities	*Approx. 257 spaces* *Per the email to the city dated 2/18/25*	Approx. 400 spaces

The final allocation will be subject to market demands but will remain within these density parameters to ensure the site effectively meets residential and commercial needs.

Pedestrian Circulation Systems and Open Space
The development will prioritize pedestrian access and open space, ensuring a seamless and welcoming environment for residents and visitors. Existing sidewalks at the site will remain unchanged or be widened to improve the overall pedestrian experience. The newly constructed internal road will include a minimum of 5-foot-wide sidewalks, enhancing walkability throughout the development. This open space will feature

a combination of landscaping, site lighting, and visual elements to create an inviting atmosphere for casual and community-oriented use.

The total area of the property is 1.78 acres, and the concept program includes 25% of open space. The development intends to retain 5 – 35% of open space.

Parking
The development's initial phase will include a parking garage that serves residents, hotel guests, and the public. In addition, existing street parking will be maintained where possible to accommodate commercial patrons and residents.

Minimum Parking Ratios*

Apartment Parking Spaces	1 / Unit
Retail	*1 / 500 SF*
Restaurant Dining	*1 / 300 SF*
Restaurant Prep	*1 / 1,500 SF*
Office	*1 / 800 SF*
Hotel	*0.5 / Room*

*ADA parking spaces will comply with the 2024 Ohio Building Code.
*** As per Section 1405.04 (A.4.i-iv) The first 5,000 SF of commercial space in each building will be exempt from parking. All square commercial square footage above 5,000 SF will be subject to the above minimum parking ratios.*

The following minimum dimensions will apply for all publicly accessible parking stalls:

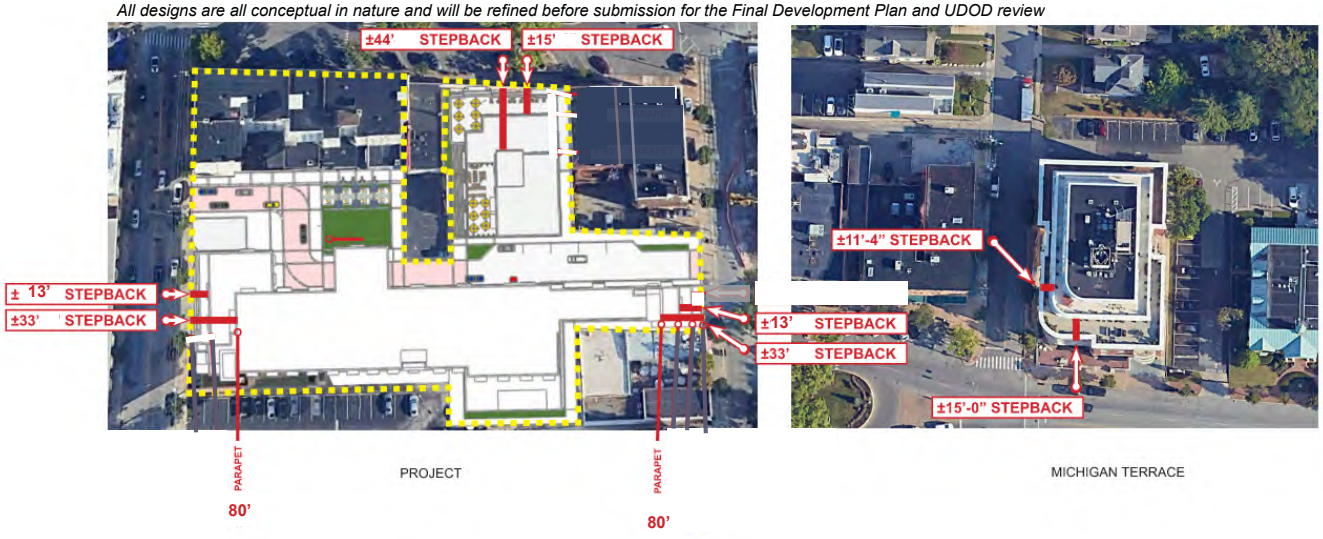
- **Stall width**: 8.5 feet
- **Stall size**: 160 square feet
- **Access drive width**: 20 feet wide

Setbacks
At street level, there is a zero (0) feet setback requirement in this zoning district to encourage activity and make the streetscape more pedestrian friendly.

The maximum height at the street with zero setbacks will match the A L'aise building with two setbacks on the upper two floors.

- On Erie, the first setback will be 15 feet from the street and the second will be 44 feet from the street.
- On Edwards, the first setback will be 13 feet from the street and the second will be 33 feet from the street.
- On Michigan, the first setback will be 13 feet from the street and the second will be 33 feet from the street.

All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

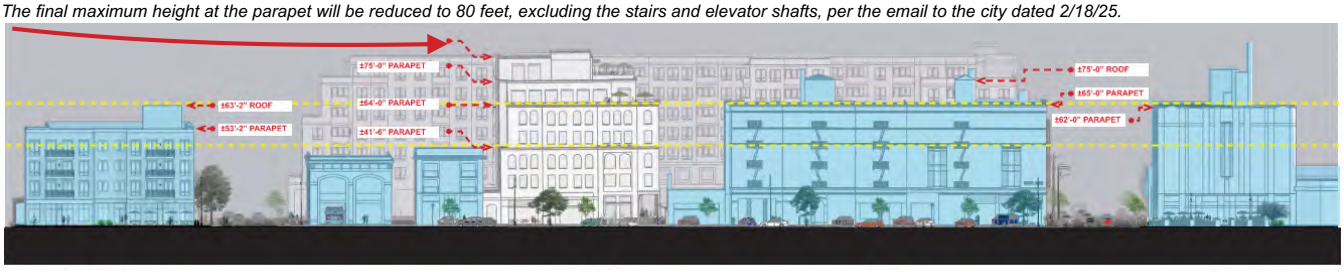


Building Heights

Component 3 of the proposed development will include mixed-use buildings with a maximum height of up to seven (7) stories, reaching *80 feet (per the email to the city dated 2/18/25 and excluding the stair and elevator shafts)*. However, due to strategic setbacks, both buildings will only rise to five (5) stories at the street line, thereby ensuring compatibility with the surrounding structures and streetscape. This approach aligns the visual massing with existing buildings while still accommodating the necessary height to support the development's economic viability and underground parking. Refer to the submitted plans for detailed sections that provide height specifications for each building's frontage.

ELEVATION FROM ERIE

The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25.



All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

ELEVATION FROM EDWARDS

The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25.



All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

ELEVATION FROM SOUTH

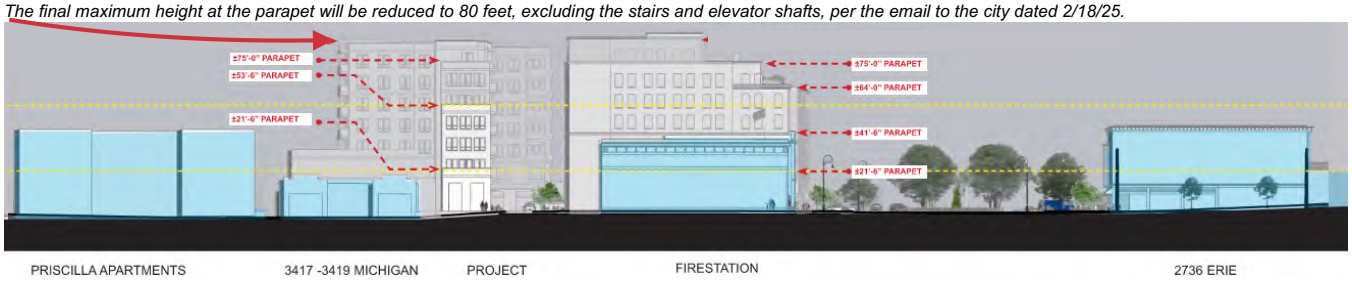
The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25. In addition, Our Final PD submission will incorporate design adjustments that visually break the rear façade into two distinct structures, addressing scale and massing concerns while ensuring the project aligns with the surrounding neighborhood. Further refinements will be subject to additional community input during the Final PD engagement process.



All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

ELEVATION FROM MICHIGAN

The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25.



All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

For context, the tallest building in the area is the Hyde Park School located one block south on the Northwest corner of Edwards and Observatory. The 4.5-story structure reaches ~100 feet at the gable peak.



Landscaping

Landscaping will be incorporated into available open spaces, including areas surrounding buildings, courtyards, and along streets. Street trees will be planted where feasible, ensuring the development remains green and aesthetically pleasing while accommodating other essential land uses.

Refuse Collection
All trash and waste facilities will be located on-site, strategically placed to minimize visibility and impact on residents and hotel patrons. Waste from the hotel and residential tenants will be stored within the respective buildings and collected from designated pick-up points along Michigan Avenue or the new internal road. Commercial trash will also be stored within the development and collected via Michigan Avenue or the internal road.

Fire Department Access
The developer will coordinate with the Cincinnati Fire Department to ensure all emergency access requirements are met. Proper fire safety facilities will be integrated into the design, including access points and on-site provisions that adhere to public safety standards.

Internal Private Drive
A new internal drive will be designed to serve the development and provide additional connection points to tie all parts of the site into the existing neighborhood network. This private drive will look and feel like a city street, featuring sidewalks, planted tree lawns, and pedestrian-scale streetlamps. While accessible to vehicles for emergency purposes, the drive's design will prioritize pedestrian safety and comfort. It is envisioned as an inviting connector between Edwards Rd. and Michigan Ave. Special treatments at select corners, such as landscaped areas or public art installations, will further enhance the pedestrian experience.

**2/18/25 Update. The final location of the curb cut for this private drive will be relocated further south on Edwards near the property line.*



All designs are all conceptual in nature and will be refined before submission for the Final Development Plan and UDOD review

Geotechnical
A comprehensive geotechnical report will be submitted with the Final PD application. This report will outline all necessary considerations for subsurface conditions, ensuring the development's structural integrity and compliance with city regulations.

Stormwater
On-site stormwater detention facilities will be constructed to manage runoff in accordance with Metropolitan Sewer District (MSD) standards. Roof drains will direct water into a detention system located under the parking garage, which will subsequently outlet into the existing public storm infrastructure on Michigan Avenue.

Sanitary
Existing sanitary mains on Erie Avenue, Edwards Road, and Michigan Avenue will serve the development. Coordination with MSD will ensure proper sanitary services. Additionally, the project will reroute a private sewer from the southern portion of the site and reconnect it to the combination sewer along Michigan Avenue.

Traffic Control
On October 4, 2024, the developer met with the City of Cincinnati's Department of Transportation & Engineering (DOTE) to introduce the project and discuss traffic-related considerations. Topics covered included:

- The requirement for a Traffic Impact Study (TIS) includes the potential addition of a left turn from **Edwards Road.**
- **Curb height** adjustments to align with DOTE standards.
- Considerations for on-street parking.

2/18/25 Update. Our Traffic Impact Study (TIS) is now complete and has confirmed necessary refinements to be made in our Final PD plan, as expected in our public engagement sessions including:

1. *The existing curb cut on Edwards is currently further south than shown in our concept plan. Based on recommendations from DOTE and traffic engineers, our Final PD design will relocate the curb cut further south to align with the existing curb cut at the site.*
2. *To improve traffic flow and pedestrian safety, we request that the City and DOTE allow for potential street meter adjustments recommended to help alleviate congestion during school pickup and drop-off. Additionally, we support incorporating restriping adjustments depicted in the final TIS findings.*
3. *We will also work alongside the community to advocate for enhanced pedestrian safety. Specifically, we are prepared to provide design and labor assistance if the City supplies HAWK crossing beacons on Erie Avenue to ensure safer crossings.*

Water
Existing water mains within Edwards Road, Erie Avenue, and Michigan Avenue will serve the development. The developer has already requested water service availability from Greater Cincinnati Water Works (GCWW) and will continue coordinating with GCWW to ensure proper water service connections.

Electric & Natural Gas
Electric and natural gas service mains currently exist within the rights-of-way on Edwards Road, Erie Avenue, and Michigan Avenue. The developer will work with the appropriate utility providers to ensure seamless service integration for the project.

Telephone, Internet and Video Services
The developer will coordinate with local telecommunications and service providers to ensure all necessary telephone, internet, and video services are available and efficiently connected to the development.

Exterior Lighting
All exterior light sources will be shielded to prevent light from spilling onto adjacent properties and public rights-of-way. Building façade lighting will be mounted in appropriate locations on the building or within landscaped areas, using directional lighting to enhance architectural features without causing light pollution.

Signage
The development will feature building identification signage as well as tenant-specific signage, and signage will follow the CN-P zoning district standards. A comprehensive signage program will be submitted with the Final Development application for approval.



NorthPointe Group

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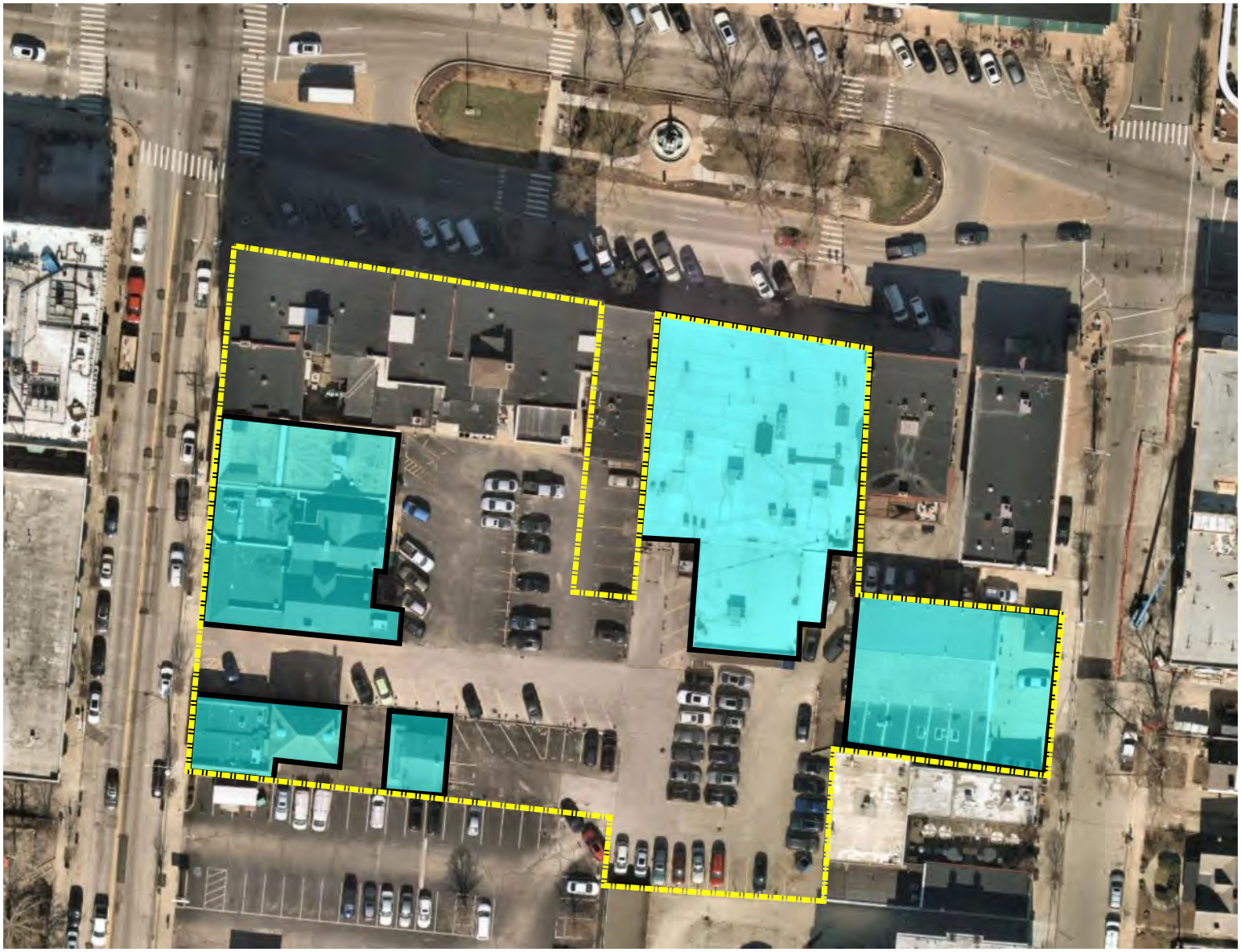
The Loring Group

HYDE PARK SQUARE MIXED - USE DEVELOPMENT
NOVEMBER 2024



BUILDING TO BE DEMOLISHED

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HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

23052

PD138

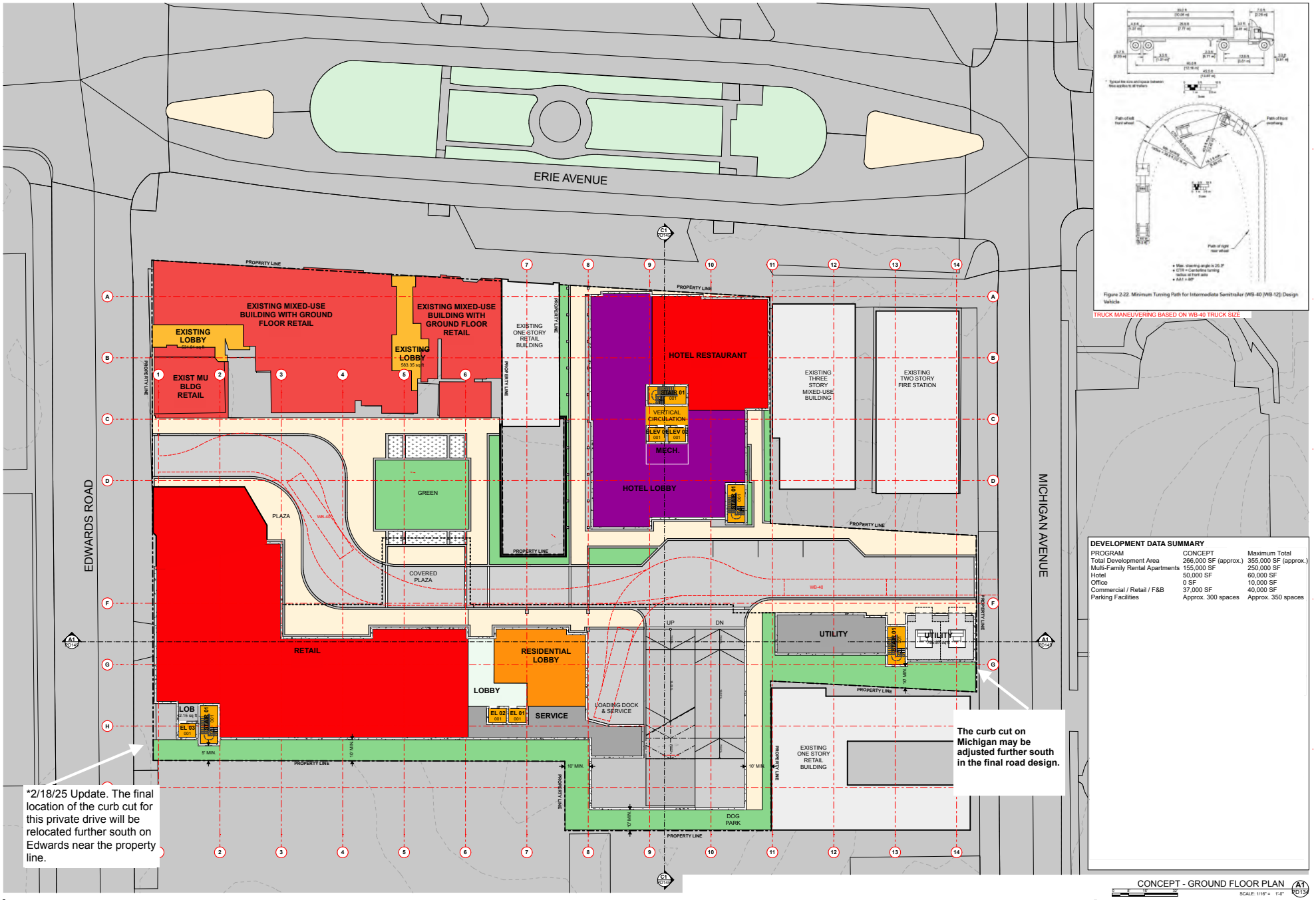

Figure 2.22. Minimum Turning Path for Intermediate Semitrailer (WB-40 [WB-12]) Design Vehicle

TRUCK MANEUVERING BASED ON WB-40 TRUCK SIZE

DEVELOPMENT DATA SUMMARY

PROGRAM	CONCEPT	Maximum Total
Total Development Area	266,000 SF (approx.)	355,000 SF (approx.)
Multi-Family Rental Apartments	155,000 SF	250,000 SF
Hotel	50,000 SF	60,000 SF
Office	0 SF	10,000 SF
Commercial / Retail / F&B	37,000 SF	40,000 SF
Parking Facilities	Approx. 300 spaces	Approx. 350 spaces

*2/18/25 Update. The final location of the curb cut for this private drive will be relocated further south on Edwards near the property line.

The curb cut on Michigan may be adjusted further south in the final road design.

CONCEPT - GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

WORKING SCHEME - GROUND FLOOR

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SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD134

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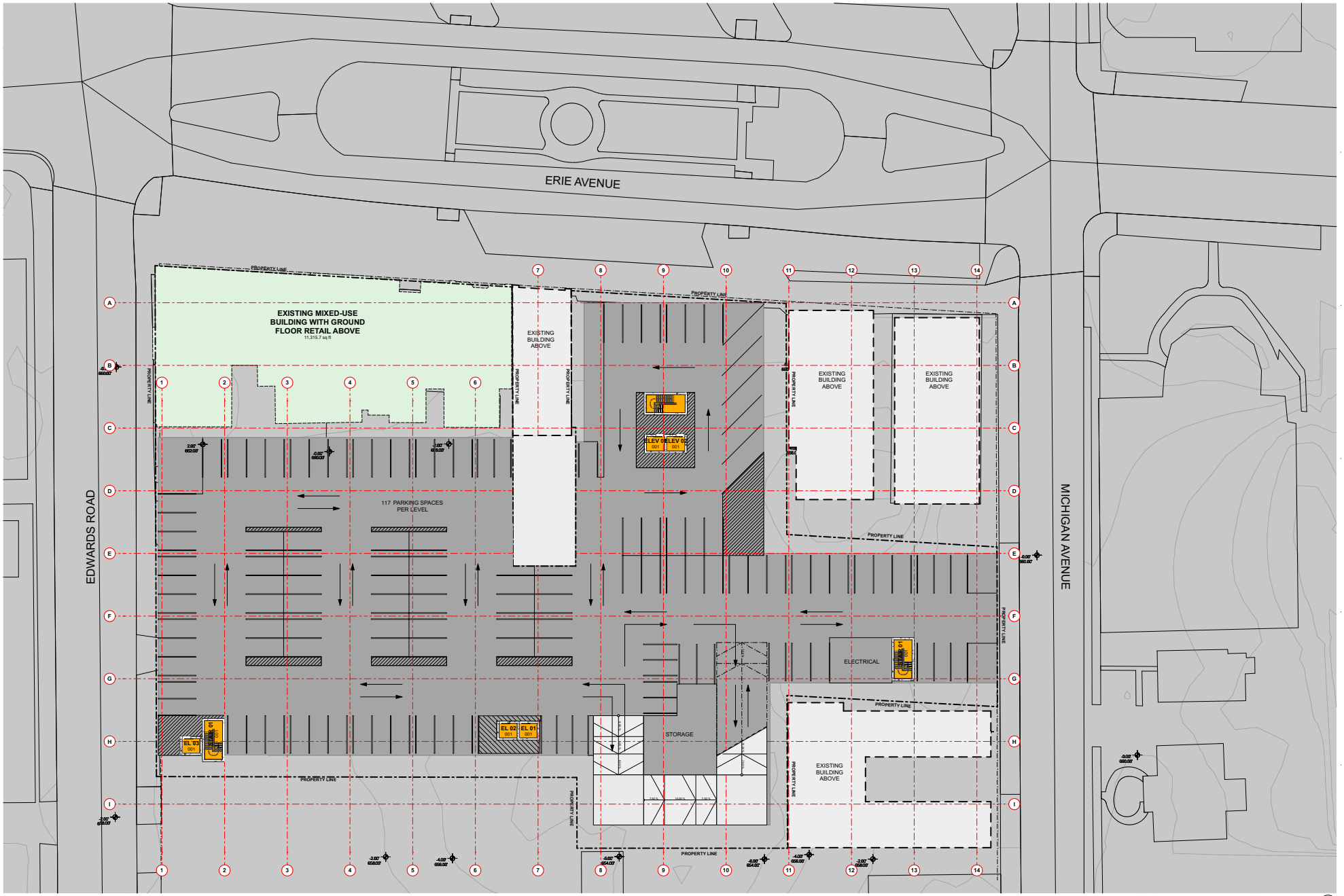

CONCEPT - TIER 1, 2, & 3 FLOOR PLAN

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HYDE PARK SQUARE MIXED USE

#Site Address1
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Thursday, July 25, 2024 SCHEMATIC DESIGN

UNDERGROUND PARKING PLAN
23052
-
PD136

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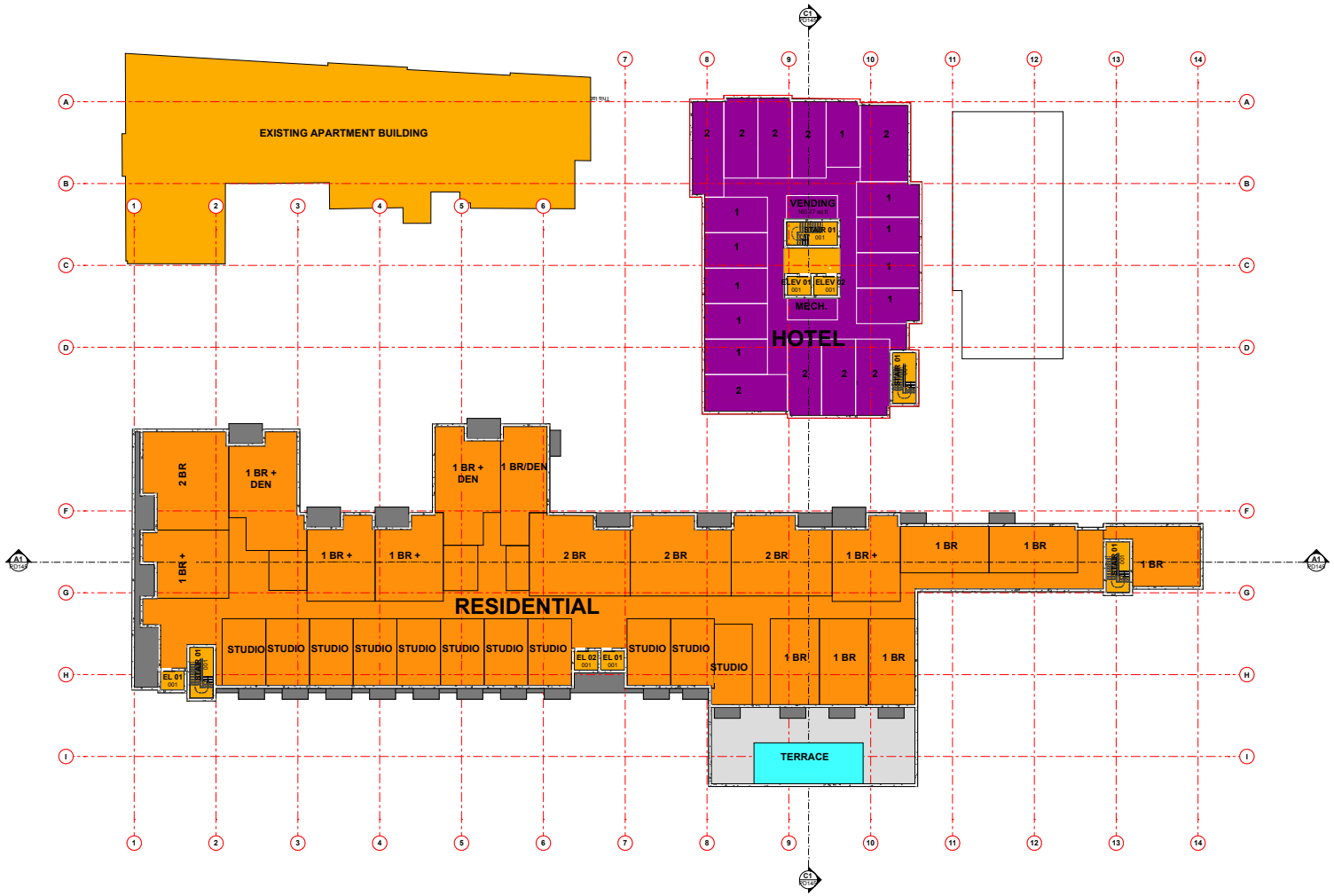

CONCEPT - SECOND & THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

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CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

23052

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CONCEPT - FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

WORKING SCHEME - FOURTH FLOOR

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SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

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Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

WORKING SCHEME - FIFTH FLOOR
23052
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SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD140

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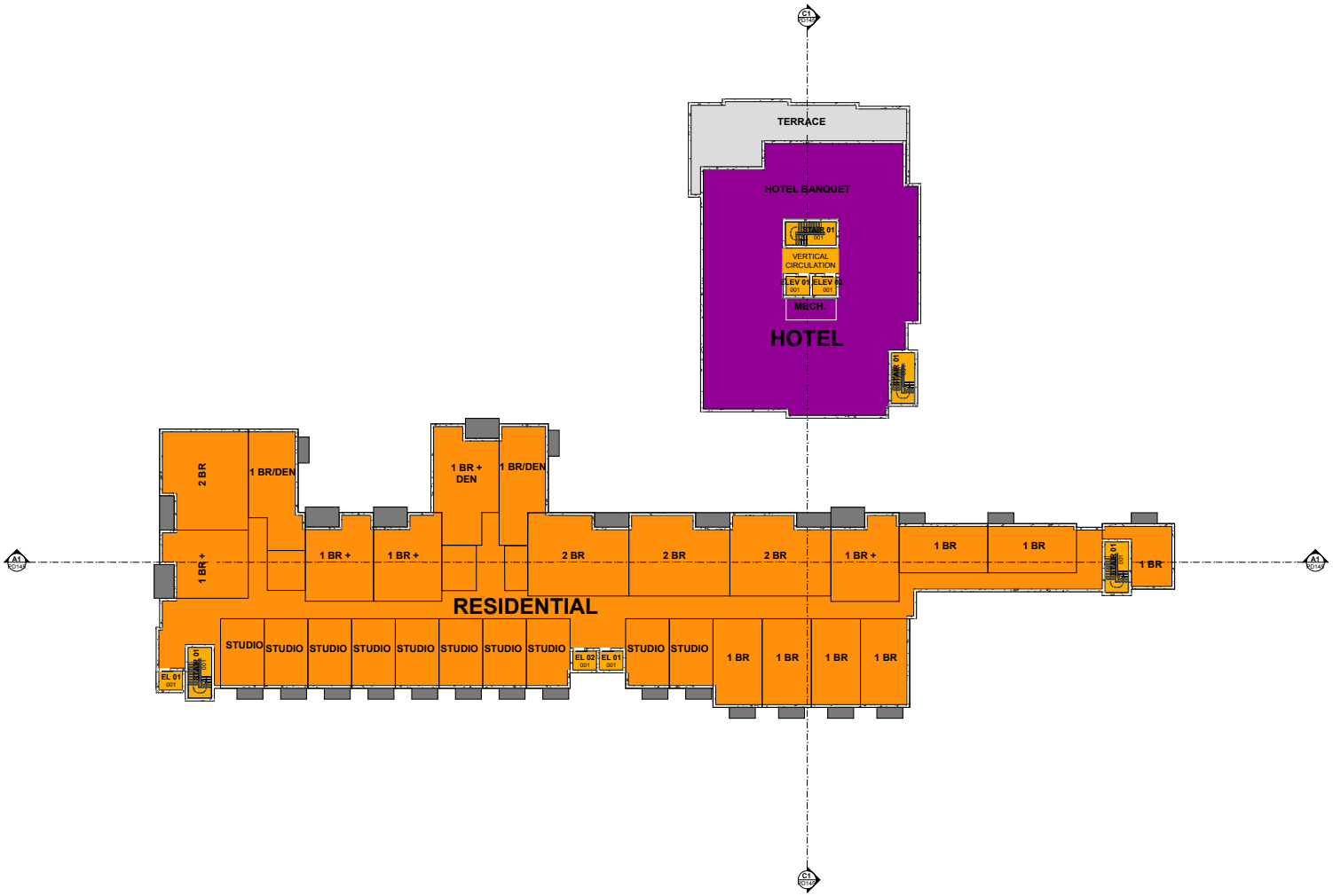

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Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - SIXTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

WORKING SCHEME - SIXTH FLOOR
23052
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SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD141

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HYDE PARK SQUARE MIXED USE
CINCINNATI, OHIO 45208
Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - SEVENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

WORKING SCHEME - SEVENTH FLOOR
23052
-
SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD144

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ELEVATION FROM ERIE



SKYLAR/TERREX PROJECT A L'ISE LORRING

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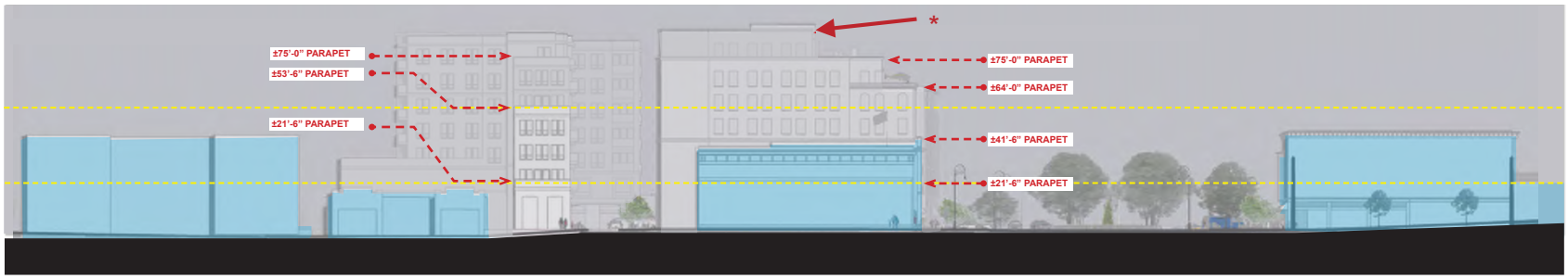
ELEVATION FROM MICHIGAN



PRISCILLA APARTMENTS 3417 -3419 MICHIGAN PROJECT FIRESTATION 2736 ERIE

*The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25.

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ELEVATION FROM EDWARDS



2700 ERIE L A'ISE PROJECT US BANK

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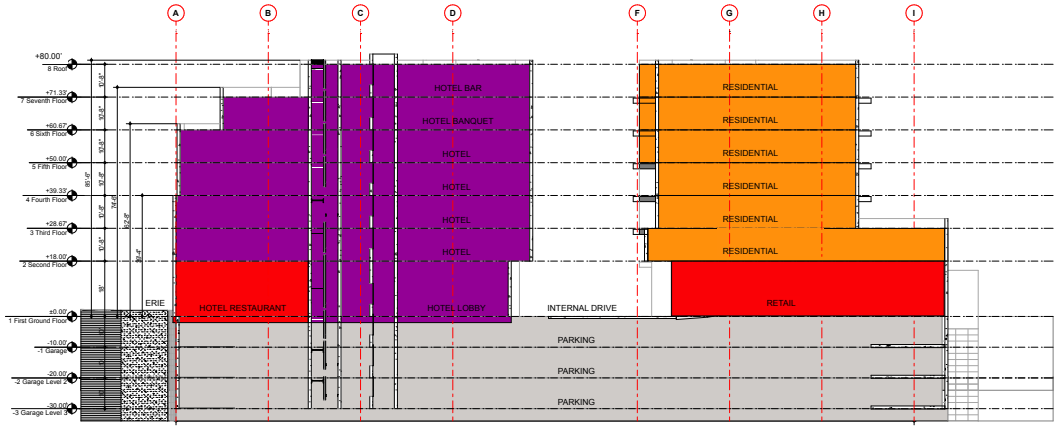
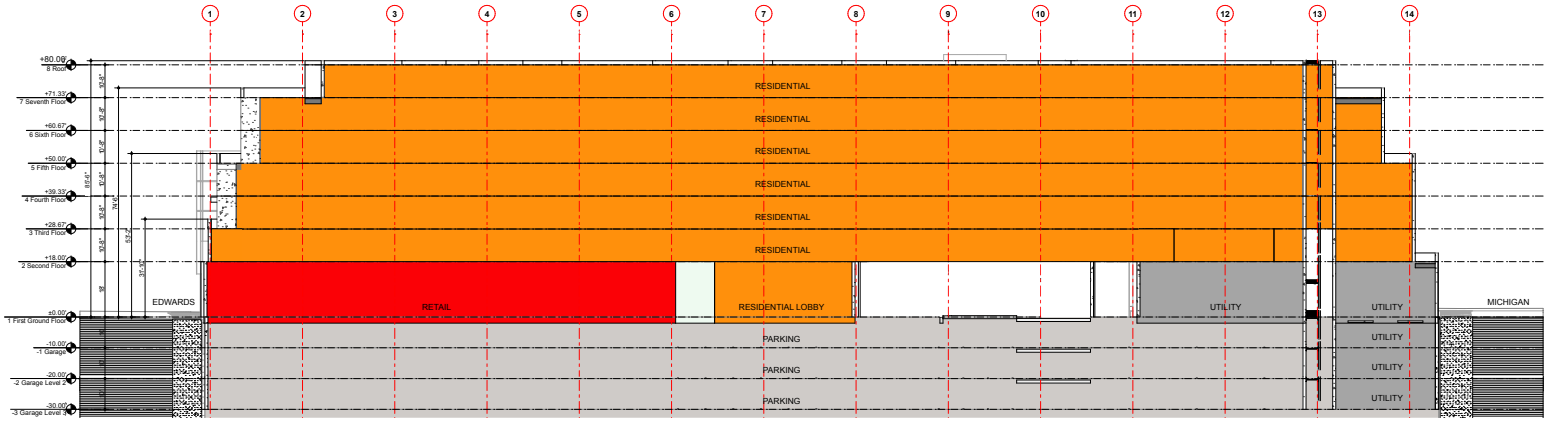
*The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25.



CONCEPT - BUILDING SECTION N S C1 PD145
SCALE: 1/16" = 1'-0"



*The final maximum height at the parapet will be reduced to 80 feet, excluding the stairs and elevator shafts, per the email to the city dated 2/18/25. The 82 Feet Depicted here is the roof line only.

In addition, Our Final PD submission will incorporate design adjustments that visually break the rear façade into two distinct structures, addressing scale and massing concerns while ensuring the project aligns with the surrounding neighborhood. Further refinements will be subject to additional community input during the Final PD engagement process.

CONCEPT - BUILDING SECTION - W E A1 PD145
SCALE: 1/16" = 1'-0"

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CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

WORKING SCHEME - BUILDING SECTIONS
23052
-

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD145

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View From Michigan Along Erie D5 PD144



View From Edwards Along Erie D1 PD144



View From Erie Towards Hyde Park Square A3 PD144



View Towards Hotel Along Internal Road A1 PD144

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CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

WORKING SCHEME - PERSPECTIVE VIEWS
23052
-

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD144

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Hyde Park Mixed-Use Development
Program Statement



November 2024
Revised December 2024

Development Vision Statement

Once the bustling pulse of Cincinnati's east side, Hyde Park Square now feels paused in mid-sentence, a story interrupted. The last Community Plan created for Hyde Park Square was developed forty years ago. At that time, the square thrived across 120,000 square feet of commercial space, nurturing over 150 businesses, supporting more than 800 jobs, and generating an impressive $68 million in annual sales ($214 million current value). Yet today, while the charming facades and tree-lined sidewalks remain, the energy and economic force of Hyde Park Square have faded. As time and demographic shifts march on, Hyde Park finds itself lagging, unable to meet modern expectations for amenities and vibrant communal spaces.

Our proposed redevelopment on Hyde Park Square aims to do more than build structures; it's about reinvigorating the heart of the neighborhood. This vision fuses historical charm with contemporary functionality, creating a mixed-use hub that seamlessly blends residential life, hospitality, retail, and green space. This reimagined urban tapestry invites residents and visitors alike to linger, live, and rediscover a place where Hyde Park Square's heartbeat is once again felt.

The Boutique Hotel: Reclaiming Economic Momentum
Imagine a boutique hotel with up to 90 rooms, where each room invites guests to experience Hyde Park's essence. Nationally, boutique hotel guests spend 30-50% more than at standard hotels, infusing local businesses with revenue. Nearby shops and restaurants could see sales jump by as much as 20%, according to Highland Group studies, reinvigorating the area. Picture an ambiance curated with local art, dishes crafted from regional ingredients, and a hospitality experience that is uniquely Hyde Park. A boutique hotel would amplify the neighborhood's character, giving visitors a reason to return while sustaining the economic vitality of nearby businesses.

Consider this: 90 rooms at a 70% occupancy rate translates into over 20,000 guests annually, new customers for Hyde Park's boutiques and eateries, fueling year-round energy and growth. This model aligns with PwC findings, which show that boutique hotels serve as venues for community events, creating further opportunities for local engagement and income. This hotel would also embed itself into the local economy through weddings, family reunions, and neighborhood events, becoming a core part of Hyde Park Square's social fabric.

A Central Park to Gather and Connect
Our redevelopment places a park at the center—not merely green space but a thoughtfully crafted area for gathering. It's where families can picnic, children play, and the neighborhood gathers throughout the seasons. This park will function as Hyde Park Square's modern "town square," accessible to all, a green sanctuary within urban life. It's more than an aesthetic addition; it's a tangible commitment to enhancing the quality of life for the community. This investment in public space will strengthen Hyde Park Square's role as a gathering place, adding vitality to the entire redevelopment.

Multi-Family Housing: Meeting Long-Standing Needs
The last community plan for Hyde Park Square identified the need for diverse housing options, including multi-family residences catering to a range of people from young professionals to retirees. Yet, four decades later, Hyde Park has seen a minimal expansion in the total number of homes in the area. Our project addresses this gap with 165,000 square feet of new residential homes that will be designed to honor Hyde Park Square's architectural character while providing modern amenities. These homes will foster a walkable, community-oriented lifestyle, meeting a long-neglected need in the neighborhood.

We'll also restore the historic L'Alaise Building alongside these new homes, re-introducing roughly 35,000 square feet of residential homes that preserve history while breathing new life into this iconic structure. This approach balances new growth with a deep respect for Hyde Park Square's storied past, contributing to a more inclusive and dynamic neighborhood.

Addressing Parking and Traffic: A Modern Solution for an Evolving Square
In the early 1980s, Hyde Park Square's roads saw upwards of 10,000 cars per day, a figure that has since slightly decreased. However, car ownership per household has increased by 15% since then, according to the Federal Highway Administration. This means more vehicles on local streets overall, with increased density impacting the neighborhood even as fewer cars pass through daily. Despite this shift, parking availability around the square remains largely unchanged, leaving the area in need of modern solutions. To address these challenges, we propose an underground parking garage offering safe and convenient parking that alleviates street congestion and allows for smoother pedestrian and vehicle flow. By addressing today's parking and traffic demands, we aim to help Hyde Park Square welcome a new generation of residents, businesses, and visitors, all while reclaiming the space's historic role as a vibrant, accessible community center.

Bringing the Vision Together: A Future Rooted in Heritage
This redevelopment is about connection, bridging Hyde Park Square's past with its future, and revitalizing the square as a living, thriving community center. Over the last 40 years, Hyde Park Square has seen shifts but little transformation; the potential has been present, but the progress has been paused. Our proposal is not just about adding buildings—it's a blueprint for Hyde Park Square's revival. This vision will empower business growth, attract new residents, and create a welcoming, vibrant neighborhood for everyone.

Our development plan isn't just about preserving history; it's about creating a new legacy, investing in a community where tradition meets innovation, and where Hyde Park's future is as bright as its past. Now is the moment to bring Hyde Park Square back to its full potential, making it a place where memories are made, and economies thrive—a revitalized heart for a timeless neighborhood.

Community-Driven Development: Listening to Hyde Park
As part of the Hyde Park Square redevelopment process, HPSRD, LLC prioritized engaging the community at every step to date. We will continue this process as we develop the final plans, ensuring the development aligns with the neighborhood's vision and needs. Through a comprehensive survey that garnered over 900 responses, residents, business owners, and concerned citizens were invited to share their thoughts on what Hyde Park Square is missing and how the proposed development could fill those gaps.

Key findings from the first survey revealed:

- **71.81%** of the 900+ respondents identified as Hyde Park residents, highlighting the strong local interest in shaping the future of their neighborhood.

- When asked what Hyde Park Square lacks, **55.83%** indicated the need for new restaurants and dining options, while **42.64%** identified improved parking and pedestrian access as essential.

- Additionally, **76.96%** of respondents indicated that the current selection of restaurants, retail, and ground-floor businesses on Hyde Park Square does not fully meet the high standards associated with Hyde Park.

Community Meetings and Open Office Hours
In addition to the survey, HPSRD, LLC attended multiple community council meetings, established a working group of leaders around Hyde Park, and held open office hours for Q&A with the HSRD team. These sessions allowed for direct dialogue between the development team and the community, fostering transparency and collaboration. Meetings included discussions with the Hyde Park Neighborhood Council (HPNC) to gather feedback on key components of the conceptual design, including building height, parking, and the inclusion of a boutique hotel.

Key dates and events in the engagement process:

- **August**: Project team introduction and community survey kickoff, collecting over 900 responses.
- **September**: The initial site concept was revealed based on community feedback.
- **October**: Focused discussions on height and hospitality components, followed by development team office hours on October 15 and 18.
- **October 29**: Neighborhood-wide meeting led by HPNC.
- **November 5**: Preliminary planned development (PD) request support was requested from the HPNC.

As of November 1st, 2024, the development team has spent 18+ hours of community engagement, not including staff time spent on creating and distributing the survey, analyzing survey results, and adjusting architecture presentations.

- 7.5 hours of time spent at HPNC
- 4.5 hours of hosting office hours
- 2.5 hours participating in special HPNC meeting
- 1.5 hours with HPNC zoning committee
- 2 hours with established working group

The development team has also utilized media relations to notify the community, including outreach to various publications resulting in news stories in print, digital, and on camera.

Addressing Community Concerns
Through these engagements, several critical areas of concern were identified, including parking, traffic, building height, and maintaining the neighborhood's character.

- **Parking and Traffic**: 26% of survey respondents cited parking as a primary concern, while 29% pointed to traffic issues. To address these, the development intends to include an underground parking garage with upwards of 300 spaces to alleviate street parking congestion and enhance pedestrian flow around the square.

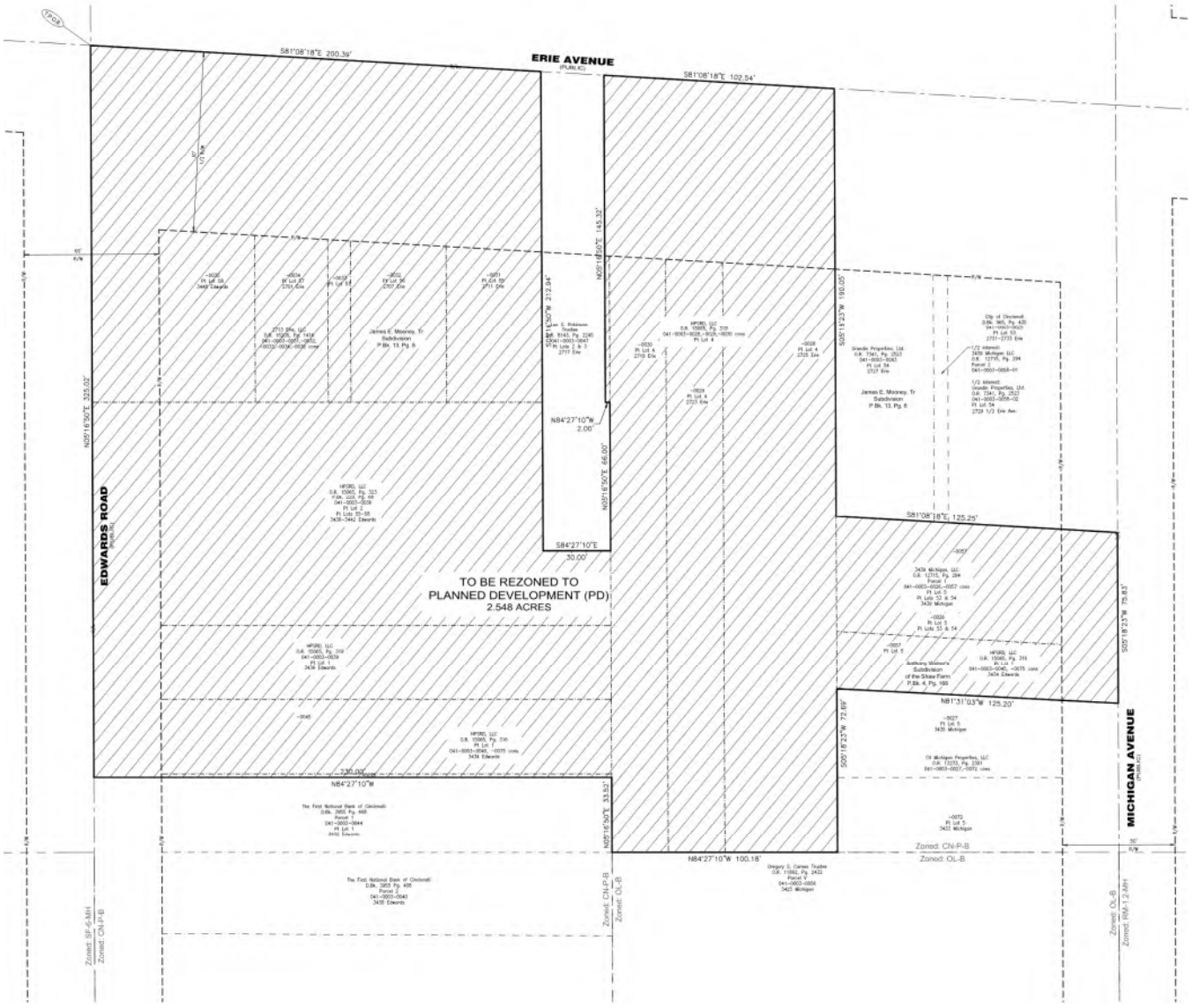
- **Building Height and Density**: While 40% of respondents were concerned about design and character and 8% about density, the project's height adjustments were made to accommodate parking needs and are designed to align with recently constructed precedent buildings in the area. Approximately 53% of the respondents surveyed supported the increased height to allow for public parking to be developed.
- **Support for the Boutique Hotel**: Survey results show that approximately **53%** of respondents support the inclusion of a boutique hotel, further indicating the community's desire for enhanced dining and hospitality options in the area.

By taking community feedback into account at every phase, HPSRD, LLC is committed to ensuring that the proposed redevelopment enhances the vibrancy of Hyde Park Square while maintaining the historical charm and character that residents cherish.

Plan Elements

Location of Site

The proposed Hyde Park Square (HPS) Mixed-Use Development is uniquely situated in the southeastern corner of one of Cincinnati's most treasured intersections: Erie Avenue and Edwards Road. Framed by Erie Avenue to the north, Edwards Road to the west, Michigan Avenue to the east, and additional properties to the south, this assemblage of sites forms the foundation for Hyde Park's next chapter. This location, at the heart of Hyde Park Square, is steeped in history yet primed for modern transformation.



Legal Description, Ownership & Property Addresses
The development site consists of multiple contiguous parcels located within the southeast quadrant of the Hyde Park Square business district. These parcels, under the ownership of HPSRD, LLC, are bounded by Erie Avenue to the north, Edwards Road to the west, Michigan Avenue to the east, and neighboring properties to the south. HPSRD, LLC holds sole ownership and title to all included parcels, each listed individually below, with corresponding property addresses and legal descriptions.

Address	Parcel ID #
3434 Edwards Rd.	041-0003-0075
3434 Edwards Rd.	041-0003-0045
3436 Edwards Rd.	041-0003-0039
3438 Edwards Rd.	041-0003-0036
3440 Edwards Rd.	041-0003-0036
3442 Edwards Rd.	041-0003-0036
3446 Edwards Rd.	041-0003-0035
3448 Edwards Rd.	041-0003-0035
2701 Erie Ave.	041-0003-0034
2707 Erie Ave.	041-0003-0033
2709 Erie Ave.	041-0003-0032
2711 Erie Ave.	041-0003-0031
2713 Erie Ave.	041-0003-0031
2719 Erie Ave.	041-0003-0030
2721 Erie Ave.	041-0003-0029
2723 Erie Ave.	041-0003-0029
2725 Erie Ave.	041-0003-0028
3439 Michigan Ave.	041-0003-0057
3449 Michigan Ave.	041-0003-0026

HPSRD, LLC intends to consolidate the existing parcels into 2-3 distinct parcels, with boundaries and dimensions aligned with the primary uses of the proposed development.

Description of Proposed Land Uses, Phases & Buildings
The development site, encompassing approximately 1.78 acres, will undergo redevelopment in three (3) distinct components, with uses that largely align with the Cincinnati CN-P zoning currently designated for the site. This Planned Development (“PD”) includes expanding the underlying CN-P zoning to include hotel use and increase height maximums. The height adjustments are necessary both to meet the cost demands of the proposed underground parking structure and to harmonize with the surrounding precedent buildings, which exceed the underlying CN-P limits and have been newly constructed since the original Hyde Park Square plan was enacted.

Component 1
Component 1 includes the construction of an underground parking garage beneath the site, accommodating approximately 300 – 350 parking spaces for the development and neighborhood use. This garage, accessible via a vehicular ramp, pedestrian stairs, and elevators, will incorporate a mechanical ventilation system and fire suppression. Stormwater detention will be managed within the garage’s plumbing system, linking to the existing combination sewer on Michigan Avenue. The garage roof will form the foundation for the new private drive and public plaza, designed to support stormwater runoff and landscaped areas.

Component 2
Component 2 will renovate the existing structure at the southeast corner of Edwards Road and Erie Avenue, known as the A L'aise Building, which currently offers approximately 10,000 square feet of retail space on the ground floor and 35,000 square feet of market-rate residential homes on the upper floors. Renovations will upgrade the building's mechanical, electrical, and plumbing systems and interior finishes to enhance its functionality and appeal.

Component 3
Component 3 involves the construction of two (2) mixed-use buildings, combining residential and hotel uses, with a central outdoor plaza and park space:

- **Building 1 (Residential)**: Located on the southern portion of the site and bordered by Edwards Road, Michigan Avenue, and the new private drive, this building will feature 11,000 square feet of ground-floor retail along Edwards Road. Above, approximately 120,000 square feet will be dedicated to market-rate residential homes, offering resident amenities such as a fitness center, outdoor terraces, and a pool.

- **Building 2 (Hotel)**: Fronting Erie Avenue, this building's primary entrance will be situated along the new private drive to the south. It will include retail space and a hotel lobby on the first floor, with the upper floors containing approximately 50,000 square feet of hotel rooms and guest amenities. A rooftop restaurant with an outdoor terrace will provide panoramic views of Hyde Park Square, enhancing both community engagement and the hotel's appeal.

The Three Components are intended to run consecutively and will likely overlap, especially between Components 2 and 3. The overall schedule is approximately 24 months.

Density
The development site concept is designed to accommodate a total of approximately 266,000 GSF of commercial development with a square footage not to exceed 355,000 GSF. The development is broken down to the following potential uses:

Program	Concept	Maximum Total
Total Development Area	266,000 sf (approx.)	355,000 sf
Multi-Family Rental Apartments	155,000 sf	250,000 sf
Hotel	50,000 sf	60,000 sf
Office	0 sf	10,000 sf
Commercial / Retail / F&B	37,000 sf	40,000 sf
Parking Facilities	Approx. 300 spaces	Approx. 350 spaces

The final allocation will be subject to market demands but will remain within these density parameters to ensure the site effectively meets residential and commercial needs.

Pedestrian Circulation Systems and Open Space
The development will prioritize pedestrian access and open space, ensuring a seamless and welcoming environment for residents and visitors. Existing sidewalks at the site will remain unchanged or be widened to improve the overall pedestrian experience. The newly constructed internal road will include a minimum of 5-foot-wide sidewalks, enhancing walkability throughout the development. A new "pocket park" and courtyard will serve as a central anchor of the development, designed to be a vibrant gathering place for

pedestrians. This space will feature a combination of landscaping, site lighting, and visual elements to create an inviting atmosphere for casual and community-oriented use.

The total area of the property is 1.78 acres and the concept program includes 25% of open space. The development intends to retain 5 – 35% of open space.

Parking
The development's initial phase will include a parking garage that serves residents, hotel guests, and the public. In addition, existing street parking will be maintained where possible to accommodate commercial patrons and residents.

Minimum Parking Ratios*

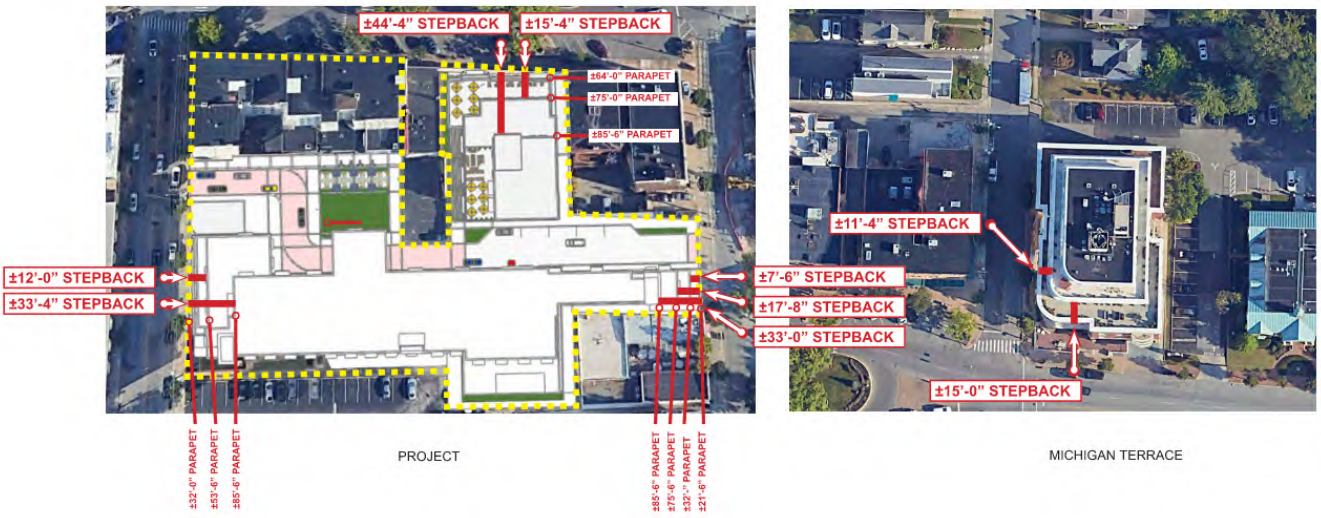
Apartment Parking Spaces	1 / Unit
Retail / Restaurants	1 / 200 SF (1st 200 SF exempt)
Office	1 / 400 SF
Hotel	1 / Room

*ADA parking spaces will comply with the 2024 Ohio Building Code.

The following minimum dimensions will apply for all publicly accessible parking stalls:

- **Stall width**: 8.5 feet
- **Stall size**: 160 square feet
- **Access drive width**: 20 feet wide

Setbacks
At street level, there is a zero (0) feet setback requirement in this zoning district to encourage activity and make the streetscape more pedestrian friendly. Both buildings will step back up to 16 feet at the upper levels, similar to the existing Michigan Terrace property. A new 10 foot wide utility easement will create another setback along the South property line.



Building Heights

Phase 3 of the proposed development will include two (2) mixed-use buildings with a maximum height of up to seven (7) stories, reaching 85.5 feet. However, due to strategic setbacks, both buildings will only rise to five (5) stories at the street line, thereby ensuring compatibility with the surrounding structures and streetscape. This approach aligns the visual massing with existing buildings while still accommodating the necessary height to support the development's economic viability and underground parking. Refer to the submitted plans for detailed sections that provide height specifications for each building's frontage.

ELEVATION FROM ERIE



ELEVATION FROM EDWARDS



ELEVATION FROM SOUTH



ELEVATION FROM MICHIGAN



For context, the tallest building in the area is the Hyde Park School located one block south on the Northwest corner of Edwards and Observatory. The 4.5-story structure reaches ~100 feet at the gable peak.



Landscaping
Landscaping will be incorporated into available open spaces, including areas surrounding buildings, courtyards, and along streets. Street trees will be planted where feasible, ensuring the development remains green and aesthetically pleasing while accommodating other essential land uses.

Refuse Collection
All trash and waste facilities will be located on-site, strategically placed to minimize visibility and impact on residents and hotel patrons. Waste from the hotel and residential tenants will be stored within the respective buildings and collected from designated pick-up points along Michigan Avenue or the new internal road. Commercial trash will also be stored within the development and collected via Michigan Avenue or the internal road.

Fire Department Access
The developer will coordinate with the Cincinnati Fire Department to ensure all emergency access requirements are met. Proper fire safety facilities will be integrated into the design, including access points and on-site provisions that adhere to public safety standards.

Internal Private Drive
A new internal drive will be designed to serve the development and provide additional connection points to tie all parts of the site into the existing neighborhood network. This private drive will look and feel like a city street, featuring sidewalks, planted tree lawns, and pedestrian-scale streetlamps. While accessible to vehicles for emergency purposes, the drive's design will prioritize pedestrian safety and comfort. It is envisioned as an inviting connector between Edwards Rd. and Michigan Ave. Special treatments at select corners, such as landscaped areas or public art installations, will further enhance the pedestrian experience.



Geotechnical
A comprehensive geotechnical report will be submitted with the Final PD application. This report will outline all necessary considerations for subsurface conditions, ensuring the development's structural integrity and compliance with city regulations.

Stormwater
On-site stormwater detention facilities will be constructed to manage runoff in accordance with Metropolitan Sewer District (MSD) standards. Roof drains will direct water into a detention system located under the parking garage, which will subsequently outlet into the existing public storm infrastructure on Michigan Avenue.

Sanitary
Existing sanitary mains on Erie Avenue, Edwards Road, and Michigan Avenue will serve the development. Coordination with MSD will ensure proper sanitary services. Additionally, the project will reroute a private sewer from the southern portion of the site and reconnect it to the combination sewer along Michigan Avenue.

Traffic Control
On October 4, 2024, the developer met with the City of Cincinnati's Department of Transportation & Engineering (DOTE) to introduce the project and discuss traffic-related considerations. Topics covered included:

- The requirement for a Traffic Impact Study (TIS) includes the potential addition of a left turn from Edwards Road.
- Curb height adjustments to align with DOTE standards.
- Considerations for on-street parking.

The developer will continue to work closely with DOTE and a traffic engineering consultant to prepare the TIS in anticipation of the Planning Commission meeting.

Water
Existing water mains within Edwards Road, Erie Avenue, and Michigan Avenue will serve the development. The developer has already requested water service availability from Greater Cincinnati Water Works (GCWW) and will continue coordinating with GCWW to ensure proper water service connections.

Electric & Natural Gas
Electric and natural gas service mains currently exist within the rights-of-way on Edwards Road, Erie Avenue, and Michigan Avenue. The developer will work with the appropriate utility providers to ensure seamless service integration for the project.

Telephone, Internet and Video Services
The developer will coordinate with local telecommunications and service providers to ensure all necessary telephone, internet, and video services are available and efficiently connected to the development.

Exterior Lighting
All exterior light sources will be shielded to prevent light from spilling onto adjacent properties and public rights-of-way. Building façade lighting will be mounted in appropriate locations on the building or within landscaped areas, using directional lighting to enhance architectural features without causing light pollution.

Signage
The development will feature building identification signage as well as tenant-specific signage, *and signage will follow the CN-P zoning district standards*. A comprehensive signage program will be submitted with the Final Development application for approval.



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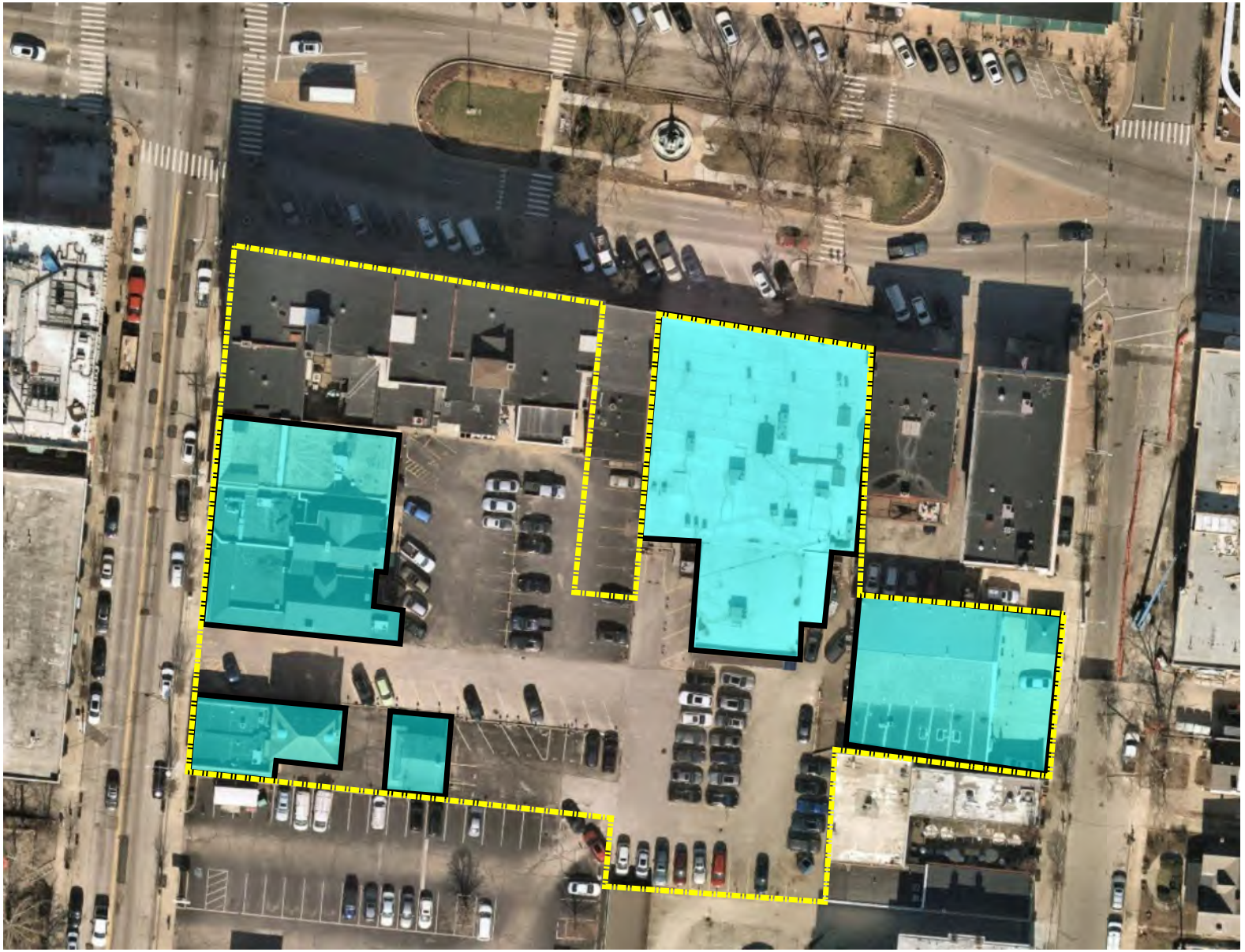
HYDE PARK SQUARE MIXED - USE DEVELOPMENT
NOVEMBER 2024



BUILDING TO BE DEMOLISHED

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5905 E. GALBRAITH ROAD
SUITE 4100
CINCINNATI, OHIO 45236
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TRANSMITTAL SET NAME	DATE	REVISION ID	TRANSMITTAL SET NAME	DATE	REVISION ID

HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

23052
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PD138

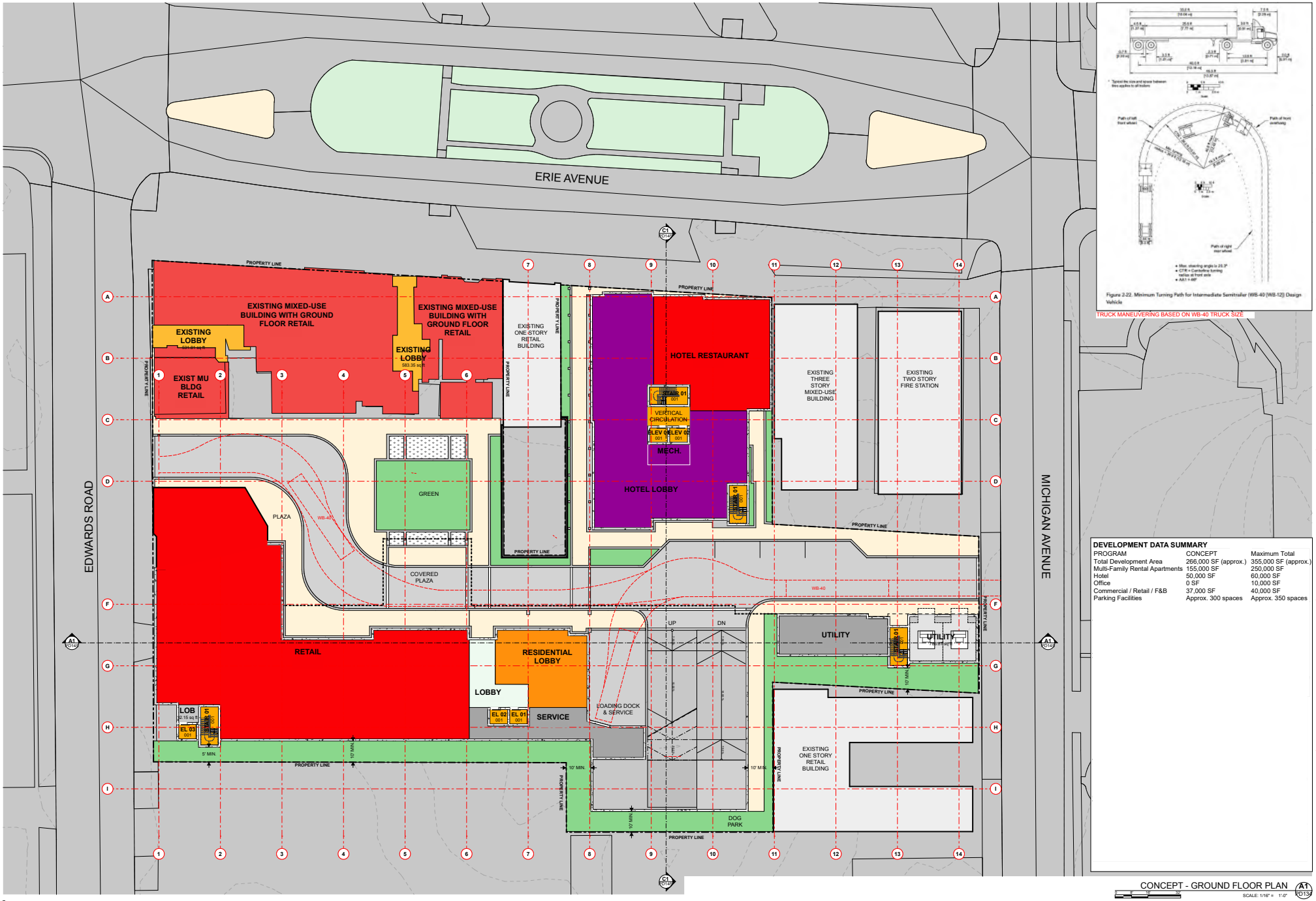

Figure 2-22. Minimum Turning Path for Intermediate Semitrailer (WB-40 [WB-12]) Design Vehicle

TRUCK MANEUVERING BASED ON WB-40 TRUCK SIZE

DEVELOPMENT DATA SUMMARY

PROGRAM	CONCEPT	Maximum Total
Total Development Area	266,000 SF (approx.)	355,000 SF (approx.)
Multi-Family Rental Apartments	155,000 SF	250,000 SF
Hotel	50,000 SF	60,000 SF
Office	0 SF	10,000 SF
Commercial / Retail / F&B	37,000 SF	40,000 SF
Parking Facilities	Approx. 300 spaces	Approx. 350 spaces

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HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

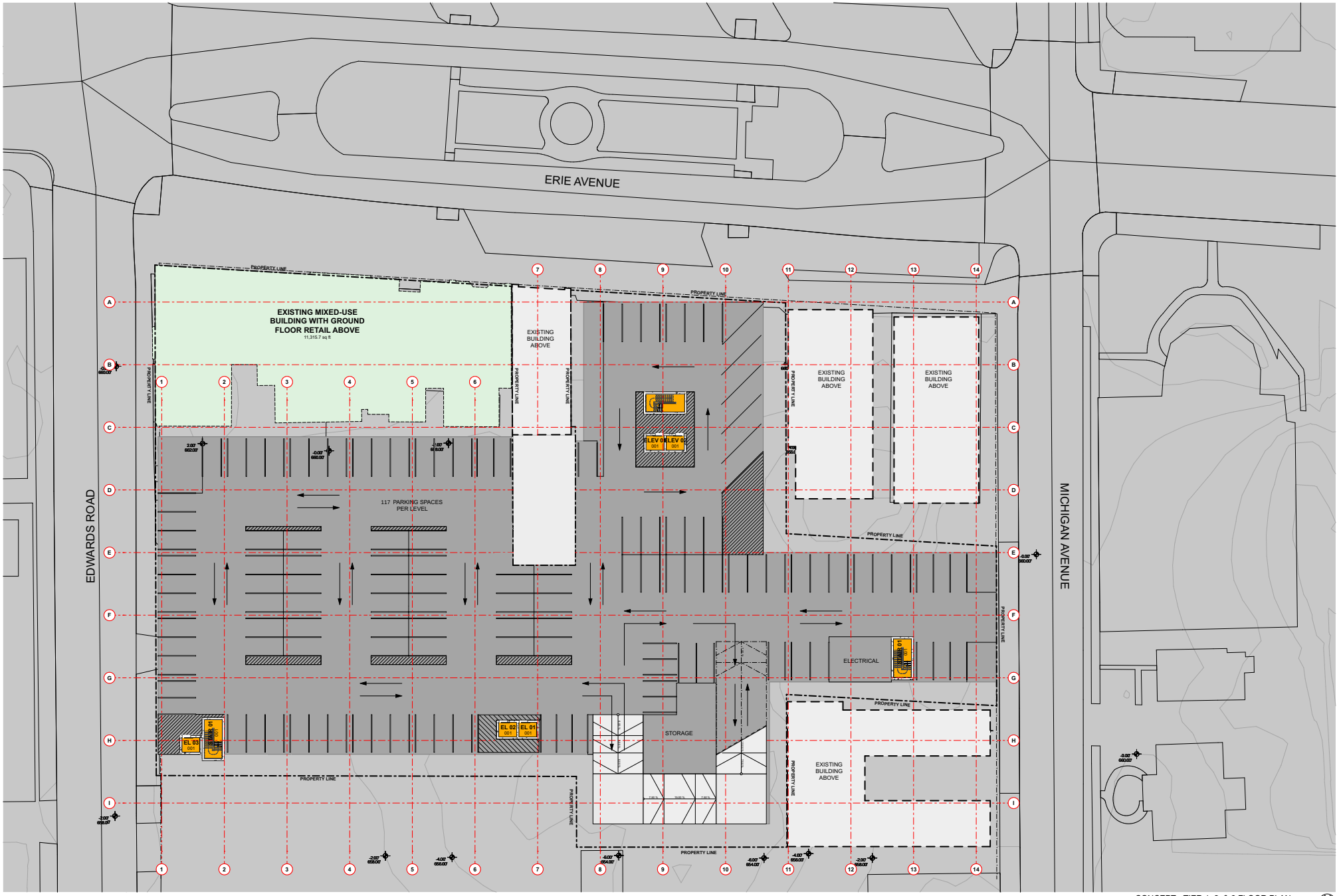
Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - GROUND FLOOR PLAN
A1 / PD134
SCALE: 1/16" = 1'-0"

WORKING SCHEME - GROUND FLOOR
23052

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD134



CONCEPT - TIER 1, 2, & 3 FLOOR PLAN

SCALE: 1/16" = 1'-0"

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HYDE PARK SQUARE MIXED USE
#Site Address1
CINCINNATI, OHIO 45208
Thursday, July 25, 2024 SCHEMATIC DESIGN

UNDERGROUND PARKING PLAN
23052
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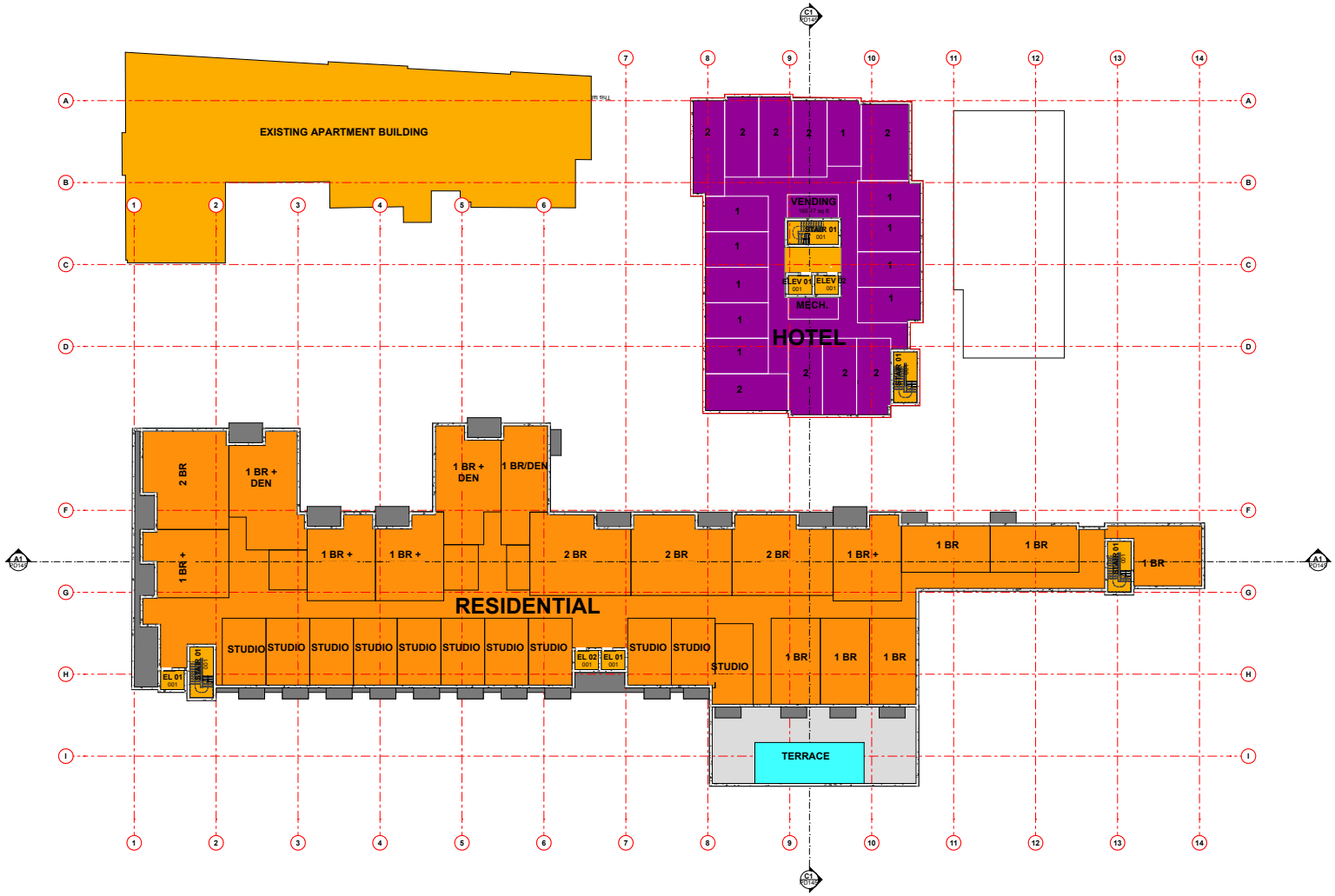
PD136



CONCEPT - SECOND & THIRD FLOOR PLAN A1 PD138

SCALE: 1/16" = 1'-0"

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Tuesday, October 15, 2024 CONCEPT DESIGN

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

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Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - FOURTH FLOOR PLAN
A1 PD139
SCALE: 1/16" = 1'-0"

WORKING SCHEME - FOURTH FLOOR
23052
-

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD139



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Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - FIFTH FLOOR PLAN
A1 PD140
SCALE: 1/16" = 1'-0"

WORKING SCHEME - FIFTH FLOOR
23052
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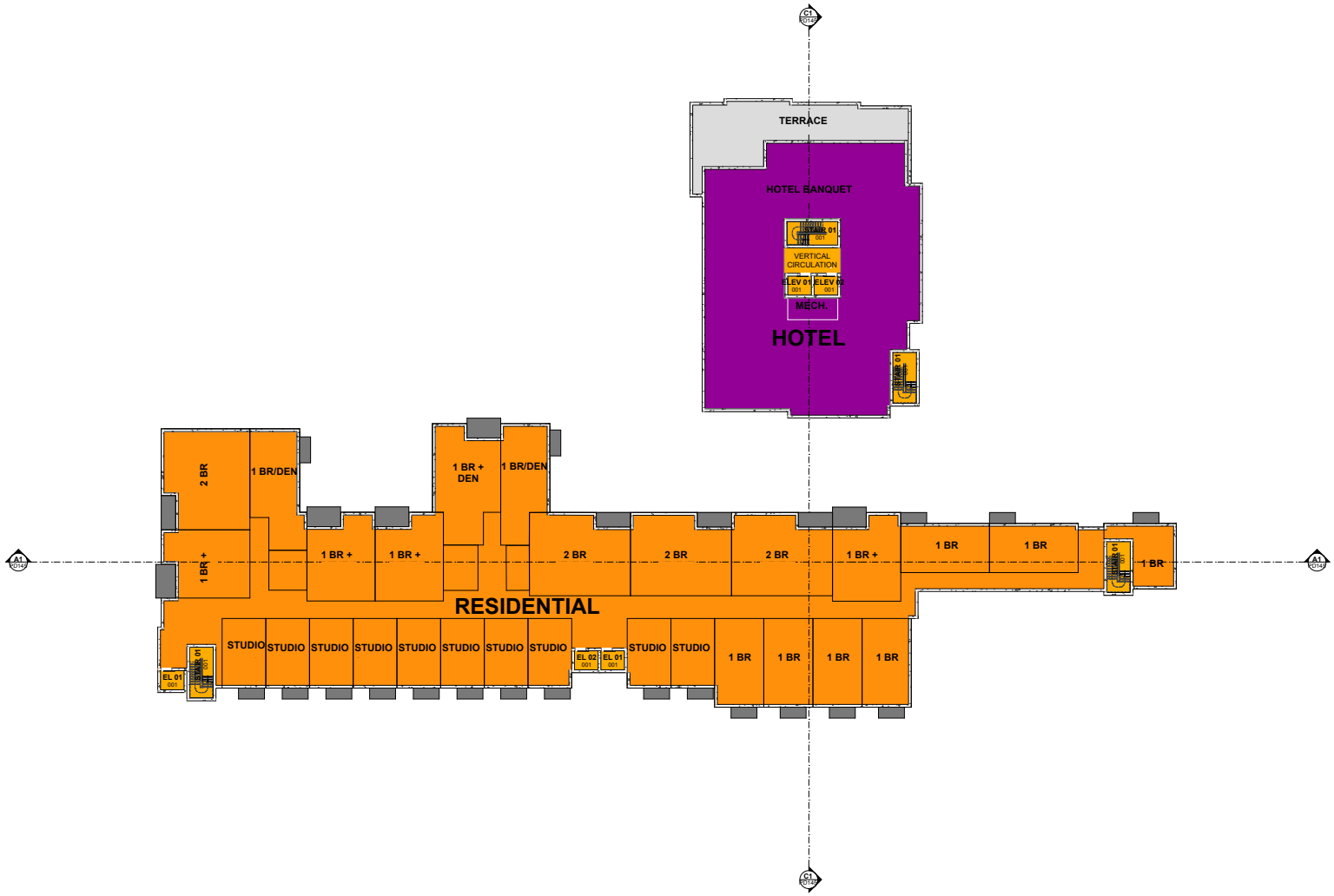
SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD140



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Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - SIXTH FLOOR PLAN
A1 PD142
SCALE: 1/16" = 1'-0"

WORKING SCHEME - SIXTH FLOOR
23052
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SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD141



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HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

CONCEPT - SEVENTH FLOOR PLAN A2 PD144

SCALE: 1/16" = 1'-0"

WORKING SCHEME - SEVENTH FLOOR
23052
-

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

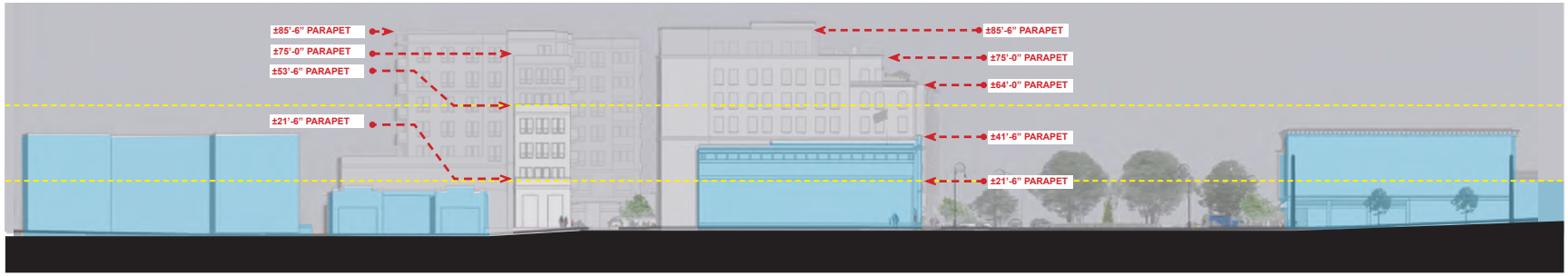
PD144

ELEVATION FROM ERIE



SKYLAR/TERREX PROJECT A L'ISE LORRING

ELEVATION FROM MICHIGAN

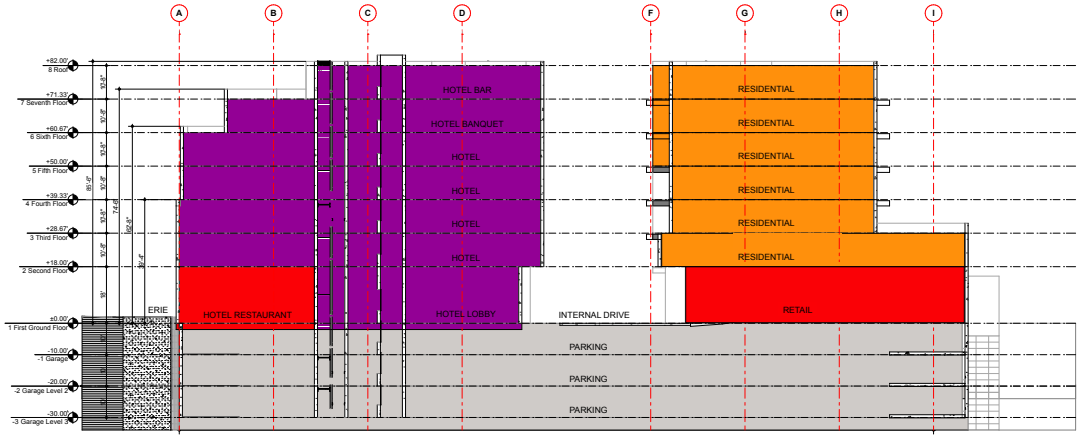


PRISCILLA APARTMENTS 3417 -3419 MICHIGAN PROJECT FIRESTATION 2736 ERIE

ELEVATION FROM EDWARDS

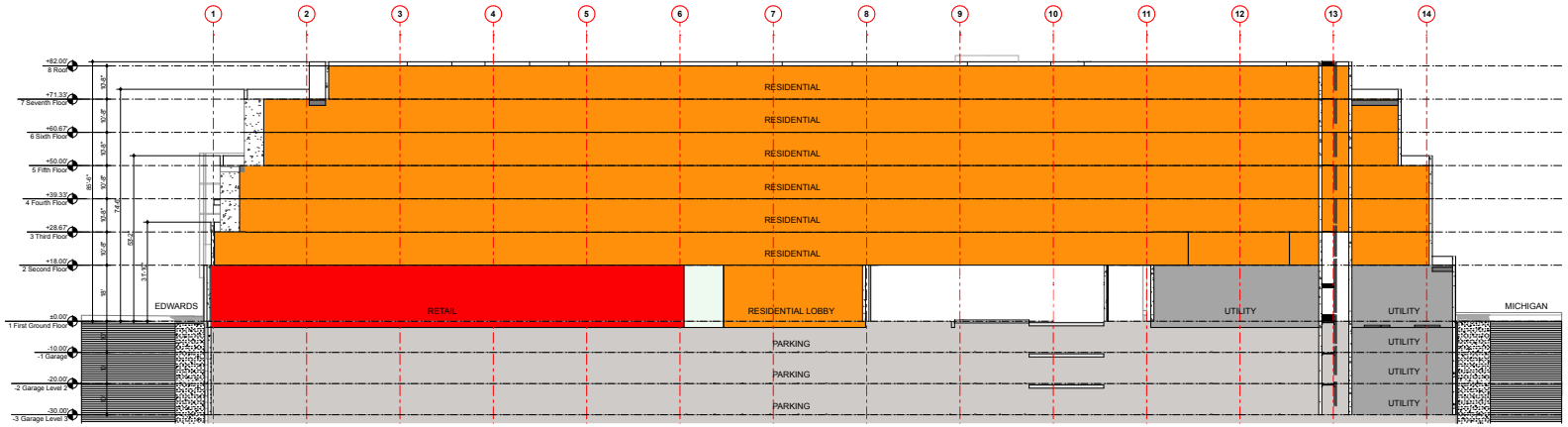


2700 ERIE L A'ISE PROJECT US BANK



CONCEPT - BUILDING SECTION N S

SCALE: 1/16" = 1'-0"



CONCEPT - BUILDING SECTION - W E

SCALE: 1/16" = 1'-0"

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Prepared for :
PLK
-
5905 E. GALBRAITH ROAD
SUITE 4100
CINCINNATI, OHIO 45236
-

TRANSMITTAL SET NAME	DATE	REVISION ID	TRANSMITTAL SET NAME	DATE	REVISION ID

HYDE PARK SQUARE MIXED USE

CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

WORKING SCHEME - BUILDING SECTIONS

23052

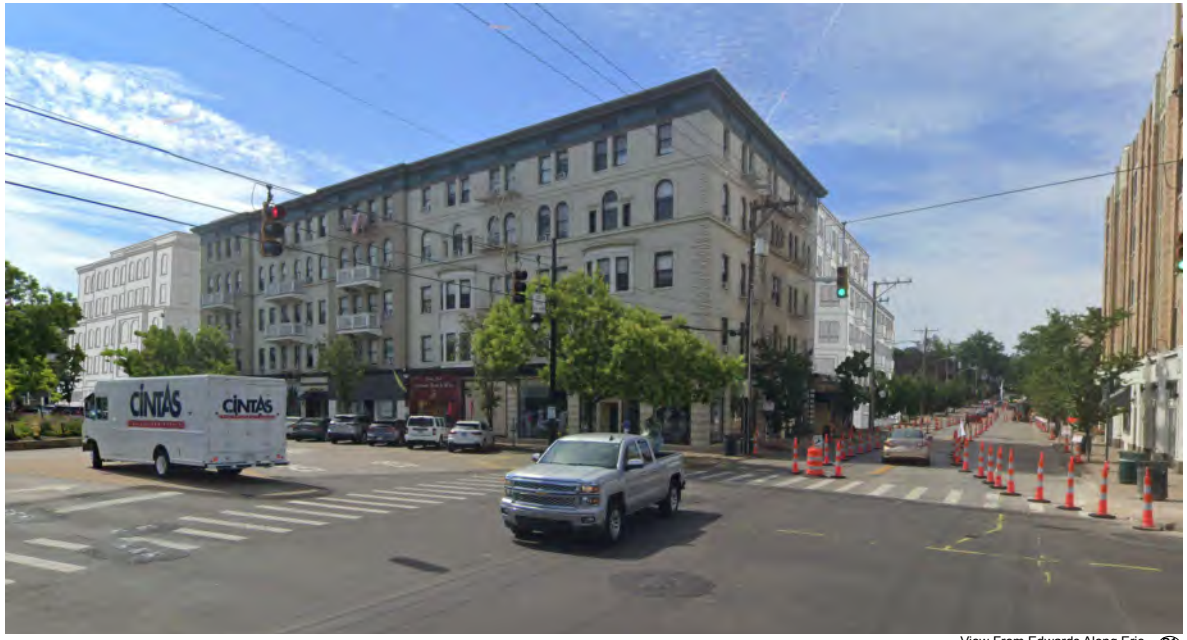
-

SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS

PD145



View From Michigan Along Erie D5 PD144



View From Edwards Along Erie D1 PD144



View From Erie Towards Hyde Park Square A3 PD144



View Towards Hotel Along Internal Road A1 PD144

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CINCINNATI, OHIO 45208

Tuesday, October 15, 2024 CONCEPT DESIGN

WORKING SCHEME - PERSPECTIVE VIEWS
23052
-
SCHEME 8 -CONCEPTUAL IMAGES SUBJECT TO CHANGE AS THE PROJET DEVELOPS
-

PD144

Exhibit G

December 2, 2024

Mr. Brandon Guyer
PLK Communities
5905 East Galbraith Road, Suite 1400
Cincinnati, Ohio 45236

Re: 2719 Erie Avenue | Hyde Park Square Mixed-Use (D) – **(CPRE240097)** Final Recommendations

Dear Mr. Guyer,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed hotel with 90 rooms and a residential building with a maximum of 269 beds over a structured parking garage. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Microsoft Teams conference call meeting** with you on **December 3, 2024 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. The Department of City Planning and Engagement recommends a **zone change to a Planned Development (PD) zoning district**. The zone change to a PD process takes about 3-6 months from the time of submission, with the timeline dependent on a variety of factors, and the zone change must be approved by both the City Planning Commission and City Council. The zone change application requires a Concept Plan and Development Program Statement. All items outlined in Chapter 1429-09 of the Cincinnati Zoning Code must be submitted in conjunction with the application. In addition, this project is located within an Urban Design Overlay District (UDOD), which requires additional review. Please coordinate with both the Zoning and Planning divisions of the Department of City Planning and Engagement to ensure the overall process is both efficient and compliant with the Zoning Code.

Requirements to obtain permits:

- None

Recommendations:

1. It is strongly advised that the applicant continue to engage with the Hyde Park Neighborhood Council and adjacent property owners regarding the proposed project.
2. Contact information for community councils can be found here: https://bit.ly/CommunityCouncilContacts.

Contact:

- **Andrew Halt** | City Planning | 513-352-4854 | andrew.halt@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Work with City Planning on the requested rezoning to a Planned Development.
2. Urban Design Overlay District (UDOD) Approval is required for the demolition of the existing buildings within a UDOD as per section 1437-07 part B.
3. UDOD Approval is required for the construction of a new building in a UDOD as per section 1437-07 part B.
4. Please work with Planning and Zoning Staff on next steps for the review process, as there are multiple potential sequences of review.
5. Additional information is needed to complete the UDOD review:
    - Detailed elevations showing the façade design and materials, contextual analysis illustrating the height of nearby buildings, and streetscape views showing the building within the built context.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. MSD has been in contact with the developer and discussed the plans.
2. Abandonment of the 27" sewer on the northeast part of the project should include fill, seal, and abandoned per City standards.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Curb cuts on Edwards Road: driveway aprons need a minimum 5' away from SMU inlets.
2. Detention
    - If detention is required by MSD, provide SMU with a copy of the following items: Approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.

3. Storm Requirements
    - Calculations for storm water conveyance system, major storm calculations / flood routing.
4. Utility Plan
    - Label all pipes materials.
    - In the public R/W, pipes to be DIP or RCP.
    - Show Top & Invert elevations for all Appurtenances.
    - Show slopes for all pipes.
    - Show how downspouts tie to the underground sewer system.
    - Tie into Curb inlets are NOT PERMITTED.
5. Grading Plan
    - Grading must show existing and proposed contours.
    - Impervious surfaces are NOT permitted to drain towards adjacent properties.
    - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
    - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
6. Erosion & Sediment Control Plan is required. Refer to link: https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
7. SMU Standards Plans Notes are required. Refer to link: https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/
8. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
    - State Plane Coordinates (N,E) for all MH's and Catch Basins.
    - Inverts and Top elevations for all MHs and Catch Basins.
    - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A stamped and recorded consolidation plat is required before any new branch(es), or meter(s) sold.
2. **GCWW requires the inside meter settings to be located at the point of entry. The water room must be large enough to accommodate the meter setting and backflow device and must be along the outside wall closest to the street. Also, the floor plan should show the water meter room**.
3. The subject development has active water service lines at the following property:

Address	Branch #	Size	Meter #	Size	Note
3434 Edwards Rd.	H-59018	3/4"	006950	5/8"	*Lead on private side
3438 Edwards Rd.	H-59305	3/4"	010110	5/8"	*Lead on private side
3440 Edwards Rd.	H-151001	1.5"	002045	3/4"	
3440 Edwards Rd.	H-151001	1.5"	087000	3/4"	
3442 Edwards Rd.	H-258553	3/4"	258553	5/8"	
2709 Erie Av.	H-48360	1.5"	089583	1.5"	
2719 Erie Av.	H-54868	3/4"	107975	5/8"	*Lead on private side
2719 Erie Av.	H-54868	3/4"	137094	5/8"	*Lead on private side
2721 Erie Av.	H-99161	1.5"	107976	1"	*Lead on private side
2725 Erie Av.	H-74318	3/4"	107977	3/4"	*Lead on private side
3439 Michigan Av.	H-68123	3/4"	026281	3/4"	*Lead on private side

*Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of these active water service lines (H-59018, H-59305, H-54868, H-99161, H-74318, and H-68123) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, the private side must be replaced with copper service lines if it is to remain.

4. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/ authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
5. If the existing water service branch(es) for this project are not to be used for this development, they must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov.

Recommendations:

1. For flow test information please email GCWW Engineering Records (Records.Request@gcww.cincinnati-oh.gov).
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. Your site plan needs to show 2 readily accessible Fire Hydrants within 400 feet
2. of all sides of your project.
3. In addition, the Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant.
4. FDC's are to be located within 50 feet of a Fire Hydrant.
5. Fire flow requirements is 2000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

Requirements to obtain Permits:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
2. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities.
3. Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
4. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
5. Emergency Responder Radio Coverage is required for your building.

Recommendations:

- None

Contact:

- **Robert Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If site plans require excavation or fill of quantities above 500 cy, an environmental review will be required by OES. When completing the excavation and fill permit, identify the disposal and borrow site locations for all material. "TBD" will not be accepted. Specify if fill material will be soil or engineered fill, such as sand or gravel.
2. If offsite sourced fill is to be placed onsite which exceeds 500 cy, then it must receive OES environmental approval as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.
3. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
    a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies in support of the Green Cincinnati Plan:
    a. The development goal should be to earn at a minimum the LEED Certified rating level.
    b. Rooftop solar should be considered in the design as a renewable energy source.
    c. Site parking should include electric vehicle charging stations.
    d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
    e. The use of trees in the landscape design should be included to enhance urban forestry.
    f. The use of pervious surfaces should be maximized to the extent practical in the design.
    g. Landscape design should consider the use of native species.
    h. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

1. This development is adjacent to Cincinnati Park Board owned property, Hyde Park Square. Any impact to Parks property or park access requires written consent by Cincinnati Parks. This includes project staging, or connecting to or utilizing utilities owned or managed by Parks. Due to the age of the park, compaction of soil, and age of trees, we strongly discourage any project staging at Hyde Park Square.

2. The Cincinnati Park Board meets on the third Thursday of every month. Documents or proposals to be included must be submitted by the second Wednesday of the month. Please consider these timelines in any development schedules as documents are submitted for review or approval.

Requirements to obtain permits:

1. Tree protection standards must be incorporated into the project specifications with tree protection zones established around any existing public trees adjacent to the construction limits of the project that could be impacted. These standards can be found under the SUPPLEMENT TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, SEC. 105.072.
2. If existing street trees need to be removed during the course of this project, or if excavation is to occur within 15' of a public tree, a public tree work permit must be issued to the developer by Urban Forestry before the work can proceed. The developer

shall also reimburse the city for the valuation of any public trees that are removed due to this project as well as the cost of their replacement. The permit can be obtained by contacting the Urban Forester for the East District, Marianne Prue, at 513-861-9070.

Recommendations:

1. Incorporation of tree wells and/or tree lawn and street trees with addition of new sidewalk and/or replacement of the existing. Trees improve air quality, reduce the urban heat island, and enhance the aesthetics and livability of streets, while also boosting property values and supporting economic activity. The Cincinnati Park Board and the Urban Forestry Program encourage the developers to integrate street trees into future planning to create more sustainable and attractive urban spaces.

Contact:

- **Garrett Dienno** | Urban Forestry | 513-484-4573 | garrett.dienno@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

1. A Traffic Impact Study will be needed. Continue to work with DOTE on this.
    a. Additional comments will be provided after the TIS is completed and approved.

Requirements to obtain permits:

2. Match the existing streetscape on all sides of the site.
3. Locate the trash on the plan.
4. If the angled parking is to change, that will need to be in agreement with Hyde Park Community Council.
5. Use City standard driveway apron. Provide the proposed width.
6. No encroachments are permitted in the right of way, including walls, foundations, door swings, etc.
7. Remove any unused driveway aprons and restore them to City standards.
8. Maintain pedestrian access during construction. See the Traffic Management Plan Guidelines on the DOTE website: https://www.cincinnati-oh.gov/dote/permits-licenses/
9. All work in the public right-of-way will require a separate DOTE permit.
10. Before applying for permits, contact DTEaddress@cincinnati-oh.gov to have addresses assigned for hotel, residential, and retail spaces. Each space will be assigned an address on the street it fronts or is accessed from. Once constructed each assigned address number must be posted and visible from the street it is on, per the Ohio Fire Code and Cincinnati Municipal Code.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The entire structure will need to be equipped with a fire sprinkler system.
2. At the time of permitting submission, a code analysis will be required.
3. A geo-technical report will be required at the time of permit submission.
4. If the sprinkler system in the garage is wet, then verify how 40% temperature will be maintained.
5. A fire standpipe and fire alarm system will be required.
6. The remainder of the building code comments will occur at the time of building permit submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No requirement at this time.
2. If this development were to create an encroachment in City right of way or property, a permanent change in the use of City right of way or City property or would require additional right of way to be dedicated, a Coordinated Report will be required. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Renee Luttrell** | Law | 513-352-3338| renee.luttrell@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Robert Bertsch** | DCED | 513-352-3773 | robert.bertsch@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project. In addition, plan review and transient accommodation license are required for hotel.

Recommendations:

1. For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact Trisha Blake. For information related to transient accommodation license and hotel plan review, please contact Angela Uran at 513-352-2918 or Stefani Doherty at 513-352-1417.

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle |** Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

---

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

Rodney D. Ringer,
Development Manager

AD:RDR:hs

Exhibit H

city of CINCINNATI
TRANSPORTATION & ENGINEERING

February 21, 2025

Mr. Wardell Wilcox
Bayer Becker
6900 Tylersville Road
Mason, Ohio 45040

Dear Mr. Wilcox:

The Department of Transportation and Engineering (DOTE) has completed the review of the Traffic Impact Study for the Hyde Park Square Development (TIS).

A TIS was submitted to DOTE on February 5, 2025 that recommended changes to improve traffic operation on Edwards Rd between Observatory Ave and Erie Ave. The recommended changes did have a significant impact on on-street parking along this segment of Edwards Rd. The study recommended changes to improve traffic conditions on Edwards Rd with today's conditions, without consideration for the development as well with the proposed development. DOTE agreed with and approved the methodology and assumptions in the report but requested additional information before making an opinion on the recommendations of the study.

Specifically, DOTE requested travel time in both directions of Edwards Rd and queue lengths on Edwards Rd at both Erie Ave and Observatory Ave intersections, with four scenarios:

- Scenario 1 – Existing conditions
- Scenario 2 – Existing traffic with recommended 2024 improvements (No development considered)
- Scenario 3 – Existing operations with development generated traffic added
- Scenario 4 – Proposed Recommendations with development generated traffic

Scenario 1 shows better travel times and queues better or the same as Scenario 2. DOTE does not recommend or approve the implementation of Scenario 2.

When comparing Scenario 1 v Scenario 3 v Scenario 4, there is not a significant difference in the travel times or queue lengths between the Scenario's. This can be attributed to signal timing changes to optimize each Scenario.

DOTE pulled existing crash data for this section of Edwards Rd for the 4-year period of 2021-2024. There were 22 crashes during this period, which is slightly higher than would be expected. However, only one of the crashes resulted in serious injury, the remainder were minor, property damage only type crashes. Scenario 4 could reduce crashes by creating turn lanes, thus reducing rear-end collisions.

After review of the TIS, DOTE concludes the proposed development will have minimal impact to the existing travel conditions on Edwards Rd and Scenario 3 would sufficiently support the development. However, there are potential benefits to implementing Scenario 4, mainly a reduction in crashes but at the expense of on-street parking. The parking loss could be offset

by the proposed garage. DOTE would not be opposed to implementing the recommended Scenario 4. If the developer would like to pursue Scenario 4, they can work with the Hyde Park Community Council and the directly affected properties and businesses as well as DOTE and City of Cincinnati Parking Services.

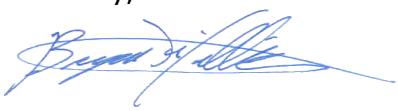
The TIS states the drive access to the site from Edwards Rd will be moved to the southern property line of the development. This change must be incorporated into the plan.

The TIS discusses existing traffic concerns related to the dismissal process of Hyde Park School, which occurs between roughly 1:45p and 2:15p each school day. DOTE is working separately with Cincinnati Public Schools on ways to potentially alleviate some of the issues associated with afternoon dismissal.

It should be noted that any comments, requirements or other issues associated with the development that occur during the site review or permitting phase of the project will supersede the comments associated with the TIS review.

DOTE staff are prepared to meet with you to discuss this review and provide further insight into comments and the concerns. Should you have any questions or want to schedule a follow-up meeting, please contact Bryan Williams at bryan.williams@cincinnati-oh.gov or 352-4506. We appreciate your cooperation in this matter.

Sincerely,



Bryan Williams, P.E.
Division Manager

TRAFFIC IMPACT STUDY
FOR
HYDE PARK SQUARE DEVELOPMENT

HYDE PARK COMMUNITY
CINCINNATI, OHIO

FEBRUARY 2025

PREPARED FOR:

PLK COMMUNITIES
5905 EAST GALBRAITH ROAD, SUITE 4100
CINCINNATI, OHIO 45236

PREPARED BY:

BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OHIO 45040
PHONE: (513) 336-6600
FAX: (513) 336-9365

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EXECUTIVE SUMMARY

The proposed Hyde Park Square development is located on the east side of Edwards Road (SR 561), south side of Erie Avenue, and west side of Michigan Avenue in the Hyde Park Community, City of Cincinnati, Ohio. The proposed Hyde Park Square development will include a mix of commercial/retail and residential land uses and will consist of the following land uses and densities:

Hyde Park Square Development

Land Use	Density
Multifamily Housing (Apartments and Townhomes)	182 Dwelling Units (DU)
Hotel	90 Rooms (RM)
Retail Stores	10,600 Square Feet (SF)
Fast Casual Restaurant	5,300 Square Feet (SF)
Fine Dining Restaurant	3,000 Square Feet (SF)
Brewery Tap Room	6,000 Square Feet (SF)
Total Development	**24,900 SF/182 DU/90 RM**

The roadways that will provide access to the proposed site development are Edwards Road (SR 561), Observatory Avenue, Erie Avenue, and Michigan Avenue. Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, approximately 230 feet south of Erie Avenue (stop bar to centerline), near the south property line.
- Michigan Avenue and Site Access 2, approximately 150 feet south of Erie Avenue (stop bar to centerline).

Bayer Becker corresponded with representatives of the Cincinnati Department of Transportation and Engineering (DOTE) to establish the parameters of the Study. As such, the following key existing and proposed intersections define the study area of this report:

- Edwards Road (SR 561) and Erie Avenue – Existing.
- Edwards Road (SR 561) and Observatory Avenue – Existing.
- Michigan Avenue and Erie Avenue – Existing.
- Edwards Road (SR 561) and Site Access 1 – Proposed.
- Michigan Avenue and Site Access 2 – Proposed.

The traffic control that currently operates at the key existing intersections are as follows:

- Edwards Road (SR 561) and Erie Avenue - Signalized.
- Edwards Road (SR 561) and Observatory Avenue - Signalized.
- Erie Avenue and Michigan Avenue - Signalized.

The site is surrounded by residential, commercial, recreational, civic and educational land uses. There are no other known significant developments or improvements planned within the immediate study area.

Based on the current traffic operation issues discussed in this report, the roadway improvements recommended to accommodate the ***2024 Existing Traffic*** (excluding site traffic) are as follows:

Edwards Road Corridor

1. Restripe the southbound pavement on Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, with a lane line to allow the curb lane to function as a lane of travel during the restricted parking periods.
2. Restrict on-street parking on the west side of Edwards Road (SR 561) during the 12:00 PM – 6:00 PM peak hour period, between Erie Avenue and the Hyde Park Elementary School driveway.
3. Install “No Parking or Stopping 12 PM – 6 PM Mon thru Fri Except During After School Dismissal” pole mounted signs on the west side of Edwards Road (SR 561), within the restricted area.
4. Police enforcement should be required to maintain safe traffic operations on Edwards Road (SR 561) at the Hyde Park Elementary School driveway, during the standard time allotment for the schools PM period.
5. An adult crossing guard should be considered at the Edwards Road (SR 561) and Erie Avenue intersection during the AM and PM school peak periods if student safety concerns arise.

Based on the analysis contained in this report, the roadway improvements recommended to accommodate the ***2027 Build Traffic Projections*** (including site traffic) are as follows:

Edwards Road (SR 561) and Erie Avenue Intersection

1. Restripe Edwards Road (SR 561) and Erie Avenue intersection to provide the following:
    - One (1) northbound left turn lane a total of 100 feet in length, including 50 feet of diverging taper.

- One (1) northbound shared through and right turn lane.
- Adjust striping on the north side of the intersection for proper geometric alignment.
- Modify traffic signal to provide appropriate timing and phasing.

Edwards Road (SR 561) and Site Access 1 Intersection

1. Construct a new full operational site access driveway on the east side of Edwards Road (SR 561), approximately 230 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) eastbound lane for entering traffic.
3. Provide one (1) westbound lane for exiting traffic.
4. Install a "Do Not Block Driveway" pole mounted sign on Edwards Road (SR 561) at the site driveway.

Michigan Avenue and Site Access 2 Intersection

1. Construct a new full operational site driveway on the west side of Michigan Avenue, approximately 150 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) westbound lane for entering traffic.
3. Provide one (1) eastbound lane for exiting traffic.

General

1. Restripe Edwards Road (SR 561), along the site frontage, to provide:
   - One (1) lane of travel in the northbound direction.
   - Two (2) lanes of travel in the southbound direction.
   - A center two-way left turn lane (TWLTL) approximately 330 feet (stop bar to US Bank entering driveway) to provide left turn storage for the driveways on both sides of Edwards Road (SR 561)
2. Remove all on-street parking on east side of Edwards Road (SR 561), along site frontage.
3. Install "No Stopping or Parking Anytime" pole mounted signs on the east side of Edwards Road (SR 561), within the restricted area.
4. Modify traffic signal timing and phasing at the Edwards Road (SR 561) and Erie Avenue, and Michigan Avenue and Erie Avenue intersections, as necessary.

Based upon engineering judgment and the analysis contained in this report, the proposed Hyde Park Square development upon construction of the recommended improvements will not significantly impact operations on the adjacent roadway network.

INTRODUCTION

The purpose of this study is to determine the traffic impacts of the proposed Hyde Park Square development, in the Hyde Park Community, Cincinnati, Ohio, and to satisfy the Cincinnati Department of Transportation and Engineering (DOTE) requirements for traffic impact studies.

This study describes the existing roadway network, identifies peak traffic conditions, forecasts and distributes future traffic volumes, and determines the impact of the proposed development on the adjacent road network. Conclusions related to the impact of the increased traffic on the roadway system are identified and recommendations for mitigating any possible traffic impacts are provided.

The proposed Hyde Park Square development is located on the east side of Edwards Road (SR 561), south side of Erie Avenue, and west side of Michigan Avenue in the Hyde Park Community. A vicinity map is provided in Figure 1 below.



Figure 1
Vicinity Map

Bayer Becker corresponded with DOTE to establish the scope of the study. As such, the following key existing and proposed intersections define the study area of this report:

- Edwards Road (SR 561) and Erie Avenue - Existing.
- Edwards Road (SR 561) and Observatory Avenue - Existing.
- Michigan Avenue and Erie Avenue - Existing.
- Edwards Road (SR 561) and Site Access 1 - Proposed.
- Michigan Avenue and Site Access 2 - Proposed.

The full build out of the proposed Hyde Park Square development is anticipated by the year 2027. Therefore, the analysis year of the study is ***2027 Build Traffic Projections***. At full build out, the proposed Hyde Park Square development will consist of the following land uses and densities:

Hyde Park Square Development

Land Use	Density
Multifamily Housing (Apartments and Townhomes)	182 Dwelling Units (DU)
Hotel	90 Rooms (RM)
Retail Stores	10,600 Square Feet (SF)
Fast Casual Restaurant	5,300 Square Feet (SF)
Fine Dining Restaurant	3,000 Square Feet (SF)
Brewery Tap Room	6,000 Square Feet (SF)
Total Development	**24,900 SF/182 DU/90 RM**

The technical material and data contained in this document was prepared by Bayer Becker under the supervision and direction of a Professional Engineer licensed to practice in the State of Ohio, using the following resources in the development of the analysis:

1. Site reconnaissance, field counts and observations by Bayer Becker.
2. Communications with representatives of the Cincinnati Department of Transportation and Engineers (DOTE).
3. Communications with representatives of the PLK Communities (PLK).
4. Concept Site Plan for the proposed Hyde Park Square development provided by PLK.

5. Peak hour turning movement traffic counts, performed by Bayer Becker, on Wednesday, November 6, 2024, and Tuesday, December 3, 2024, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM peak hours at the following intersections:
    a. Edwards Road (SR 561) and Erie Avenue.
    b. Edwards Road (SR 561) and Observatory Avenue.
    c. Erie Avenue and Michigan Avenue.
6. Institute of Transportation Engineer's (ITE) *Trip Generation Manual 11th, Edition.*
7. *Highway Capacity Manual (HCM), 6th Edition*.
8. *Highway Capacity Software 2024 (HCS2024, Version 8.3*).
9. *SYNCHRO plus SimTraffic 12, Version 12.2, build 3, revision 12 (12.2.3.12*).
10. The *2013 Official Thoroughfare System,* for the City of Cincinnati.
11. Reference to the *Title XIV Zoning Code of the City of Cincinnati*, Ordained 2004.

The primary objective of this traffic impact study is to determine the traffic impacts of the proposed development, to determine what off-site improvements are required to mitigate the developments' impact, and to satisfy DOTE requirements for traffic impact studies.

The ***2024 Existing Traffic*** and ***2027 Build Traffic Projections*** are the years analyzed as part of the study.

PROPOSED SITE DEVELOPMENT

The proposed Hyde Park Square development is located on the east side of Edwards Road (SR 561), south side of Erie Avenue, and west side of Michigan Avenue in the Hyde Park Community, City of Cincinnati, Ohio.

According to the City of Cincinnati, Ohio *Zoning Map*, the multiple properties are currently zoned Commercial Neighborhood - Pedestrian - Business (CN-P-B) and Office Limited - Business (OL-B). The properties have been consolidated under the Planned Development (PD) zone. The proposed zone change would allow for a mixed-use development consisting of residential (residential apartments and townhouses), retail (including restaurants and entertainment), and hotel land uses.

At full build out, the proposed Hyde Park Square development will consist of the following land uses and densities:

Hyde Park Square Development

Land Use	Density
Multifamily Housing (Apartments and Townhomes)	182 Dwelling Units (DU)
Hotel	90 Rooms (RM)
Retail Stores	10,600 Square Feet (SF)
Fast Casual Restaurant	5,300 Square Feet (SF)
Fine Dining Restaurant	3,000 Square Feet (SF)
Brewery Tap Room	6,000 Square Feet (SF)
Total Development	**24,900 SF/182 DU/90 RM**

Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, Full Movement.
- Michigan Avenue and Site Access 2, Full Movement.

The Concept Plan for the proposed Hyde Park Square development is provided in Figure 2.



HYDE PARK SQUARE

SITE LAYOUT PLAN

bayer becker

Drawing: 23-0083.CD
Drawn by: AFD
Checked By:
Issue Date: 11-01-24

Figure 2
Site Plan

AREA CONDITIONS

Study Area

The proposed site development is located on Edwards Road (SR 561), Erie Avenue, and Michigan Avenue. The following key existing and proposed intersections define the study area of this report:

- Edwards Road (SR 561) and Erie Avenue - Existing.
- Edwards Road (SR 561) and Observatory Avenue - Existing.
- Michigan Avenue and Erie Avenue - Existing.
- Edwards Road (SR 561) and Site Access 1 - Proposed.
- Michigan Avenue and Site Access 2 - Proposed.

Within the study area, according to the *2013 Official Thoroughfare System Report* for the City of Cincinnati, **Edwards Road (SR 561)** is a north-south, basic four (4) lane Principal Arterial street; operating on the west border of the proposed Hyde Park Square development, with a posted speed limit of 35 mph. One (1) lane of travel and one (1) lane of on-street parking are provided in each of the northbound and southbound directions, with turn lanes provided at critical intersections with Erie Avenue and Observatory Avenue.

Erie Avenue is an east-west, four (4) lane Minor Arterial street; to the north of the Hyde Park Square development, with a posted speed limit of 25 mph along the site frontage. The historic Hyde Park Square boulevard and neighborhood shopping district is located on Erie Avenue, also along the site frontage. Two (2) lanes of travel and angled on-street parking are provided in each of the eastbound and westbound directions, with turn lanes provided at the critical Edwards Road (SR 561) intersection.

Michigan Avenue is a north-south, two (2) lane Local street on the east side of the proposed Hyde Park Square development, with a posted speed limit of 25 mph along the site frontage. One (1) lane of travel and one (1) lane of on-street parking are provided in each of the northbound and southbound directions.

Observatory Avenue is an east-west two (2) lane Principal Arterial street, operating to the south of the proposed Hyde Park Square development with a posted speed limit of 30 MPH. One (1) lane of travel and one (1) lane of on-street parking are provided in each of the eastbound and westbound directions, with turn lanes provided at critical intersections with Edwards Road (SR 561).

It should be noted that a restrictive 20 mph school zone sign is installed on Edwards Road (SR 561) and Observatory Avenue, in the vicinity of the Hyde Park Elementary School.

Study Area Land Use

The proposed Hyde Park Square development is generally surrounded by residential, commercial, institutional, recreational and educational land uses.

There are no other known developments or improvements planned within the study area.

Site Accessibility

The roadways that will provide access to the proposed site development are Edwards Road (SR 561), Observatory Avenue, Erie Avenue, and Michigan Avenue. Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, approximately 230 feet south of Erie Avenue (stop bar to centerline).
- Michigan Avenue and Site Access 2, approximately 150 feet south of Erie Avenue (stop bar to centerline).

To determine the weekday AM and PM peak hour traffic volumes for the key intersections, Bayer Becker performed the peak hour turning movement traffic counts, on Wednesday, November 6, 2024, and Tuesday, December 3, 2024, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM at the following intersections:

- Edwards Road (SR 561) and Erie Avenue.
- Edwards Road (SR 561) and Observatory Avenue.
- Erie Avenue and Michigan Avenue.

The 1-hour peak for the AM and PM peak hour periods were established as:

- AM Peak Hour - 7:30 – 8:30 AM.
- PM Peak Hour - 4:00 and 4:30 – 5:00 and 5:30 PM.

The 2024 Existing AM and PM peak-hour volumes are presented in Figure 3. The actual 2024 existing traffic volumes are provided in Appendix A.

External Station Existing Traffic and Percentage Distribution	AM In		AM Out	
To/From North on Edwards Road (SR 561)	409	14%	512	18%
To/From South on Edwards Road (SR 561)	175	6%	111	4%
To/From North on Michigan Avenue	58	2%	47	2%
To/From South on Michigan Avenue	31	1%	47	1%
To/From East on Erie Avenue	822	28%	435	15%
To/From West on Erie Avenue	284	10%	552	19%
To/From East on Observatory Avenue	743	26%	549	19%
To/From West on Observatory Avenue	381	13%	630	22%
	2,903	100%	2,883	100%

	PM In		PM Out	
To/From North on Edwards Road (SR 561)	604	20%	448	14%
To/From South on Edwards Road (SR 561)	172	6%	123	4%
To/From North on Michigan Avenue	86	2%	47	1%
To/From South on Michigan Avenue	36	1%	27	1%
To/From East on Erie Avenue	380	12%	914	29%
To/From West on Erie Avenue	671	22%	282	9%
To/From East on Observatory Avenue	495	16%	978	31%
To/From West on Observatory Avenue	653	21%	352	11%
	3,097	100%	3,171	100%

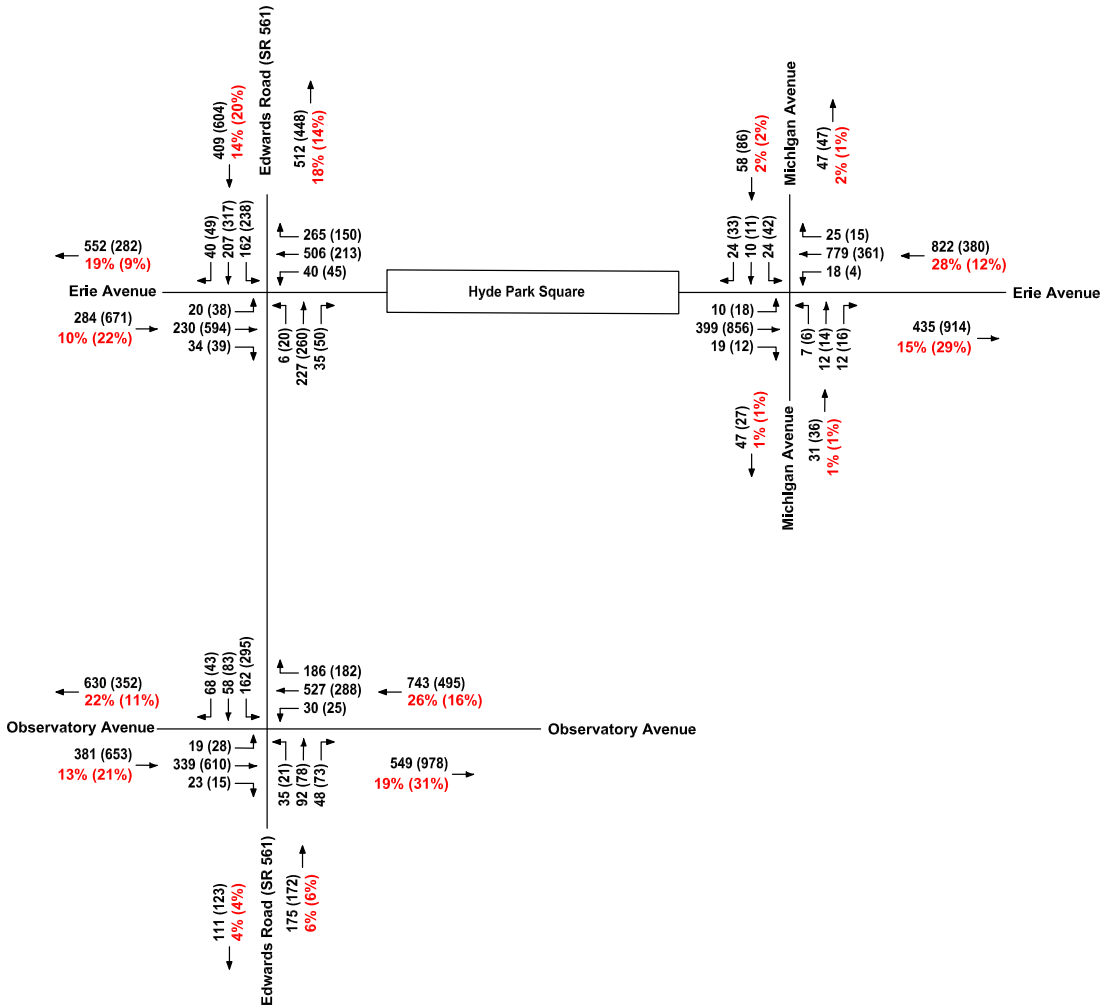

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Figure 3

Hyde Park Square Development
City of Cincinnati, Hamilton County, Ohio

2024 Existing Traffic & Percentage Distributions

xx/xx% - AM Peak Hour
(xx)/(xx%) - PM Peak Hour

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PROJECTED TRAFFIC

Site Traffic

The Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, *11th Edition*, based on the peak hour of adjacent street traffic, when available, or peak of generator, is the nationally accepted data source used by the traffic engineering industry to estimate the future trips for the land uses of a proposed development. The trips generated by the proposed Hyde Park Square development were calculated using the *Trip Generation Manual,* based on the peak hour of adjacent street traffic.

The proposed Hyde Park Square development, with its mix of commercial, retail, and residential land uses, has the potential for interaction amongst these uses within the site. As defined in the ITE *Trip Generation Handbook*, *3rd Edition*, "a multi-use development is typically a single real estate project that consists of two or more ITE land use classifications between which trips can be made without using the off-site road system."

Therefore, the procedure for estimating multi-use trip generation (internal capture), presented in the Transportation Research Board (TRB) *National Cooperative Highway Research Program (NCHRP) Report 684*, *"Enhancing Internal Trip Capture Estimation for Mixed-Use Developments"*, was used to estimate the internal trips, or the reduction rate that can be applied to the trip generation estimates for individual land uses to account for trips internal to the site. Once the trips internal to the site are established, the trips external to the site that are added to the adjacent road network are developed by subtracting the internal trips from the site generated trips of each land use category.

The trips generated by the proposed Hyde Park Square development, during the weekday AM and PM peak hour (of adjacent street traffic), are shown in Table 1.

The trips generated by each land use during the weekday AM and PM peak hour (of adjacent street traffic) are presented in Table 1, on page 14.

Table 1
Trip Generation*

Hyde Park Square Development	ITE Code*	Size	Unit	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Multi-Family Housing (Mid Rise) 4-10 Fls	221	182	DU's	16	52	68	43	28	71
Internal Capture				0	-3	-3	-17	-11	-28
External Trips**				16	49	65	26	17	43
Hotel	310	90	RM's	21	17	38	20	19	39
Internal Capture				0	-2	-2	-8	-6	-14
External Trips**				21	15	36	12	13	25
Strip Retail Center <40k	822	10,600	SF	18	12	30	41	40	81
Internal Capture				-3	-2	-5	-26	-24	-50
External Trips**				15	10	25	15	16	31
Fast Casual Restaurant	930	5,300	SF	4	4	8	43	36	79
Internal Capture				-3	-1	-4	-11	-17	-28
External Trips**				1	3	4	32	19	51
Fine Dining Restaurant	931	3,000	SF	1	1	2	15	8	23
Internal Capture				0	0	0	-3	-4	-7
External Trips**				1	1	2	12	4	16
Pass-By Reduction @ 44% PM				0	0	0	-5	-2	-7
Final Trips**				1	1	2	7	2	9
Brewery Tap Room	971	6,000	SF	4	0	4	35	24	59
Internal Capture				-2	0	-2	-9	-12	-21
External Trips**				2	0	2	26	12	38
Total Site Generated Trips				64	86	150	197	155	352
Total Internal Capture				-8	-8	-16	-74	-74	-148
Total External Trips				**56**	**78**	**134**	**123**	**81**	**204**
Total Pass-By Reductions				0	0	0	-5	-2	-7
Total External/Final Trips				**56**	**78**	**134**	**118**	**79**	**197**

* Excerpts from Institute of Transportation Engineers (ITE) -*Trip Generation Manual*, 11th Edition.
** NCHRP Internal Capture calculations. See Appendix B.

Trip Distribution

The external trips generated by the proposed Hyde Park Square development were distributed to the adjacent roadway network, by directional distribution, based on existing traffic volumes, existing traffic patterns, and experience related to land use patterns in the area. Considering these factors, the regional percentage of trips that enter and exit the proposed Hyde Park Square development site, during the AM and PM peak hours, are presented in Table 2, on page 15.

Table 2
Existing Regional Traffic and Percentage Distribution

Hyde Park Square Development External Traffic Station Orientation To/From	AM Peak Hour				PM Peak Hour			
	Entering		Exiting		Entering		Exiting	
	Volume	Percentage	Volume	Percentage	Volume	Percentage	Volume	Percentage
North on Edwards Road (SR 561)	409	14%	512	18%	604	20%	448	14%
South on Edwards Road (SR 561)	175	6%	111	4%	172	6%	123	4%
North on Michigan Avenue	58	2%	47	2%	86	2%	47	1%
South on Michigan Avenue	31	1%	47	1%	36	1%	27	1%
East on Erie Avenue	822	28%	435	15%	380	12%	914	29%
West on Erie Avenue	284	10%	552	19%	671	22%	282	9%
East on Observatory Avenue	743	26%	549	19%	495	16%	978	31%
West on Observatory Avenue	381	13%	630	22%	653	21%	352	11%
Total	2,903	100%	2,883	100%	3,097	100%	3,171	100%

Trip distribution percentages for the proposed Hyde Park Square development are presented in Figure 3, along with the existing traffic volumes.

External Site Trips

The external site trips generated by the proposed Hyde Park Square development were assigned to the adjacent road network based on the trip distribution percentages contained in Table 2. The ***External Site Trips*** for the proposed Hyde Park Square development are presented in Figure 4 and the supportive data used to establish the external site trips are provided as Appendix B.

Pass-By Trips

Pass-by trips attracted from the existing adjacent road volumes of Edwards Road (SR 561), Erie Avenue, and Observatory Avenue by the proposed development project, were established along the site frontage. The ***Pass-By Trips*** for the proposed Hyde Park Square development are provided in Figure 5.

Final Site Trips

Final site trips of the proposed Hyde Park Square development, to be assigned to the study area key intersections, were determined by subtracting the pass-by trips from the external site trips. The ***Final Site Trips*** for the proposed Hyde Park Square development are presented in Figure 6.

External Station - External Site Trip Validation	AM In	AM Out	PM In	PM Out
To/From North on Edwards Road (SR 561)	8	14	25	11
To/From South on Edwards Road (SR 561)	3	3	7	3
To/From North on Michigan Avenue	1	1	2	1
To/From South on Michigan Avenue	1	1	1	1
To/From East on Erie Avenue	16	12	15	24
To/From West on Erie Avenue	5	15	27	7
To/From East on Observatory Avenue	15	15	20	25
To/From West on Observatory Avenue	7	17	26	9
	56	78	123	81

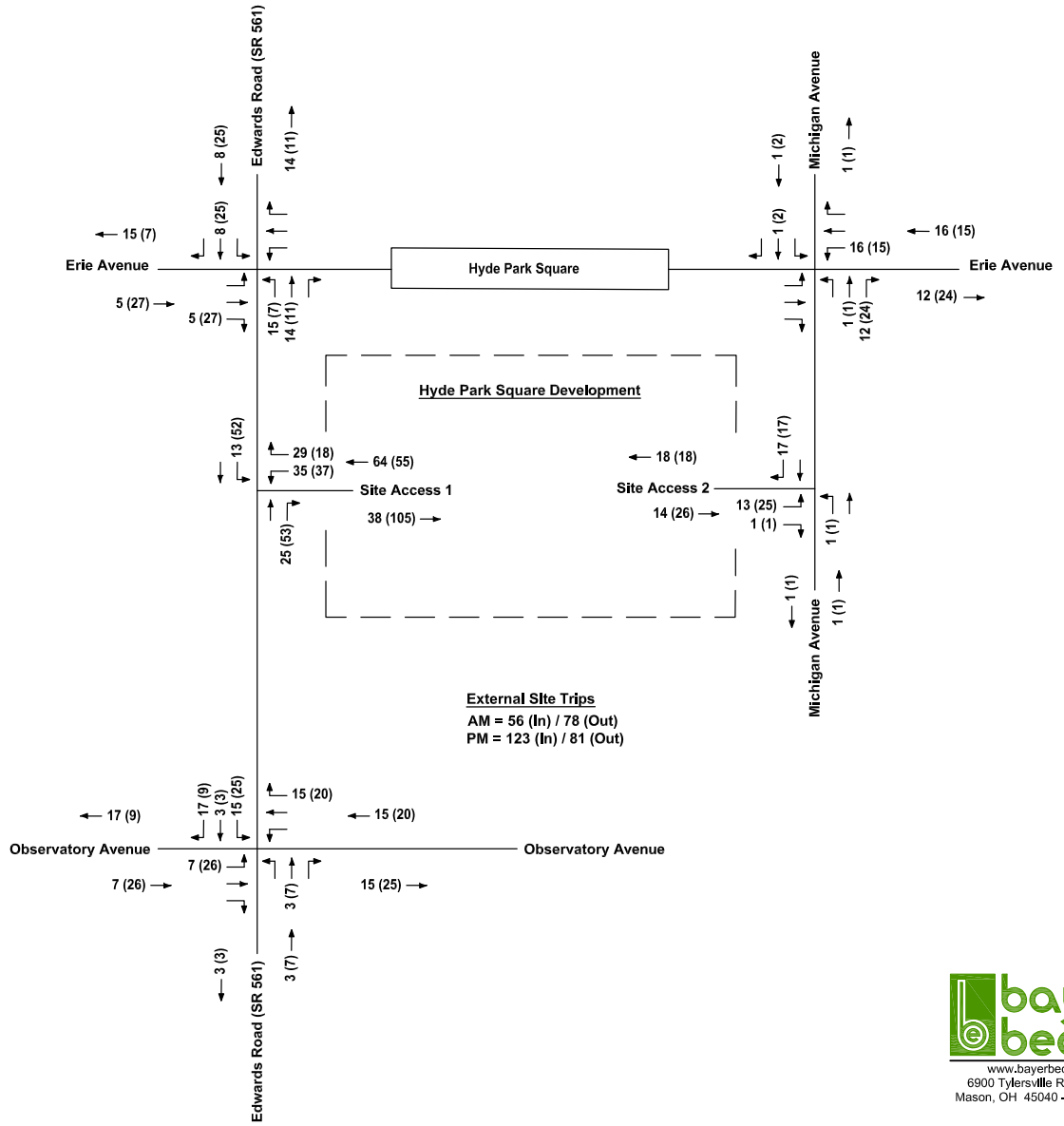

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Figure 4

Hyde Park Square Development
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External Site Trips

xx - AM Peak Hour
(xx) - PM Peak Hour

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External Station - Pass-By Trip Validation	AM In	AM Out	PM In	PM Out
To/From North on Edwards Road (SR 561)	0	0	-1	0
To/From South on Edwards Road (SR 561)	0	0	0	0
To/From North on Michigan Avenue	0	0	0	0
To/From South on Michigan Avenue	0	0	0	0
To/From East on Erie Avenue	0	0	-1	-1
To/From West on Erie Avenue	0	0	-1	0
To/From East on Observatory Avenue	0	0	-1	-1
To/From West on Observatory Avenue	0	0	-1	0
	0	0	-5	-2

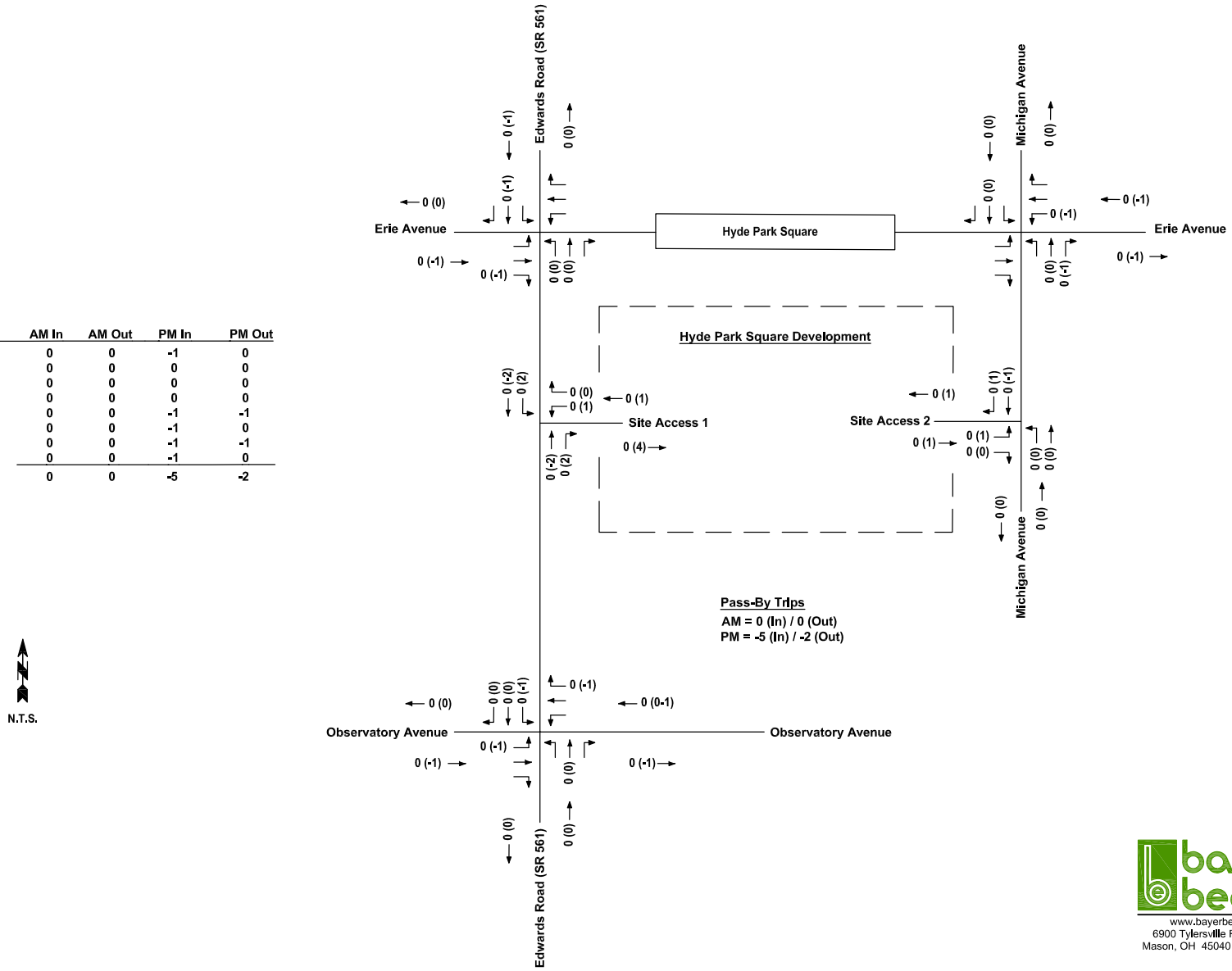

Figure 5

Hyde Park Square Development
City of Cincinnati, Hamilton County, Ohio

Pass-By Trip Reductions

xx - AM Peak Hour
(xx) - PM Peak Hour

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External Station - Final Site Trip Validation	AM In	AM Out	PM In	PM Out
To/From North on Edwards Road (SR 561)	8	14	24	11
To/From South on Edwards Road (SR 561)	3	3	7	3
To/From North on Michigan Avenue	1	1	2	1
To/From South on Michigan Avenue	1	1	1	1
To/From East on Erie Avenue	16	12	14	23
To/From West on Erie Avenue	5	15	26	7
To/From East on Observatory Avenue	15	15	19	24
To/From West on Observatory Avenue	7	17	25	9
	56	78	118	79

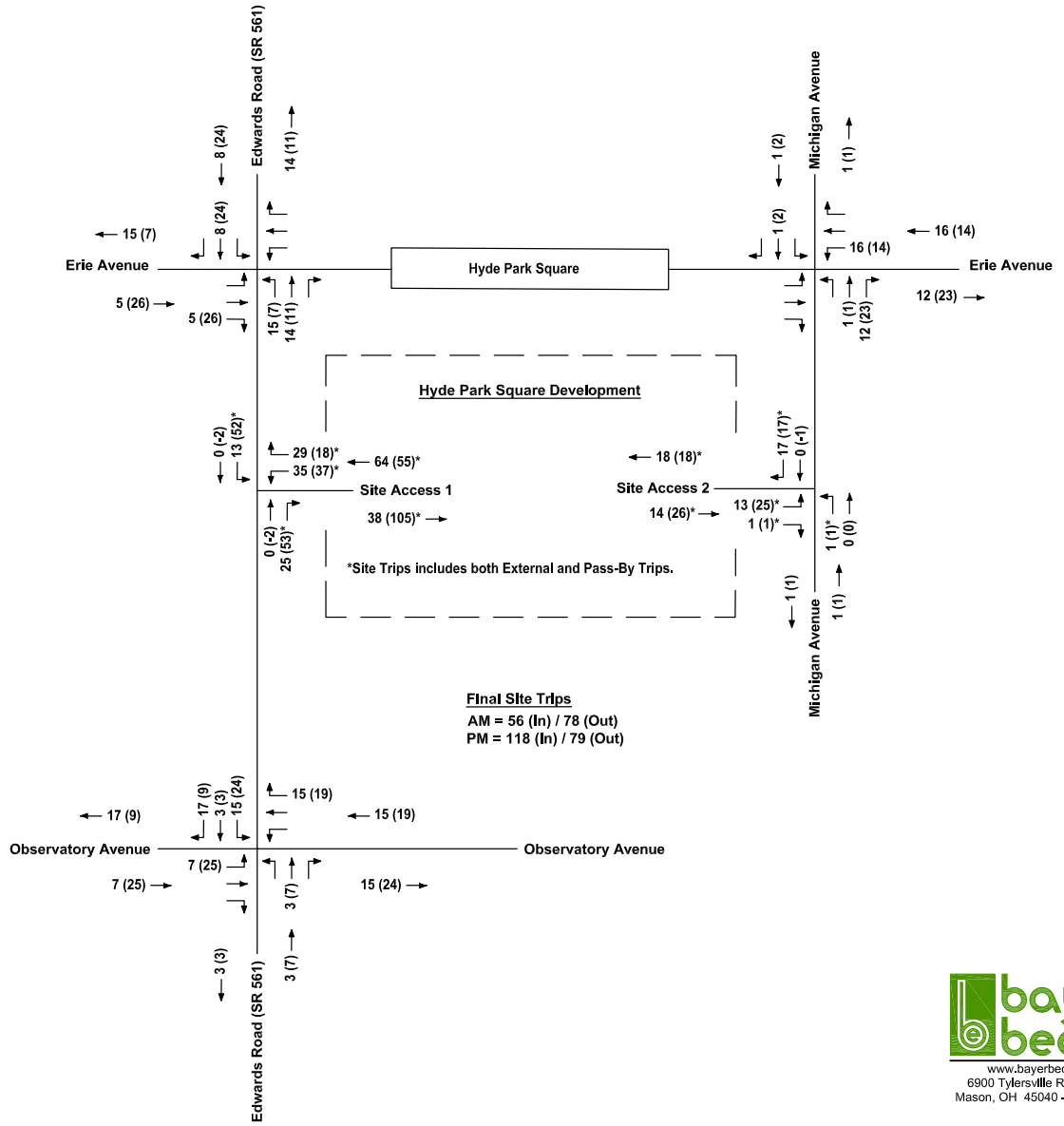

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Figure 6

Hyde Park Square Development
City of Cincinnati, Hamilton County, Ohio

Final Site Trips

xx - AM Peak Hour
(xx) - PM Peak Hour

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Build Traffic Projections

The 2027 Build Traffic Projections were obtained by adding the 2024 Existing Traffic Volumes (see Figure 3) together with the Final Site Trips (see Figure 6). The ***2027 Build Traffic Projections*** are presented in Figure 7.

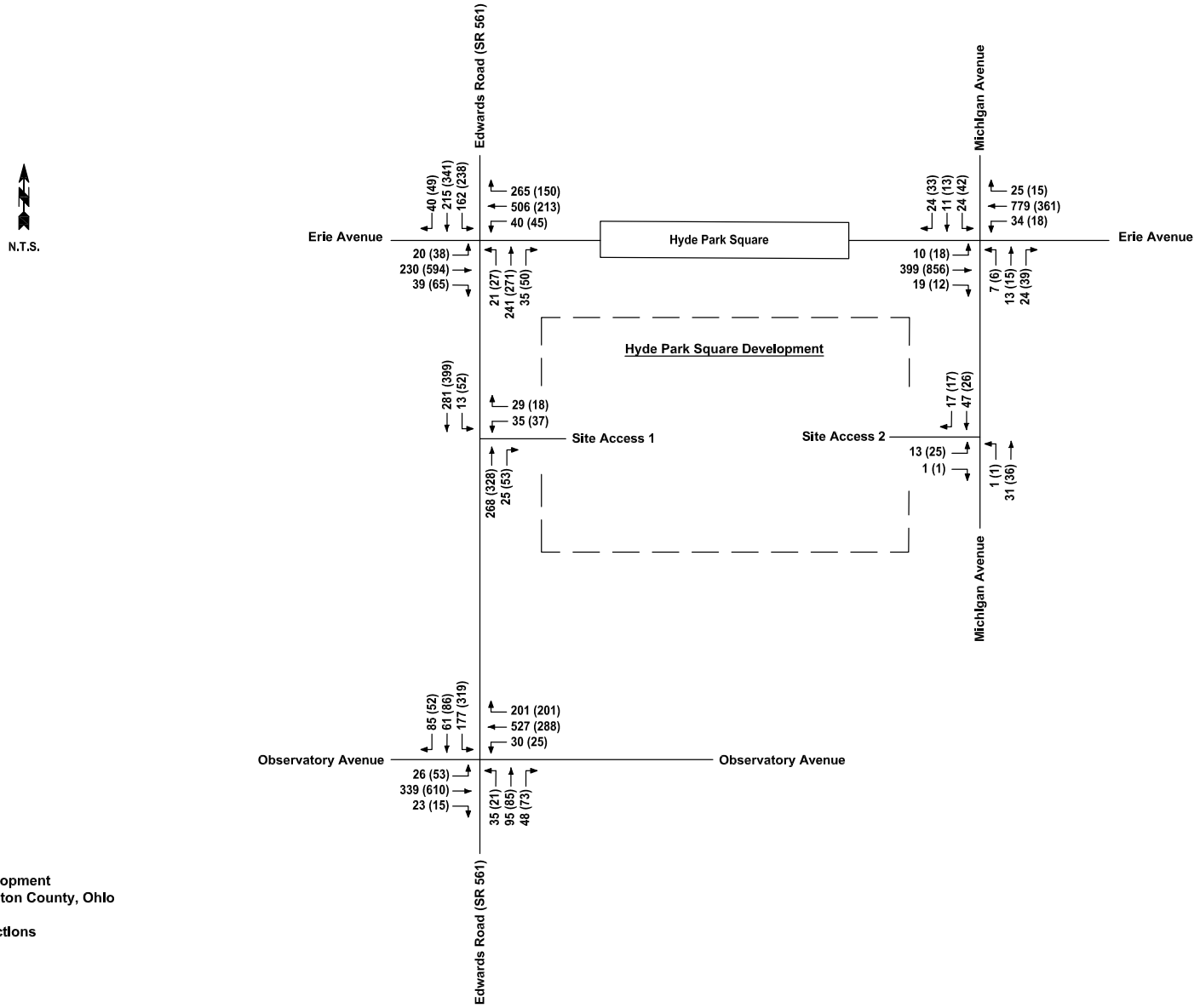

Figure 7

Hyde Park Square Development
City of Cincinnati, Hamilton County, Ohio

2027 Build Traffic Projections

xx - AM Peak Hour
(xx) - PM Peak Hour

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TRAFFIC ANALYSIS

Site Access

The roadways that will provide access to the proposed site development are Edwards Road (SR 561), Observatory Avenue, Erie Avenue, and Michigan Avenue. Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, approximately 230 feet south of Erie Avenue (stop bar to centerline).
- Michigan Avenue and Site Access 2, approximately 150 feet south of Erie Avenue (stop bar to centerline).

Turn Lane Warrant Analysis

The need for left and right-turn lanes at the key unsignalized site access intersections was not considered after conducting a preliminary capacity analysis of the existing traffic operations at the Edwards Road (SR 561) and Erie Avenue, and Erie Avenue and Michigan Avenue intersections. As a result of the preliminary analysis and discussions with DOTE, the scope of services for the traffic analysis was expanded to include the following design alternatives for the Edwards Road (SR 561) Corridor and intersection with Erie Avenue:

Alternative 1 – Peak Hour On-Street Parking Restrictions

- Restripe pavement on Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, and restrict the AM and PM peak hour on-street parking, by peak hour direction, to permit two (2) lanes of travel northbound (AM peak) and two (2) lanes of travel southbound (PM peak).
  - 380 Feet or approximately 19 parking spaces, at 20 feet/space, would be lost on the west side of Edwards Road (SR 561), during the restricted period.
  - 415 Feet or approximately 21 parking spaces, at 20 feet/space, would be lost on the east side of Edwards Road (SR 561), during the restricted period.
- Restripe pavement at the Edwards Avenue (SR 561) and Erie Avenue intersection, to provide the following:
  - One (1) shared northbound through/left turn lane.
  - One (1) northbound right turn lane.
  - One (1) southbound left turn lane.
  - One (1) southbound through/right turn lane.

Alternative 2 – Dedicated Northbound Left Turn Lane

- Restripe pavement on Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, and restrict the PM peak hour on-street parking to permit two (2) southbound lanes of travel.
  - 380 Feet or approximately 19 parking spaces, at 20 feet/space, would be lost on the west side of Edwards Road (SR 561), during the restricted period.
- Restripe pavement and modify traffic signal phasing and timing at the Edwards Avenue (SR 561) and Erie Avenue intersection, to provide the following:
  - One (1) exclusive northbound left turn lane.
  - One (1) northbound through/right turn lane.
  - Two (2) southbound lanes.
- A dedicated southbound left turn lane will be provided on Edwards Avenue (SR 561), at the Site Access 1 intersection.
- On-street parking on the east side of Edwards Road (SR 561) will be removed, as necessary, for geometric alignment.
  - Restripe northbound Edwards Road (SR 561) to provide approximately 205 feet of shift taper.
  - 415 Feet or approximately 21 parking spaces, at 20 feet/space, all would be permanently removed on the east side of Edwards Road (SR 561).

Alternative 3 – Dedicated Northbound Left/Through/Right Turn Lanes

- Restripe pavement and modify traffic signal phasing and timing at the Edwards Avenue (SR 561) and Erie Avenue intersection, to provide the following:
  - One (1) exclusive northbound left turn lane.
  - One (1) northbound through lane.
  - One (1) northbound through/right turn lane.
  - One (1) southbound lane.
  - 253 feet or approximately 13 parking spaces, at 20 feet/space, would be permanently removed on the west side of Edwards Road (SR 561) and 217 feet or approximately 11 parking spaces would be permanently removed on the east side of Edwards Road (SR 561), between Erie Avenue and Site Access 1.
- A dedicated southbound left turn lane will be provided on Edwards Avenue (SR 561), at the Site Access 1 intersection.

- Restripe pavement on Edwards Road (SR 561), between the Hyde Park Elementary School driveway and Observatory Avenue, and restrict the PM peak hour on-street parking to permit two (2) southbound lanes of travel.
    - 125 Feet or approximately 6 spaces, at 20 feet/space, would be lost on the west side of Edwards Road (SR 561), during the restricted period.

A geometric layout of the 3 alternatives, including the existing geometry, is graphically presented in Figure 8.

Of note, the on-street parking spaces were field measured on both sides of Edwards Avenue (SR 561), between Erie Avenue and Observatory Avenue. The distances identified in Figure 8 excludes all driveways, fire hydrants, and areas currently signed “No Parking Anytime”.

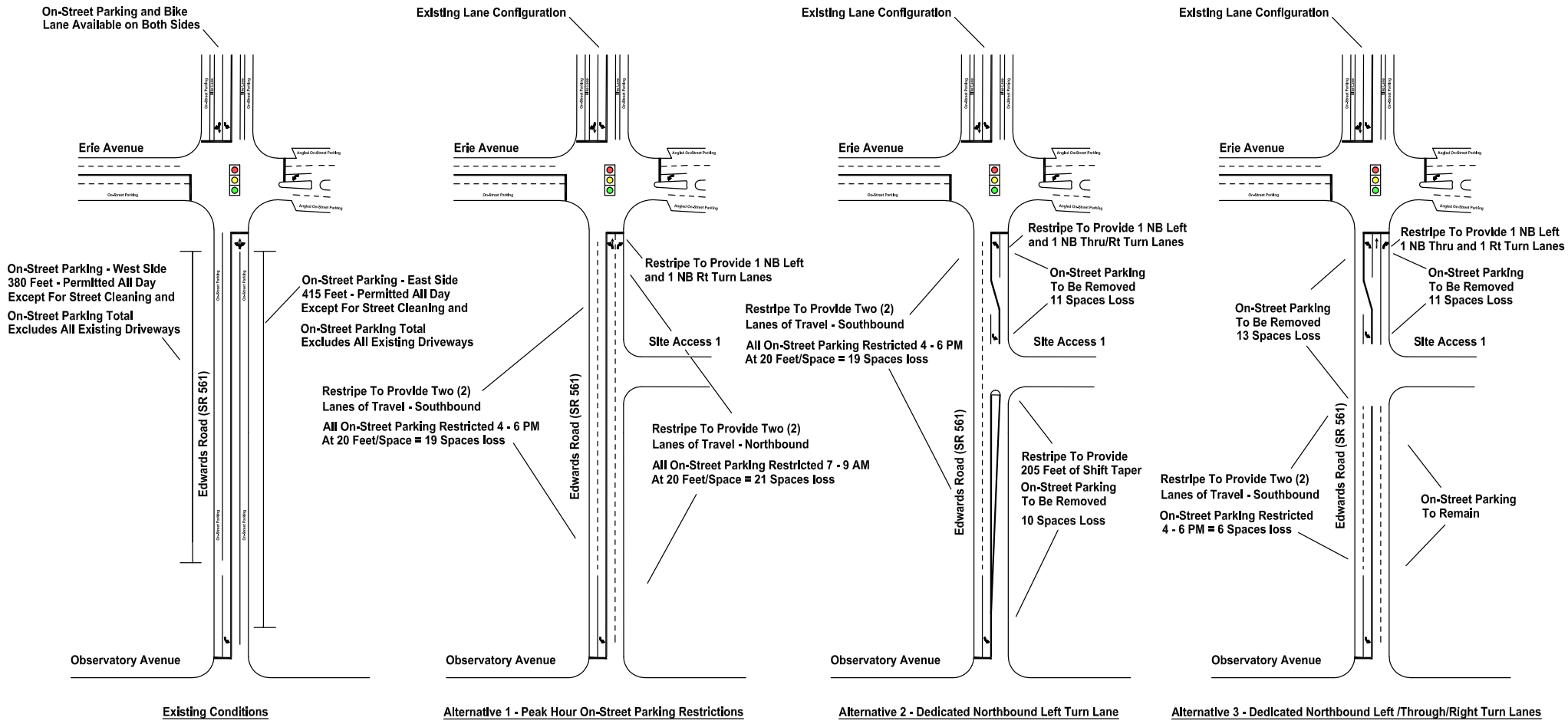

Figure 8

Hyde Park Square Development
Cincinnati, Hamilton County, Ohio

Existing Geometry and Alternative Geometric Layouts

N

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Capacity and Level of Service

Level of service (LOS), as defined in the *Highway Capacity Manual (HCM), 7th Edition*, is "a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience." LOS is a function of the control delay per vehicle, and it is the standard used to evaluate traffic flow at an intersection. The goal for the operation of roadways is to maintain the best level of service possible with an overall intersection LOS of D as an acceptable minimum. The criteria used by *HCM* are provided in Table 3.

Table 3
Level of Service Criteria for Signalized and Unsignalized Intersections

Signalized Intersection

Level of Service	Delay Range (sec/veh)	Expected Delay
A	<10	Extremely Favorable Progression
B	>10 and < 20	Good Progression
C	>20 and < 35	Fair Progression
D	>35 and < 55	Unfavorable Progression
E	>55 and < 80	Poor Progression
F	>80 or v/c > 1	Excessive Traffic Delay

Unsignalized Intersection

Level of Service	Delay Range (sec/veh)	Expected Delay
A	<10	Little or No Delay
B	>10 and < 15	Short Traffic Delay
C	>15 and < 25	Average Traffic Delay
D	>25 and < 35	Long Traffic Delay
E	>35 and < 50	Very long Traffic Delay
F	>50 or v/c >1	Excessive Traffic Delay

A capacity analysis of the study area intersections was performed for the ***2024 Existing Traffic Volumes*** and ***2027 Build Traffic Projections,*** using the Highway Capacity Software 2024 (HCS2024) and the results are provided in Table 4, on pages 26 and 27.

Table 4
Levels of Service Results

Hyde Park Square Development		2024 Existing Traffic		2027 Build Traffic Projections – Alt 1		2027 Build Traffic Projections – Alt 2		2027 Build Traffic Projections – Alt 3	
		LOS (Delay, Sec.)							
		AM	PM	AM	PM	AM	PM	AM	PM
Edwards Road (SR 561) and Erie Avenue									
EB	LT	B (15.3)	B (18.9)	B (10.0)	B (18.3)	B (14.6)	B (19.3)	B (14.6)	B (19.3)
	TR	B (15.4)	B (19.8)	B (10.1)	B (19.2)	B (14.7)	C (20.4)	B (14.7)	C (20.4)
	Approach	**B (15.4)**	**B (19.3)**	**B (10.1)**	**B (18.7)**	**B (14.7)**	**B (19.8)**	**B (14.7)**	**B (19.8)**
WB	L	B (17.1)	C (23.9)	B (11.3)	C (23.4)	B (16.4)	C (24.6)	B (16.4)	C (24.6)
	T	C (20.9)	B (15.8)	B (13.1)	B (15.0)	B (19.7)	B (15.8)	B (19.7)	B (15.8)
	R	C (21.5)	B (16.1)	B (13.3)	B (15.3)	C (20.2)	B (16.1)	C (20.2)	B (16.1)
	Approach	**C (21.0)**	**B (16.8)**	**B (13.1)**	**B (16.1)**	**B (19.8)**	**B (16.9)**	**B (19.8)**	**B (16.9)**
NB	LTR	B (13.9)	B (15.0)	N/A	N/A	N/A	N/A	N/A	N/A
	LT	N/A	N/A	C (20.6)	B (15.1)	N/A	N/A	N/A	N/A
	L	N/A	N/A	N/A	N/A	B (15.9)	B (16.9)	B (15.9)	B (16.9)
	TR	N/A	N/A	N/A	N/A	C (31.5)	C (33.5)	N/A	N/A
	T	N/A	N/A	N/A	N/A	N/A	N/A	C (28.3)	C (28.3)
	R	N/A	N/A	B (16.4)	B (12.1)	N/A	N/A	C (21.0)	C (20.6)
	Approach	**B (13.9)**	**B (15.0)**	**C (20.1)**	**B (14.7)**	**C (30.4)**	**C (32.2)**	**C (26.5)**	**C (26.3)**
SB	L	C (20.3)	C (28.2)	C (31.3)	C (27.1)	C (21.2)	C (28.7)	C (20.1)	C (24.5)
	TR	B (13.8)	B (15.9)	C (21.0)	B (17.3)	C (29.9)	D (46.0)	C (29.9)	D (46.0)
	Approach	**B (16.4)**	**C (20.7)**	**C (25.0)**	**C (21.1)**	**C (26.5)**	**D (39.5)**	**C (26.1)**	**D (37.8)**
Overall Intersection		**B (18.0)**	**B (18.5)**	**B (16.5)**	**B (18.2)**	**C (22.2)**	**C (27.2)**	**C (21.5)**	**C (25.8)**
Edwards Road (SR 561) and Observatory Avenue									
EB	L	D (37.1)	C (29.7)	D (40.5)	C (34.2)	Same LOS Results as Alternative 1		Same LOS Results as Alternative 1	
	TR	B (15.7)	D (48.3)	B (15.7)	D (48.3)				
	Approach	**B (16.7)**	**D (47.5)**	**B (17.3)**	**D (47.2)**				
WB	L	B (18.4)	D (39.2)	B (18.4)	D (39.2)				
	TR	D (43.1)	C (28.0)	D (48.1)	C (30.1)				
	Approach	**D (42.1)**	**C (28.6)**	**D (46.9)**	**C (30.6)**				
NB	LT	C (22.1)	C (21.4)	C (22.2)	C (21.5)				
	R	C (20.6)	C (21.3)	C (20.6)	C (21.3)				
	Approach	**C (21.7)**	**C (21.4)**	**C (21.8)**	**C (21.5)**				
SB	L	B (17.4)	B (15.9)	B (17.8)	B (16.6)				
	TR	B (13.6)	B (10.4)	B (14.0)	B (10.5)				
	Approach	**B (15.7)**	**B (14.2)**	**B (16.1)**	**B (14.8)**				
Overall Intersection		**C (29.0)**	**C (31.5)**	**C (31.2)**	**C (31.9)**				
Erie Avenue and Michigan Avenue									
EB	LT	A (9.5)	B (12.2)	A (9.5)	B (12.2)	Same LOS Results as Alternative 1		Same LOS Results as Alternative 1	
	TR	A (9.6)	B (12.6)	A (9.6)	B (12.6)				
	Approach	**A (9.5)**	**B (12.4)**	**A (9.5)**	**B (12.4)**				
WB	LT	B (11.7)	A (9.2)	B (11.9)	A (9.3)				
	TR	B (12.1)	A (9.3)	B (12.3)	A (9.5)				
	Approach	**B (11.9)**	**A (9.3)**	**B (12.1)**	**A (9.4)**				
NB	LTR	B (17.0)	B (17.0)	B (17.2)	B (17.5)				
	Approach	**B (17.0)**	**B (17.0)**	**B (17.2)**	**B (17.5)**				
SB	LTR	B (17.5)	B (18.0)	B (17.5)	B (18.1)				
	Approach	**B (17.5)**	**B (18.0)**	**B (17.5)**	**B (18.1)**				
Overall Intersection		**B (11.5)**	**B (12.0)**	**B (11.7)**	**B (12.1)**				

Table 4
Levels of Service Results *(Continued)*

Hyde Park Square Development		2024 Existing Traffic		2027 Build Traffic Projections – Alt 1		2027 Build Traffic Projections – Alt 2		2027 Build Traffic Projections – Alt 3	
		LOS (Delay, Sec.)							
		AM	PM	AM	PM	AM	PM	AM	PM
Edwards Road (SR 561) and Site Access 1									
WB	LR	N/A	N/A	B (11.6)	B (15.0)	B (12.0)	C (15.3)	B (12.8)	C (18.7)
	Approach	**N/A**	**N/A**	**B (11.6)**	**B (15.0)**	**B (12.0)**	**C (15.3)**	**B (12.8)**	**C (18.7)**
SB	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	L	N/A	N/A	A (8.0)	A (8.3)	A (8.0)	A (8.3)	A (8.0)	A (8.3)
	T	N/A	N/A	A (0.1)	A (0.4)	-	-	-	-
	Approach	**N/A**	**N/A**	**A (0.4)**	**A (1.3)**	**A (0.4)**	**A (1.0)**	**A (0.4)**	**A (1.0)**
Michigan Avenue and Site Access 2									
EB	LR	N/A	N/A	A (9.0)	A (9.0)	Same LOS Results as Alternative 1		Same LOS Results as Alternative 1	
	Approach	**N/A**	**N/A**	**A (9.0)**	**A (9.0)**				
NB	L	N/A	N/A	A (7.4)	A (7.3)				
	T	N/A	N/A	A (0.0)	A (0.0)				
	Approach	**N/A**	**N/A**	**A (0.2)**	**A (0.2)**				

For the complete HCS capacity analysis, see Appendix C.

Based on the level of service analysis completed and summarized in Table 4, the intersection capacity analysis results for the ***2027 Build Traffic Projections*** are expected to operate satisfactory, for all intersections and all alternatives. Therefore, either alternative can be installed and expected to operate satisfactorily with the proposed Hyde Park Square development.

Turn Lane Storage Length Calculations

Considering that the capacity analysis results did not identify any one alternative (1, 2, or 3) as better than the others, the back of queue storage lane lengths were calculated, along with the capacity analysis, to determine the alternative that provides the best operations for the proposed Hyde Park Square development and the motoring public, on the Edwards Road (SR 561) corridor.

The distance between the Edwards Road (SR 561) and Erie Avenue and Edwards Road (SR 561) and Site Access 1 intersections is approximately 230 feet (stop bar to centerline). The southbound left turn movement at the Edwards Road (SR 561) and Site Access 1 intersection was identified as a concern by DOTE. Currently, no dedicated northbound left turn lane is available at the Edwards Road (SR 561) and Erie Avenue intersection; however, a southbound left turn lane is provided. Therefore, a northbound left turn lane can be provided, at the Edwards Road (SR 561) and Erie Avenue intersection, and geometric alignment maintain, without any road widening required.

The back of queue lengths for the northbound left turn lane, at the Edwards Road (SR 561) and Erie Avenue, and the southbound left turn lane, at the Edwards Road (SR 561) and Site Access 1 intersections, for the 3 alternatives are presented as follows in Table 5.

Table 5
Back of Queue Lane Length Results

		2027 Build Traffic Projections Alternative 1	2027 Build Traffic Projections Alternative 2	2027 Build Traffic Projections Alternative 3
		Back of Queue Lane Length*		
Edwards Avenue (SR 561) and Erie Avenue				
NB	LT	167 Feet	N/A	N/A
	L	N/A	14 Feet	14 Feet
	TR	N/A	255 Feet	N/A
	T	N/A	N/A	206 Feet
	R	22 Feet	N/A	32 Feet
Edwards Avenue (SR 561) and Site Access 1				
SB	LT	128 Feet	N/A	N/A
	L	N/A	128 Feet	128 Feet

*Greater distance AM Peak vs PM Peak.

Based on the back of queue results, all alternatives provide sufficient distance for storage of left turn vehicles between the Edwards Road (SR 561) and Erie Avenue and Edwards Road (SR 561) and Site Access 1 intersections, with a back-to-back left turn lane distance of 192 feet (including 50 feet of diverging taper). The northbound back-of-queue (LT/TR/T), at the Erie Avenue intersection, is acceptable for all alternatives, except Alternative 2. Alternative 2's back of queue extends about 25 feet (255' minus 230') past the centerline of Site Access 1.

To prevent Site Access 1 from being blocked, a "Do Not Block Driveway" pole mounted sign should be installed at the site driveway.

The back of queue lane length results is available in Appendix C, along with the capacity results.

Traffic Safety

The Hyde Park Elementary School is in the northwest corner of the Edwards Road (SR 561) and Observatory Avenue intersection. Access to the school's parking lot and for parent drop-off and pick-up of students, is located on Edwards Road (SR 561), approximately 470 feet south of stop bar at Erie Avenue.

Currently, a restrictive 20 mph school zone sign is installed on Edwards Road (SR 561) and Observatory Avenue. Crosswalks, with pedestrian push buttons, are installed at the key intersections of Edwards Road (SR 561) and Erie Avenue, Edwards Road (SR 561) and Observatory Avenue, and Erie Avenue and Michigan Avenue. Additionally, manual crossing assistance (an adult crossing guard) is provided at the Edwards Road (SR 561) and Observatory Avenue intersection, during the AM start and PM end of each school day, to assist safe access for students and parents who walk to the elementary school.

Field observations were conducted during the AM and PM school peak periods and the observations revealed that student drop-offs occur with no major impact to traffic operations on the Edwards Road (SR 561) corridor, during the AM drop-off period. However, during the PM student pick-up period, traffic gridlock was observed. Arriving parents use the permitted on-street parking spaces on the west side of Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, to park then walk to the school to pick up their school child. Since the southbound Edwards Road (SR 561) parking lane is occupied, parents staying in their vehicles use the southbound travel lane for staging while waiting for access to the parking lot/school, which impedes the southbound flow of traffic on Edwards Road (SR 561).

Also, access to the parking garage at 3427 Edwards Road (SR 561), on the west side and just north of the Hyde Park Elementary School, was blocked by waiting parents, which prevented access for all traffic; more importantly, northbound traffic, to the garage. Lastly, the northbound traffic operations were further compromised when on-street parking occurred on the east side of Edwards Road (SR 561), where permitted, between Erie Avenue and the Hyde Park Elementary School driveway. The congestion related to the PM student pick-up lasted about 45 minutes.

Based on observations, police enforcement at the Edwards Road (SR 561) and Hyde Park Elementary School intersection should be considered to maintain safe operations of traffic on Edwards Road (SR 561), during the school's end of day PM peak. Additionally, the PM peak hour parking restriction described in Alternative 1 and 2 should be installed, which will allow parents to park in the curb lane and maintain one (1) southbound through lane for motorists.

Site Access and Parking Needs

Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, approximately 230 feet south of Erie Avenue (stop bar to centerline).
- Michigan Avenue and Site Access 2, approximately 150 feet south of Erie Avenue (stop bar to centerline).

The site circulation provided in the proposed development is adequate for the assumed land uses.

IMPROVEMENT ANALYSIS

Status of Improvements Previously Recommended

There are no other known developments or improvements planned within the study area.

Improvements to Accommodate Base Traffic

Based on the current traffic operation issues discussed in this report, the roadway improvements recommended to accommodate the ***2024 Existing Traffic*** (excluding site traffic) are as follows:

Edwards Road Corridor

1. Restripe the southbound pavement on Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, with a lane line to allow the curb lane to function as a lane of travel during the restricted parking periods.
2. Restrict on-street parking on the west side of Edwards Road (SR 561) during the 12:00 PM – 6:00 PM peak hour period, between Erie Avenue and the Hyde Park Elementary School driveway.
3. Install "No Parking or Stopping 12 PM – 6 PM Mon thru Fri Except During After School Dismissal" pole mounted signs on the west side of Edwards Road (SR 561), within the restricted area.
4. Police enforcement should be required to maintain safe traffic operations on Edwards Road (SR 561) at the Hyde Park Elementary School driveway, during the standard time allotment for the schools PM period.
5. An adult crossing guard should be considered at the Edwards Road (SR 561) and Erie Avenue intersection during the AM and PM school peak periods if student safety concerns arise.

Based on the analysis contained in this report, the roadway improvements recommended to accommodate the ***2027 Build Traffic Projections*** (including site traffic) are as follows:

Edwards Road (SR 561) and Erie Avenue Intersection

1. Restripe Edwards Road (SR 561) and Erie Avenue intersection to provide the following:
   - One (1) northbound left turn lane a total of 100 feet in length, including 50 feet of diverging taper.
   - One (1) northbound shared through and right turn lane.
   - Adjust striping on the north side of the intersection for proper geometric alignment.
   - Modify traffic signal to provide appropriate timing and phasing.

Edwards Road (SR 561) and Site Access 1 Intersection

1. Construct a new full operational site access driveway on the east side of Edwards Road (SR 561), approximately 230 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) eastbound lane for entering traffic.
3. Provide one (1) westbound lane for exiting traffic.
4. Install a "Do Not Block Driveway" pole mounted sign on Edwards Road (SR 561) at the site driveway.

Michigan Avenue and Site Access 2 Intersection

1. Construct a new full operational site driveway on the west side of Michigan Avenue, approximately 150 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) westbound lane for entering traffic.
3. Provide one (1) eastbound lane for exiting traffic.

General

1. Restripe Edwards Road (SR 561), along the site frontage, to provide:
   - One (1) lane of travel in the northbound direction.
   - Two (2) lanes of travel in the southbound direction.
   - A center two-way left turn lane (TWLTL) approximately 330 feet (stop bar to US Bank entering driveway) to provide left turn storage for the driveways on both sides of Edwards Road (SR 561)
2. Remove all on-street parking on east side of Edwards Road (SR 561), along site frontage.
3. Install "No Stopping or Parking Anytime" pole mounted signs on the east side of Edwards Road (SR 561), within the restricted area.
4. Modify traffic signal timing and phasing at the Edwards Road (SR 561) and Erie Avenue, and Michigan Avenue and Erie Avenue intersections, as necessary.

A geometric layout of the recommended improvements presented in Figure 9, on page 33.

Based upon engineering judgment and the analysis contained in this report, the proposed Hyde Park Square development upon construction of the recommended improvements will not significantly impact operations on the adjacent roadway network.

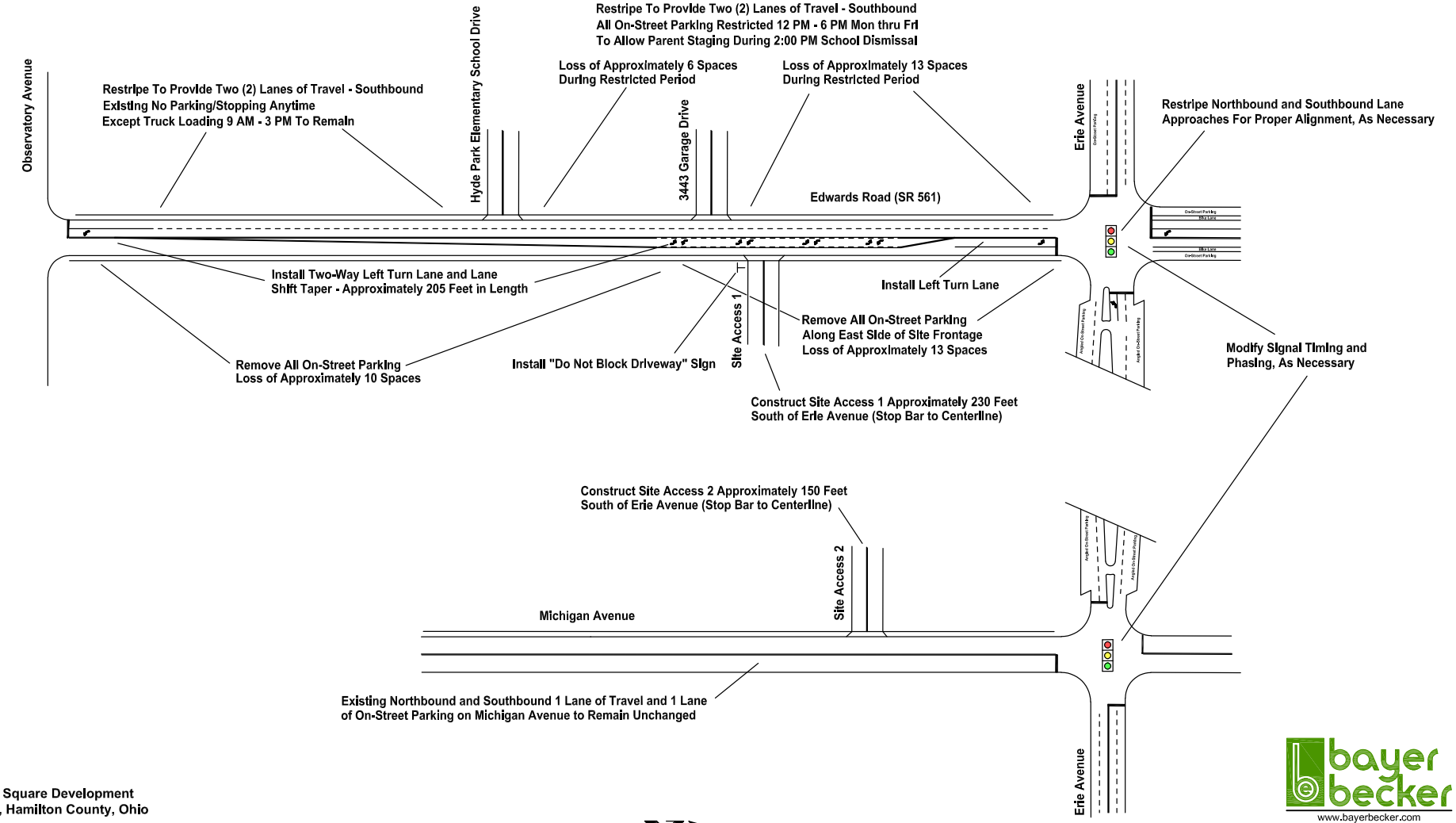

FIgure 9

Hyde Park Square Development
Cincinnati, Hamilton County, Ohio

Recommended Roadway Improvements

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While developing the recommended improvements for the proposed Hyde Park Square development, the prior described student pick-up traffic operations and congestion were shared with DOTE. Considering that the Hyde Park Elementary traffic congestion is a pre-existing condition and permanent on-street parking lanes were recently installed on both sides of Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, DOTE requested an additional analysis, using SYNCHRO plus SimTraffic 12 computer software program, comparing the travel times and back of queue results for the following scenarios:

- Scenario 1 - 2024 Existing Traffic with 2024 Existing Geometry.
- Scenario 2 - 2024 Existing Traffic with 2024 Recommended Improvements.
- Scenario 3 - 2027 Projected Traffic with 2024 Existing Geometry.
- Scenario 4 - 2027 Projected Traffic with 2024 and 2027 Recommended Improvements.

Of note, one (1) travel lane, in both the northbound and southbound directions, was coded in the SYNCHRO files on Edwards Road (SR 561) at the key intersections of Erie Avenue, Observatory Avenue, and Site Access 1 for all analyses based on existing geometry (1 travel lane and 1 lane of permanent on-street parking).

The travel times and back of queue length results for the four (4) scenarios are presented in Table 6 as follows and on page 35.

Table 6
Travel Times and Back of Queue Lane Length Results

	Scenario 1 - 2024 Existing Traffic with 2024 Existing Geometry		Scenario 2 - 2024 Existing Traffic with 2024 Improvements		Scenario 3 - 2027 Projected Traffic with 2024 Existing Geometry		Scenario 4 - 2027 Projected Traffic with 2024/2027 Improvements	
	Travel Times (seconds)							
	AM	PM	AM	PM	AM	PM	AM	PM
Edwards Avenue (SR 561) - Northbound								
Observatory Avenue	24.0	23.9	24.8	35.7	44.9	27.6	32.7	37.4
Site Access 1	N/A	N/A	N/A	N/A	10.8	9.2	10.8	9.7
Erie Avenue	38.2	41.3	42.5	39.2	22.6	27.2	27.7	29.4
Total	**62.2**	**65.2**	**67.3**	**74.9**	**78.3**	**64.0**	**71.3**	**76.5**
Edwards Avenue (SR 561) - Southbound								
Observatory Avenue	20.6	45.3	21.9	66.8	23.2	53.0	35.8	30.9
Site Access 1	N/A	N/A	N/A	N/A	9.3	10.7	9.1	8.8
Erie Avenue	29.8	29.8	29.3	34.9	28.5	23.0	25.8	23.9
Total	**50.4**	**75.1**	**51.2**	**101.7**	**61.0**	**86.7**	**70.8**	**63.7**

*Better result Scenario 1 vs Scenario 2 and Scenario 3 vs Scenario 4.

As shown in Table 6 above, the 2024 existing traffic travel times on Edwards Avenue (SR 561) are better in both the northbound and southbound directions, for both the AM and PM peak periods,

based on Scenario 1. However, the results are not as decisive for the 2027 projected traffic. During the AM peak period in the northbound direction, Scenario 4 is better, while Scenario 3 is better in the PM peak period. Similarly, during the AM peak period in the southbound direction, Scenario 3 is better, while Scenario 4 is better in the PM peak period.

Table 6 (Continued)
Travel Times and Back of Queue Lane Length Results

		Scenario 1 - 2024 Existing Traffic with 2024 Existing Geometry		Scenario 2 - 2024 Existing Traffic with 2024 Improvements		Scenario 3 - 2027 Projected Traffic with 2024 Existing Geometry		Scenario 4 - 2027 Projected Traffic with 2024/2027 Improvements	
		Back of Queue Lane Length							
		AM	PM	AM	PM	AM	PM	AM	PM
Edwards Avenue (SR 561) and Erie Avenue									
EB	LT	220 Feet	282 Feet	185 Feet	259 Feet	229 Feet	244 Feet	236 Feet	284 Feet
	TR	176 Feet	225 Feet	136 Feet	188 Feet	169 Feet	200 Feet	177 Feet	244 Feet
WB	L	64 Feet	62 Feet	76 Feet	67 Feet	62 Feet	68 Feet	72 Feet	77 Feet
	T	168 Feet	94 Feet	153 Feet	121 Feet	168 Feet	79 Feet	187 Feet	125 Feet
	TR	194 Feet	95 Feet	199 Feet	177 Feet	200 Feet	117 Feet	224 Feet	152 Feet
NB	LTR	161 Feet	249 Feet	165 Feet	293 Feet	173 Feet	218 Feet	N/A	N/A
	L	N/A	N/A	N/A	N/A	N/A	N/A	46 Feet	46 Feet
	TR	N/A	N/A	N/A	N/A	N/A	N/A	169 Feet	213 Feet
SB	L	109 Feet	119 Feet	114 Feet	118 Feet	115 Feet	117 Feet	124 Feet	122 Feet
	TR	210 Feet	347 Feet	230 Feet	340 Feet	238 Feet	344 Feet	303 Feet	335 Feet
Edwards Avenue (SR 561) and Observatory Avenue									
EB	L	60 Feet	324 Feet	96 Feet	141 Feet	95 Feet	313 Feet	264 Feet	124 Feet
	TR	238 Feet	270 Feet	183 Feet	304 Feet	213 Feet	273 Feet	295 Feet	295 Feet
WB	L	333 Feet	158 Feet	278 Feet	83 Feet	332 Feet	213 Feet	334 Feet	87 Feet
	TR	301 Feet	310 Feet	292 Feet	268 Feet	310 Feet	314 Feet	292 Feet	267 Feet
NB	LT	110 Feet	95 Feet	118 Feet	129 Feet	182 Feet	94 Feet	130 Feet	119 Feet
	R	75 Feet	93 Feet	76 Feet	93 Feet	76 Feet	76 Feet	49 Feet	92 Feet
SB	L	118 Feet	131 Feet	109 Feet	218 Feet	126 Feet	144 Feet	152 Feet	216 Feet
	TR	102 Feet	104 Feet	101 Feet	118 Feet	150 Feet	236 Feet	135 Feet	121 Feet
Erie Avenue and Michigan Avenue									
EB	LT	80 Feet	108 Feet	77 Feet	189 Feet	84 Feet	128 Feet	96 Feet	228 Feet
	TR	81 Feet	123 Feet	85 Feet	186 Feet	89 Feet	134 Feet	104 Feet	231 Feet
WB	LT	201 Feet	128 Feet	195 Feet	118 Feet	203 Feet	119 Feet	209 Feet	118 Feet
	TR	171 Feet	112 Feet	186 Feet	108 Feet	196 Feet	105 Feet	230 Feet	103 Feet
NB	LTR	40 Feet	40 Feet	45 Feet	53 Feet	57 Feet	67 Feet	60 Feet	73 Feet
SB	LTR	96 Feet	93 Feet	92 Feet	97 Feet	74 Feet	76 Feet	68 Feet	91 Feet
Edwards Avenue (SR 561) and Site Access 1									
WB	LR	N/A	N/A	N/A	N/A	59 Feet	61 Feet	65 Feet	78 Feet
NB	TR	N/A	N/A	N/A	N/A	N/A	19 Feet	N/A	N/A
SB	LT	N/A	N/A	N/A	N/A	29 Feet	101 Feet	N/A	N/A
	L	N/A	N/A	N/A	N/A	N/A	N/A	21 Feet	58 Feet

*Better result Scenario 1 vs Scenario 2 and Scenario 3 vs Scenario 4.

Table 6 (Continued) above provides an abundance of information, yet the northbound approach at Edwards Avenue (SR 561) and Erie Avenue intersection and the southbound approach at the

Edwards Avenue (SR 561) and Observatory Avenue intersection are the specific results of importance in understanding which scenario provides the best results along the proposed Hyde Park Square development frontage.

In general, the back of queue lane length results on Edwards Avenue (SR 561), are better in both the northbound and southbound directions, for both the AM and PM peak periods, based on Scenario 1. Like travel time, the back of queue lane length results for the 2027 projected traffic are mixed. The northbound and southbound through/right approach, at the Erie Avenue intersection, and the southbound through/right approach, at the Observatory Avenue intersections results are better in Scenario 4, for both the AM and PM peak periods, while the southbound left is better in Scenario 3 at the Observatory Avenue intersection, for both the AM and PM peak periods.

Lastly, the back of queue lane length results for the southbound left turn versus the southbound left/through approach on Edwards Avenue (SR 561) at the Site Access 1 intersection is better in Scenario 4, for both the AM and PM peak periods.

Considering the results of the travel time and back of queue lane length analysis, Scenario 1 is the better option for existing 2024 traffic, excluding the after school pick-up operations of the Hyde Park Elementary School. Understanding the current after-school pick-up operations, the recommended improvements outlined in this section of the report are still considered valid.

Also considering the results of the travel time and back of queue lane length analysis, Scenario 4 is the better option for the 2027 projected traffic. While the travel time results were evenly mixed, overall, the improvements outlined in this section of the report are strengthened by the back of queue lane length results and an understanding of the current after-school pick-up operations.

The SimTraffic travel times and back of queue lane length results are available in Appendix D.

FINDINGS

Site Accessibility

The roadways that will provide access to the proposed site development are Edwards Road (SR 561) and Michigan Avenue. Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, approximately 230 feet south of Erie Avenue (stop bar to centerline).
- Michigan Avenue and Site Access 2, approximately 150 feet south of Erie Avenue (stop bar to centerline).

Traffic Impacts

At full build out, the proposed Hyde Park Square development will consist of the following land uses and densities:

Hyde Park Square Development

Land Use	Density
Multifamily Housing (Apartments and Townhomes)	182 Dwelling Units (DU)
Hotel	90 Rooms (RM)
Retail Stores	10,600 Square Feet (SF)
Fast Casual Restaurant	5,300 Square Feet (SF)
Fine Dining Restaurant	3,000 Square Feet (SF)
Brewery Tap Room	6,000 Square Feet (SF)
Total Development	**24,900 SF/182 DU/90 RM**

Bayer Becker corresponded with representatives of the Cincinnati Department of Transportation and Engineering (DOTE) to establish the parameters of the study. As such, the following existing and proposed key intersections define the study area of this report:

- Edwards Road (SR 561) and Erie Avenue.
- Edwards Road (SR 561) and Observatory Avenue.
- Erie Avenue and Michigan Avenue.
- Edwards Road (SR 561) and Site Access 1, Full Movement.
- Michigan Avenue and Site Access 2, Full Movement.

Need for Improvements

Based on the current traffic operation issues discussed in this report, the roadway improvements recommended to accommodate the ***2024 Existing Traffic*** (excluding site traffic) are as follows:

Edwards Road Corridor

1. Restripe the southbound pavement on Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, with a lane line to allow the curb lane to function as a lane of travel during the restricted parking periods.
2. Restrict on-street parking on the west side of Edwards Road (SR 561) during the 12:00 PM – 6:00 PM peak hour period, between Erie Avenue and the Hyde Park Elementary School driveway.
3. Install "No Parking or Stopping 12 PM – 6 PM Mon thru Fri Except During After School Dismissal" pole mounted signs on the west side of Edwards Road (SR 561), within the restricted area.
4. Police enforcement should be required to maintain safe traffic operations on Edwards Road (SR 561) at the Hyde Park Elementary School driveway, during the standard time allotment for the schools PM period.
5. An adult crossing guard should be considered at the Edwards Road (SR 561) and Erie Avenue intersection during the AM and PM school peak periods if student safety concerns arise.

Based on the analysis contained in this report, the roadway improvements recommended to accommodate the ***2027 Build Traffic Projections*** (including site traffic) are as follows:

Edwards Road (SR 561) and Erie Avenue Intersection

1. Restripe Edwards Road (SR 561) and Erie Avenue intersection to provide the following:
   - One (1) northbound left turn lane a total of 100 feet in length, including 50 feet of diverging taper.
   - One (1) northbound shared through and right turn lane.
   - Adjust striping on the north side of the intersection for proper geometric alignment.
   - Modify traffic signal to provide appropriate timing and phasing.

Edwards Road (SR 561) and Site Access 1 Intersection

1. Construct a new full operational site access driveway on the east side of Edwards Road (SR 561), approximately 230 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.

2. Provide one (1) eastbound lane for entering traffic.
3. Provide one (1) westbound lane for exiting traffic.
4. Install a "Do Not Block Driveway" pole mounted sign on Edwards Road (SR 561) at the site driveway.

Michigan Avenue and Site Access 2 Intersection

1. Construct a new full operational site driveway on the west side of Michigan Avenue, approximately 150 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) westbound lane for entering traffic.
3. Provide one (1) eastbound lane for exiting traffic.

General

1. Restripe Edwards Road (SR 561), along the site frontage, to provide:
   - One (1) lane of travel in the northbound direction.
   - Two (2) lanes of travel in the southbound direction.
   - A center two-way left turn lane (TWLTL) approximately 330 feet (stop bar to US Bank entering driveway) to provide left turn storage for the driveways on both sides of Edwards Road (SR 561)
2. Remove all on-street parking on east side of Edwards Road (SR 561), along site frontage.
3. Install "No Stopping or Parking Anytime" pole mounted signs on the east side of Edwards Road (SR 561), within the restricted area.
4. Modify traffic signal timing and phasing at the Edwards Road (SR 561) and Erie Avenue, and Michigan Avenue and Erie Avenue intersections as necessary.

Compliance with Applicable Codes

All roadway improvements shall be constructed in accordance with Cincinnati Department of Transportation and Engineering (DOTE) requirements, as appropriate and applicable. Based upon engineering judgment and the analysis contained in this report, the proposed Hyde Park Square development, upon construction of the recommended improvements, will not significantly impact operations on the adjacent roadway network.

RECOMMENDATIONS

Site Access

The roadways that will provide access to the proposed site development are Edwards Road (SR 561) and Michigan Avenue. Direct access to the proposed Hyde Park Square development will utilize the following locations:

- Edwards Road (SR 561) and Site Access 1, approximately 230 feet south of Erie Avenue (stop bar to centerline).
- Michigan Avenue and Site Access 2, approximately 150 feet south of Erie Avenue (stop bar to centerline).

Roadway Improvements

Based on the current traffic operation issues discussed in this report, the roadway improvements recommended to accommodate the ***2024 Existing Traffic*** (excluding site traffic) are as follows:

Edwards Road Corridor

1. Restripe the southbound pavement on Edwards Road (SR 561), between Erie Avenue and Observatory Avenue, with a lane line to allow the curb lane to function as a lane of travel during the restricted parking periods.
2. Restrict on-street parking on the west side of Edwards Road (SR 561) during the 12:00 PM – 6:00 PM peak hour period, between Erie Avenue and the Hyde Park Elementary School driveway.
3. Install “No Parking or Stopping 12 PM – 6 PM Mon thru Fri Except During After School Dismissal” pole mounted signs on the west side of Edwards Road (SR 561), within the restricted area.
4. Police enforcement should be required to maintain safe traffic operations on Edwards Road (SR 561) at the Hyde Park Elementary School driveway, during the standard time allotment for the schools PM period.
5. An adult crossing guard should be considered at the Edwards Road (SR 561) and Erie Avenue intersection during the AM and PM school peak periods if student safety concerns arise.

Based on the analysis contained in this report, the roadway improvements recommended to accommodate the ***2027 Build Traffic Projections*** (including site traffic) are as follows:

Edwards Road (SR 561) and Erie Avenue Intersection

1. Restripe Edwards Road (SR 561) and Erie Avenue intersection to provide the following:
   - One (1) northbound left turn lane a total of 100 feet in length, including 50 feet of diverging taper.
   - One (1) northbound shared through and right turn lane.
   - Adjust striping on the north side of the intersection for proper geometric alignment.
   - Modify traffic signal to provide appropriate timing and phasing.

Edwards Road (SR 561) and Site Access 1 Intersection

1. Construct a new full operational site access driveway on the east side of Edwards Road (SR 561), approximately 230 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) eastbound lane for entering traffic.
3. Provide one (1) westbound lane for exiting traffic.
4. Install a “Do Not Block Driveway” pole mounted sign on Edwards Road (SR 561) at the site driveway.

Michigan Avenue and Site Access 2 Intersection

1. Construct a new full operational site driveway on the west side of Michigan Avenue, approximately 150 feet south of Erie Avenue (stop bar to centerline), for access to the proposed Hyde Park Square development.
2. Provide one (1) westbound lane for entering traffic.
3. Provide one (1) eastbound lane for exiting traffic.

General

1. Restripe Edwards Road (SR 561), along the site frontage, to provide:
   - One (1) lane of travel in the northbound direction.
   - Two (2) lanes of travel in the southbound direction.
   - A center two-way left turn lane (TWLTL) approximately 330 feet (stop bar to US Bank entering driveway) to provide left turn storage for the driveways on both sides of Edwards Road (SR 561)

2. Remove all on-street parking on east side of Edwards Road (SR 561), along site frontage.
3. Install “No Stopping or Parking Anytime” pole mounted signs on the east side of Edwards Road (SR 561), within the restricted area.
4. Modify traffic signal timing and phasing at the Edwards Road (SR 561) and Erie Avenue, and Michigan Avenue and Erie Avenue intersections, as necessary.

The recommended improvements are presented in Figure 9, on page 33.

Based upon engineering judgment and the analysis contained in this report, the proposed Hyde Park Square development upon construction of the recommended improvements will not significantly impact operations on the adjacent roadway network.

APPENDIX A

2024 EXISTING TRAFFIC COUNTS

Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 wardellwilcox@bayerbecker.com

Count Name: Erie and Edwards
Site Code: 23-0083
Start Date: 11/06/2024

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Edwards Road (SR 561) Southbound					Erie Avenue Westbound					Edwards Road (SR 561) Northbound					Erie Avenue Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
7:30 AM	8	52	43	0	103	62	163	16	3	244	8	42	2	0	52	21	60	6	0	87	486
7:45 AM	9	51	51	0	111	60	119	8	1	188	8	75	2	0	85	3	74	5	0	82	466
8:00 AM	10	57	24	0	91	67	112	8	0	187	12	54	0	0	66	4	45	4	0	53	397
8:15 AM	13	47	44	0	104	76	112	8	3	199	7	56	2	0	65	6	51	5	0	62	430
Total	40	207	162	0	409	265	506	40	7	818	35	227	6	0	268	34	230	20	0	284	1779
Approach %	9.8	50.6	39.6	0.0	-	32.4	61.9	4.9	0.9	-	13.1	84.7	2.2	0.0	-	12.0	81.0	7.0	0.0	-	-
Total %	2.2	11.6	9.1	0.0	23.0	14.9	28.4	2.2	0.4	46.0	2.0	12.8	0.3	0.0	15.1	1.9	12.9	1.1	0.0	16.0	-
PHF	0.769	0.908	0.794	0.000	0.921	0.872	0.776	0.625	0.583	0.838	0.729	0.757	0.750	0.000	0.788	0.405	0.777	0.833	0.000	0.816	0.915
All Vehicles (no classification)	40	207	162	0	409	265	506	40	7	818	35	227	6	0	268	34	230	20	0	284	1779
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0

Bayer Becker
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513-336-6600 wardellwilcox@bayerbecker.com

Count Name: Erie and Edwards
Site Code: 23-0083
Start Date: 11/06/2024

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Edwards Road (SR 561) Southbound					Erie Avenue Westbound					Edwards Road (SR 561) Northbound					Erie Avenue Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
4:00 PM	13	77	47	0	137	41	72	10	0	123	8	71	8	0	87	15	128	8	0	151	498
4:15 PM	15	73	57	0	145	42	47	16	0	105	9	68	9	0	86	11	172	9	0	192	528
4:30 PM	13	78	66	0	157	38	52	11	0	101	16	62	1	0	79	6	158	8	0	172	509
4:45 PM	8	89	68	0	165	29	42	8	0	79	17	59	2	0	78	7	136	13	0	156	478
Total	49	317	238	0	604	150	213	45	0	408	50	260	20	0	330	39	594	38	0	671	2013
Approach %	8.1	52.5	39.4	0.0	-	36.8	52.2	11.0	0.0	-	15.2	78.8	6.1	0.0	-	5.8	88.5	5.7	0.0	-	-
Total %	2.4	15.7	11.8	0.0	30.0	7.5	10.6	2.2	0.0	20.3	2.5	12.9	1.0	0.0	16.4	1.9	29.5	1.9	0.0	33.3	-
PHF	0.817	0.890	0.875	0.000	0.915	0.893	0.740	0.703	0.000	0.829	0.735	0.915	0.556	0.000	0.948	0.650	0.863	0.731	0.000	0.874	0.953
All Vehicles (no classification)	49	317	238	0	604	150	213	45	0	408	50	260	20	0	330	39	594	38	0	671	2013
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0

Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 wardellwilcox@bayerbecker.com

Count Name: Edwards and Observatory
Site Code: 23-0083
Start Date: 12/03/2024

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Edwards Road (SR 561) Southbound					Observatory Avenue Westbound					Edwards Road (SR 561) Northbound					Observatory Avenue Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
7:30 AM	40	11	54	0	105	24	127	3	0	154	8	20	5	0	33	5	77	6	0	88	380
7:45 AM	20	18	31	0	69	45	132	9	0	186	5	27	8	0	40	4	101	5	0	110	405
8:00 AM	2	17	36	0	55	62	133	10	0	205	19	25	9	0	53	10	93	4	0	107	420
8:15 AM	6	12	41	0	59	55	135	8	0	198	16	20	13	0	49	4	68	4	0	76	382
Total	68	58	162	0	288	186	527	30	0	743	48	92	35	0	175	23	339	19	0	381	1587
Approach %	23.6	20.1	56.3	0.0	-	25.0	70.9	4.0	0.0	-	27.4	52.6	20.0	0.0	-	6.0	89.0	5.0	0.0	-	-
Total %	4.3	3.7	10.2	0.0	18.1	11.7	33.2	1.9	0.0	46.8	3.0	5.8	2.2	0.0	11.0	1.4	21.4	1.2	0.0	24.0	-
PHF	0.425	0.806	0.750	0.000	0.686	0.750	0.976	0.750	0.000	0.906	0.632	0.852	0.673	0.000	0.825	0.575	0.839	0.792	0.000	0.866	0.945
All Vehicles (no classification)	68	58	162	0	288	186	527	30	0	743	48	92	35	0	175	23	339	19	0	381	1587
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0

Bayer Becker
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Count Name: Edwards and Observatory
Site Code: 23-0083
Start Date: 12/03/2024

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Edwards Road (SR 561) Southbound					Observatory Avenue Westbound					Edwards Road (SR 561) Northbound					Observatory Avenue Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
4:00 PM	19	21	75	0	115	42	83	8	0	133	18	20	9	0	47	5	138	9	0	152	447
4:15 PM	6	20	78	0	104	48	68	6	0	122	19	20	4	0	43	6	158	10	0	174	443
4:30 PM	9	22	74	0	105	48	62	3	0	113	18	21	5	0	44	3	154	5	0	162	424
4:45 PM	9	20	68	0	97	44	75	8	0	127	18	17	3	0	38	1	160	4	0	165	427
Total	43	83	295	0	421	182	288	25	0	495	73	78	21	0	172	15	610	28	0	653	1741
Approach %	10.2	19.7	70.1	0.0	-	36.8	58.2	5.1	0.0	-	42.4	45.3	12.2	0.0	-	2.3	93.4	4.3	0.0	-	-
Total %	2.5	4.8	16.9	0.0	24.2	10.5	16.5	1.4	0.0	28.4	4.2	4.5	1.2	0.0	9.9	0.9	35.0	1.6	0.0	37.5	-
PHF	0.566	0.943	0.946	0.000	0.915	0.948	0.867	0.781	0.000	0.930	0.961	0.929	0.583	0.000	0.915	0.625	0.953	0.700	0.000	0.938	0.974
All Vehicles (no classification)	43	83	295	0	421	182	288	25	0	495	73	78	21	0	172	15	610	28	0	653	1741
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0

Bayer Becker
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Count Name: Erie and Michigan
Site Code: 23-0083
Start Date: 11/06/2024

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Michigan Avenue Southbound					Erie Avenue Westbound					Michigan Avenue Northbound					Erie Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:30 AM	6	4	2	0	12	5	222	8	0	235	6	11	3	0	20	5	109	5	0	119	386
7:45 AM	3	3	6	0	12	5	180	1	0	186	3	1	4	0	8	5	121	3	0	129	335
8:00 AM	10	0	6	0	16	8	180	6	0	194	1	0	0	0	1	5	71	1	0	77	288
8:15 AM	5	3	10	0	18	7	197	3	0	207	2	0	0	0	2	4	98	1	0	103	330
Total	24	10	24	0	58	25	779	18	0	822	12	12	7	0	31	19	399	10	0	428	1339
Approach %	41.4	17.2	41.4	0.0	-	3.0	94.8	2.2	0.0	-	38.7	38.7	22.6	0.0	-	4.4	93.2	2.3	0.0	-	-
Total %	1.8	0.7	1.8	0.0	4.3	1.9	58.2	1.3	0.0	61.4	0.9	0.9	0.5	0.0	2.3	1.4	29.8	0.7	0.0	32.0	-
PHF	0.600	0.625	0.600	0.000	0.806	0.781	0.877	0.563	0.000	0.874	0.500	0.273	0.438	0.000	0.388	0.950	0.824	0.500	0.000	0.829	0.867
All Vehicles (no classification)	24	10	24	0	58	25	779	18	0	822	12	12	7	0	31	19	399	10	0	428	1339
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0

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Count Name: Erie and Michigan
Site Code: 23-0083
Start Date: 11/06/2024

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Michigan Avenue Southbound					Erie Avenue Westbound					Michigan Avenue Northbound					Erie Avenue Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
4:30 PM	10	4	12	0	26	4	82	0	0	86	2	1	1	0	4	5	219	2	0	226	342
4:45 PM	4	2	15	0	21	6	70	1	0	77	6	6	0	0	12	1	220	1	0	222	332
5:00 PM	10	3	11	0	24	4	102	2	0	108	5	6	3	0	14	3	201	7	0	211	357
5:15 PM	9	2	4	0	15	1	107	1	0	109	3	1	2	0	6	3	216	8	0	227	357
Total	33	11	42	0	86	15	361	4	0	380	16	14	6	0	36	12	856	18	0	886	1388
Approach %	38.4	12.8	48.8	0.0	-	3.9	95.0	1.1	0.0	-	44.4	38.9	16.7	0.0	-	1.4	96.6	2.0	0.0	-	-
Total %	2.4	0.8	3.0	0.0	6.2	1.1	26.0	0.3	0.0	27.4	1.2	1.0	0.4	0.0	2.6	0.9	61.7	1.3	0.0	63.8	-
PHF	0.825	0.688	0.700	0.000	0.827	0.625	0.843	0.500	0.000	0.872	0.667	0.583	0.500	0.000	0.643	0.600	0.973	0.563	0.000	0.976	0.972
All Vehicles (no classification)	33	11	42	0	86	15	361	4	0	380	16	14	6	0	36	12	856	18	0	886	1388
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0

APPENDIX B

TRIP GENERATION EXCEPTS
&
NCHRP INTERNAL CAPTURE CALCULATIONS

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

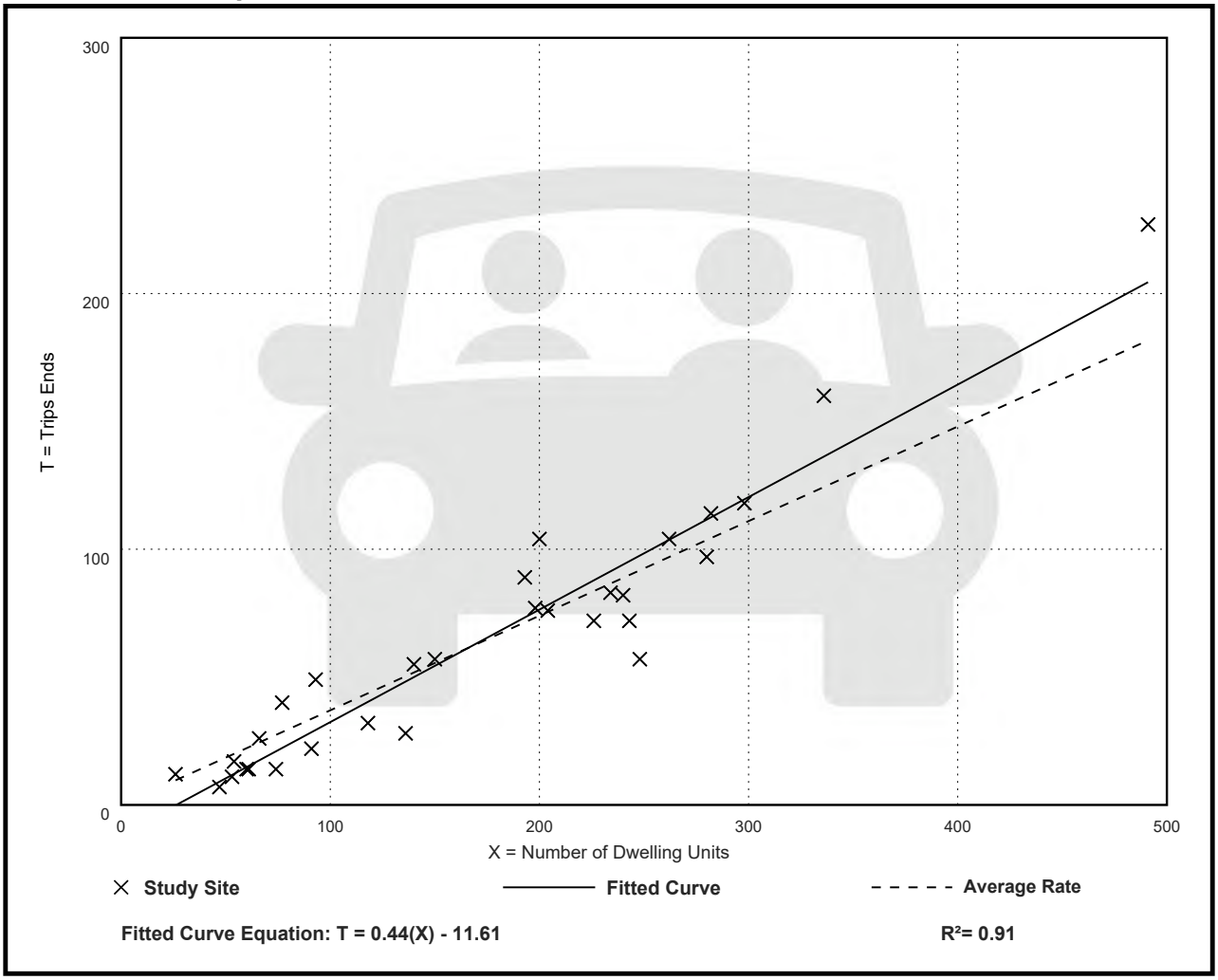
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

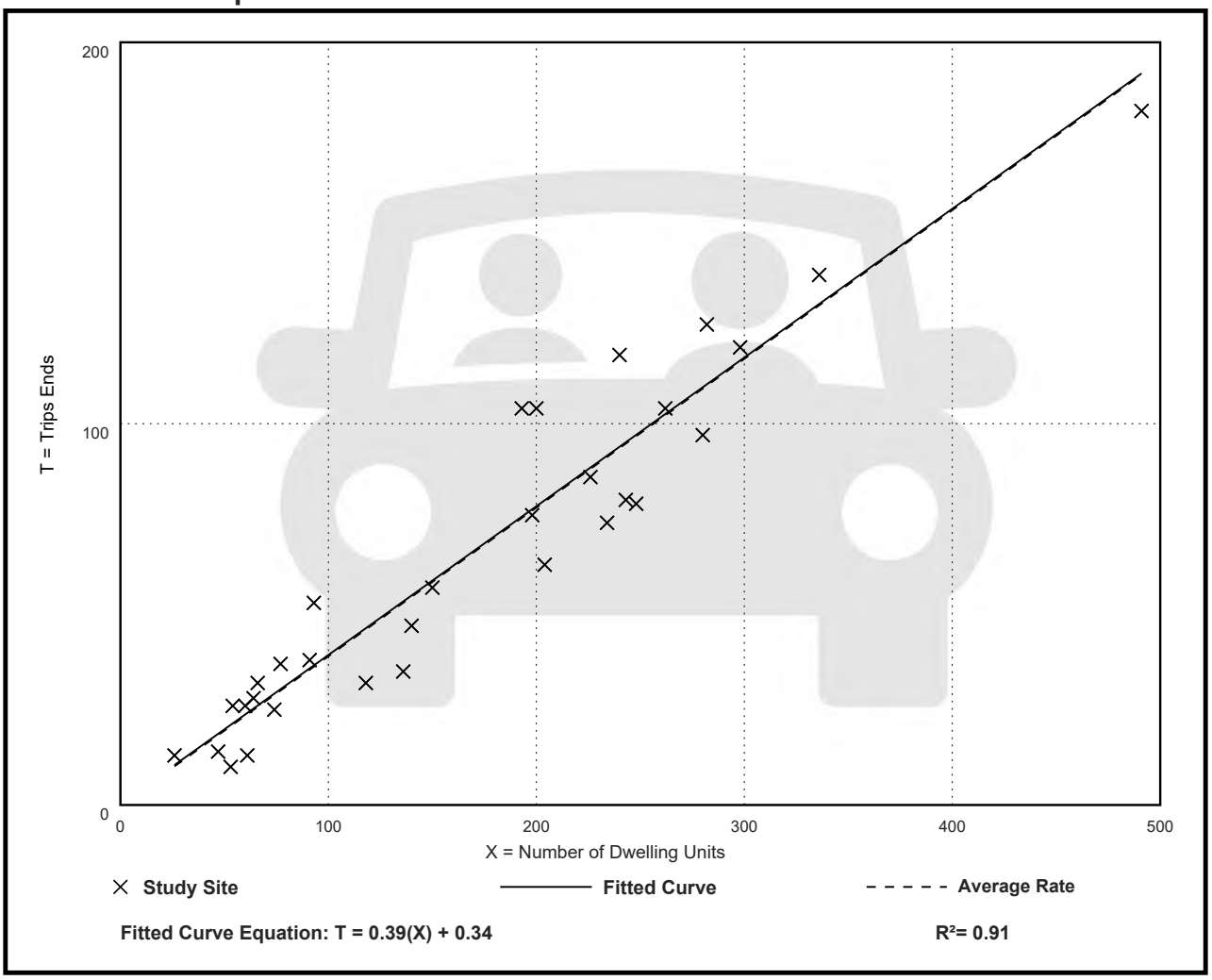
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Land Use: 310
Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

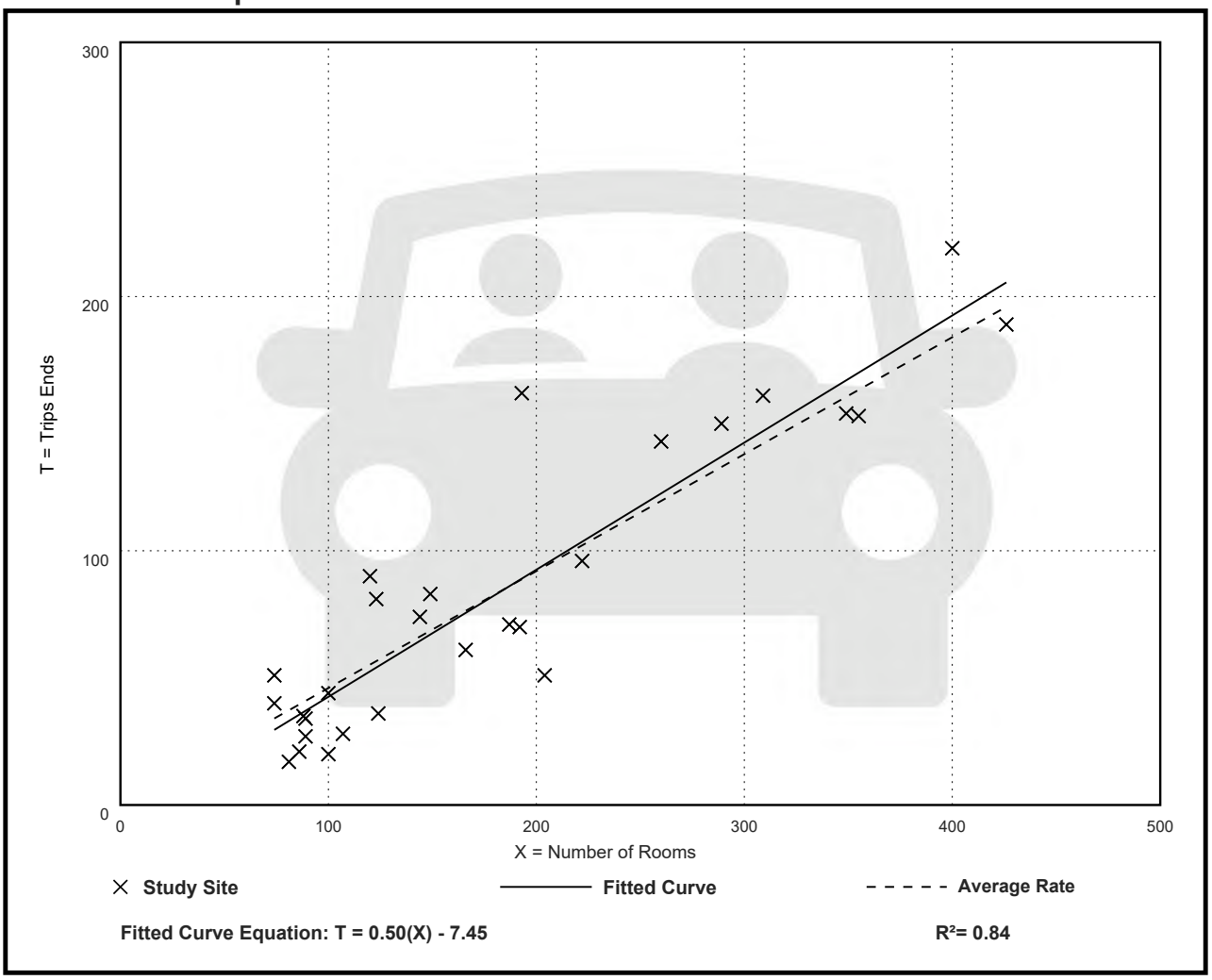
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.50(X) - 7.45

R^2= 0.84

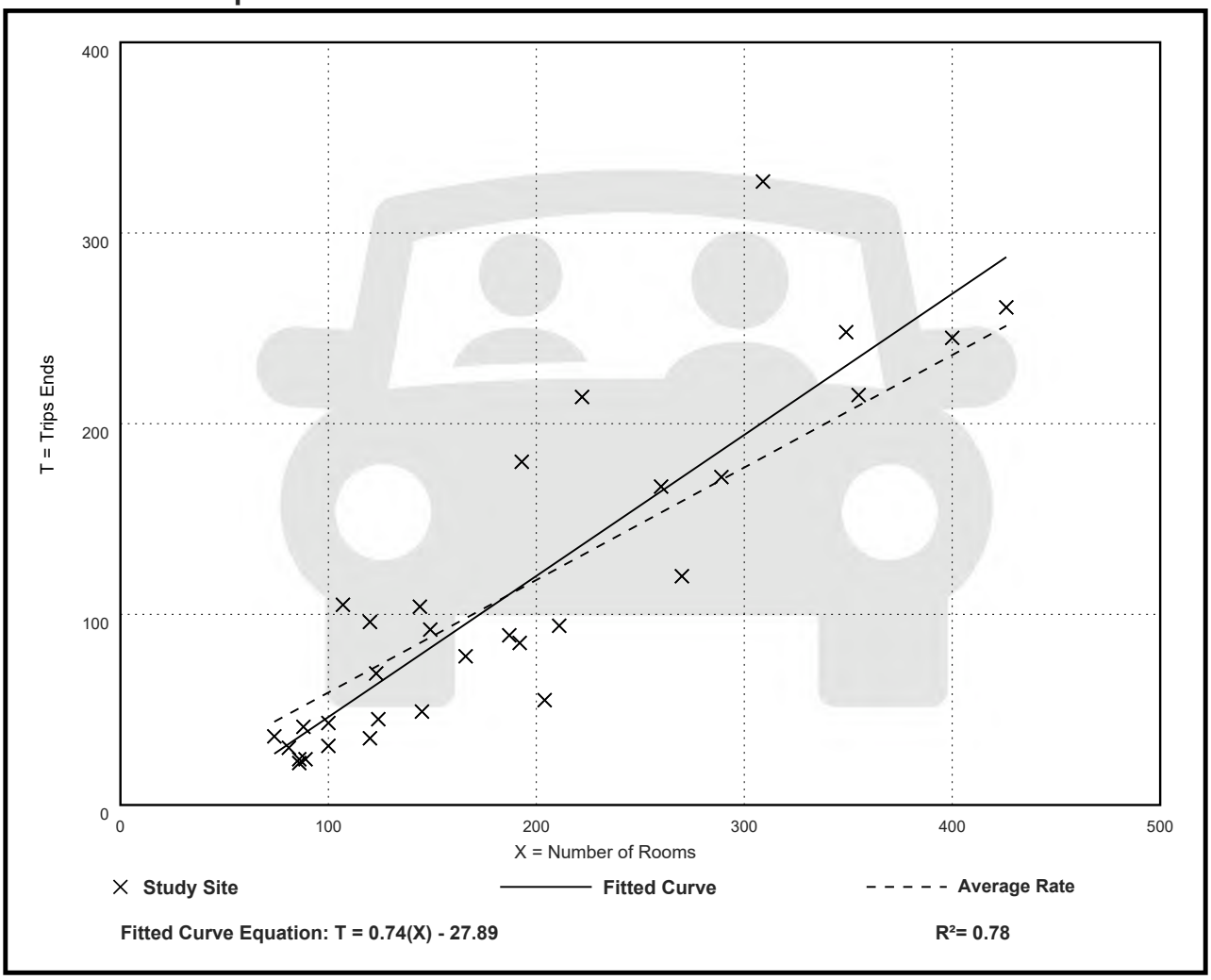
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

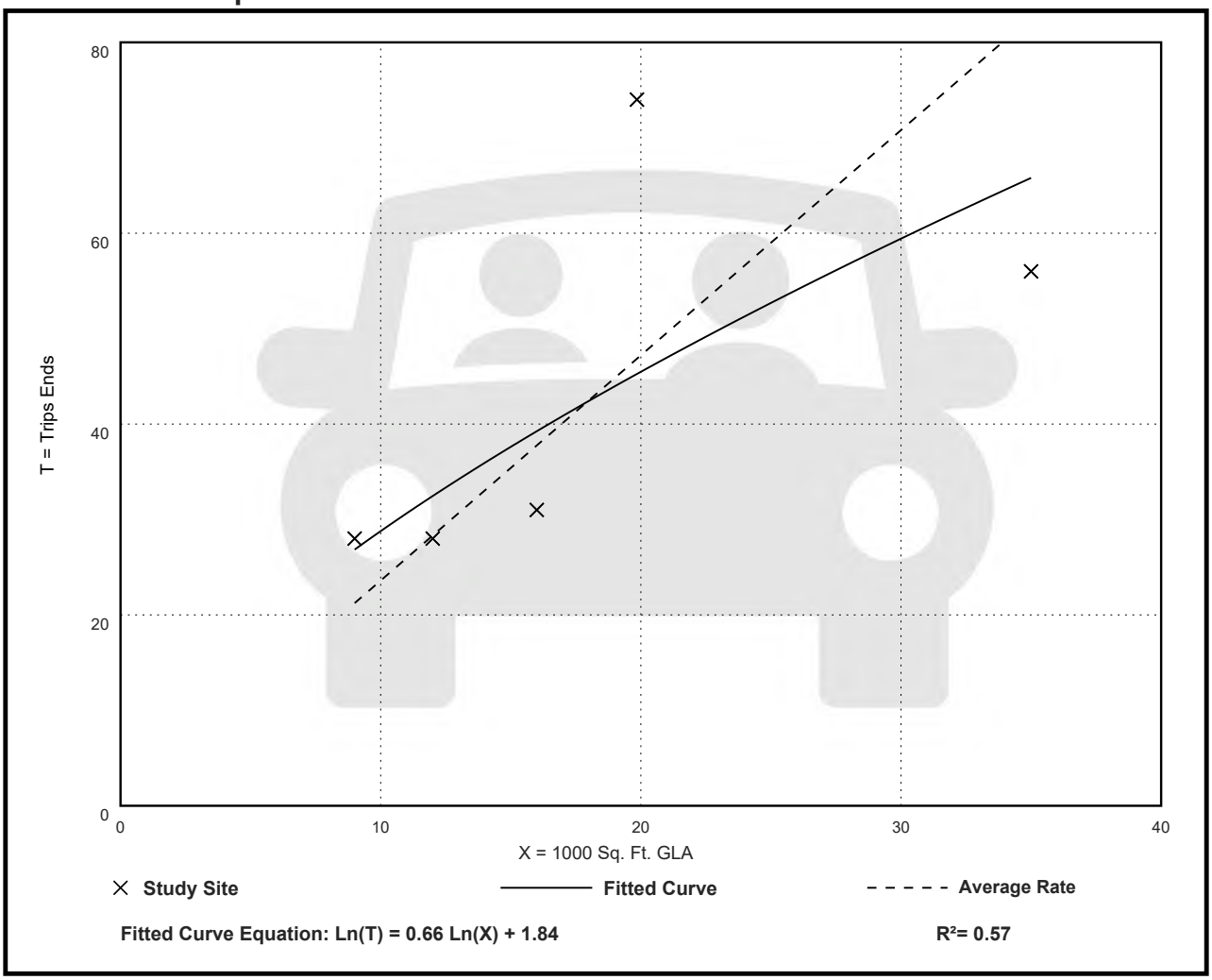
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

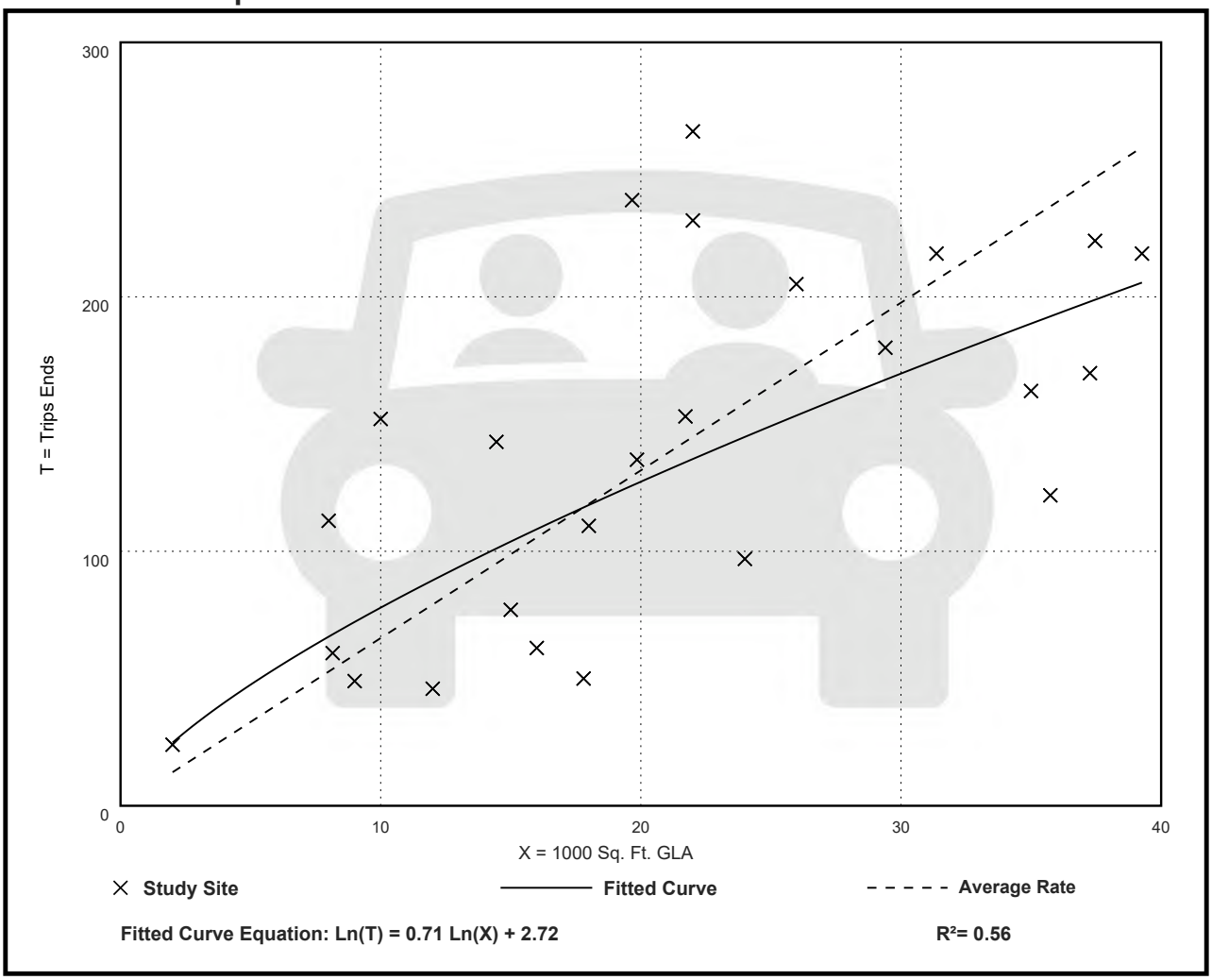
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Land Use: 930
Fast Casual Restaurant

Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less. Fine dining restaurant (Land Use 931), high-turnover (sit-down) restaurant (Land Use 932), and fast-food restaurant without drive-through window (Land Use 933) are related uses.

Additional Data

The fast casual restaurant study sites included in this land use did not have a drive-through window.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2010s in Minnesota, South Carolina, Washington, and Wisconsin.

Source Numbers

861, 869, 939, 959, 962, 1048

Fast Casual Restaurant
(930)

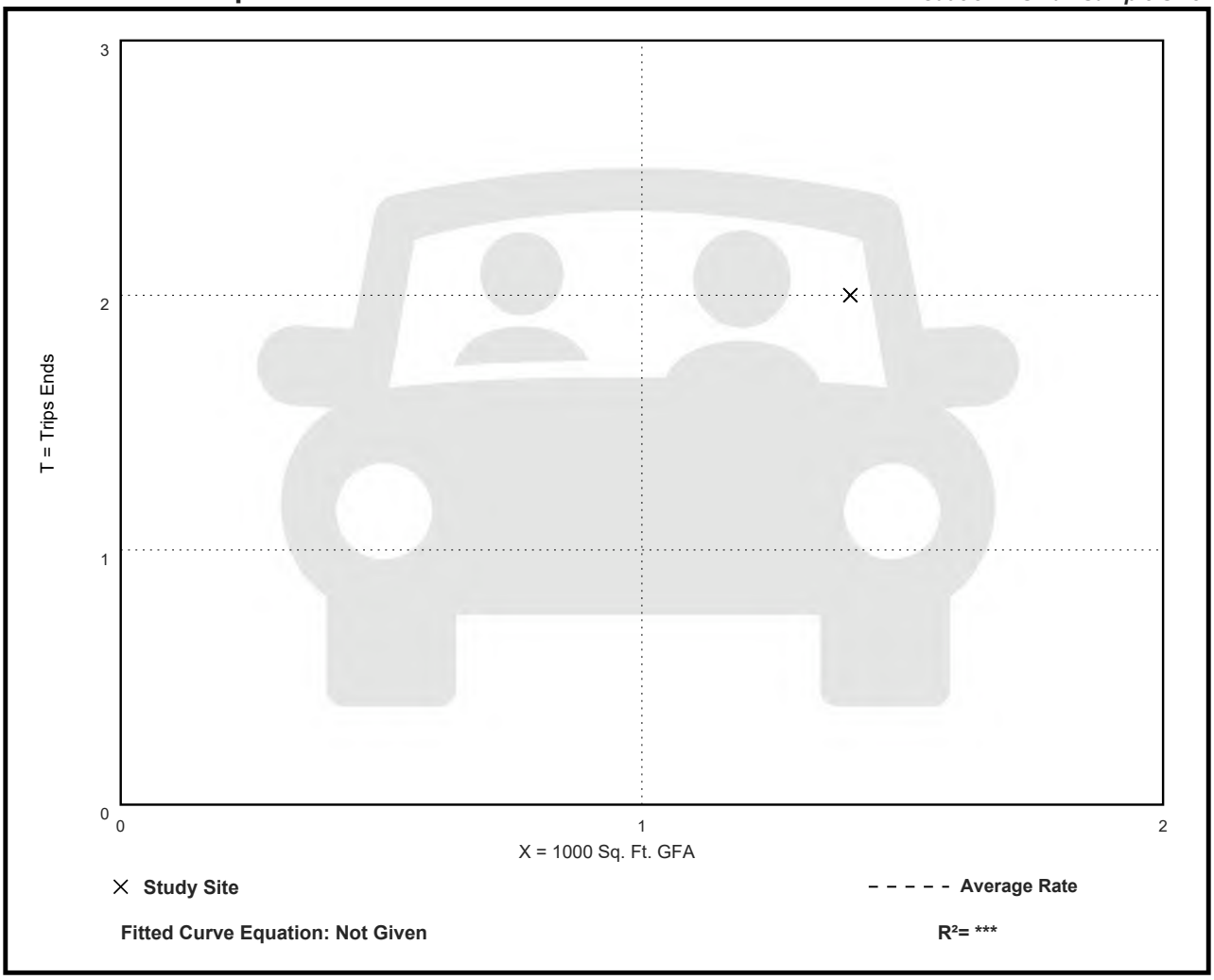
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.43	1.43 - 1.43	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

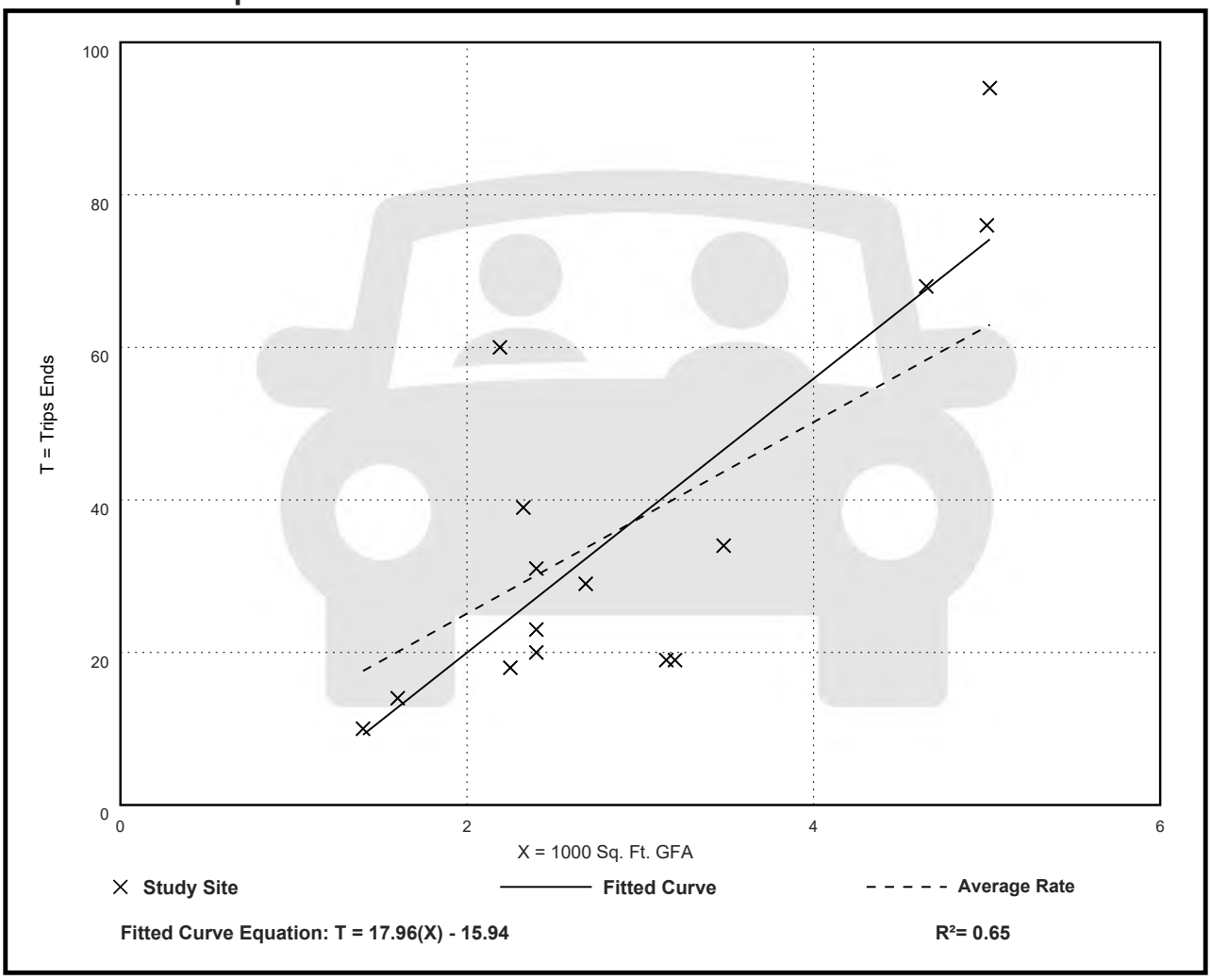
Fast Casual Restaurant
(930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

Data Plot and Equation



Fitted Curve Equation: T = 17.96(X) - 15.94

R^2= 0.65

Land Use: 931
Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

Additional Data

If the fine dining restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, New Jersey, and Utah.

Source Numbers

126, 260, 291, 301, 338, 339, 368, 437, 440, 976, 1053

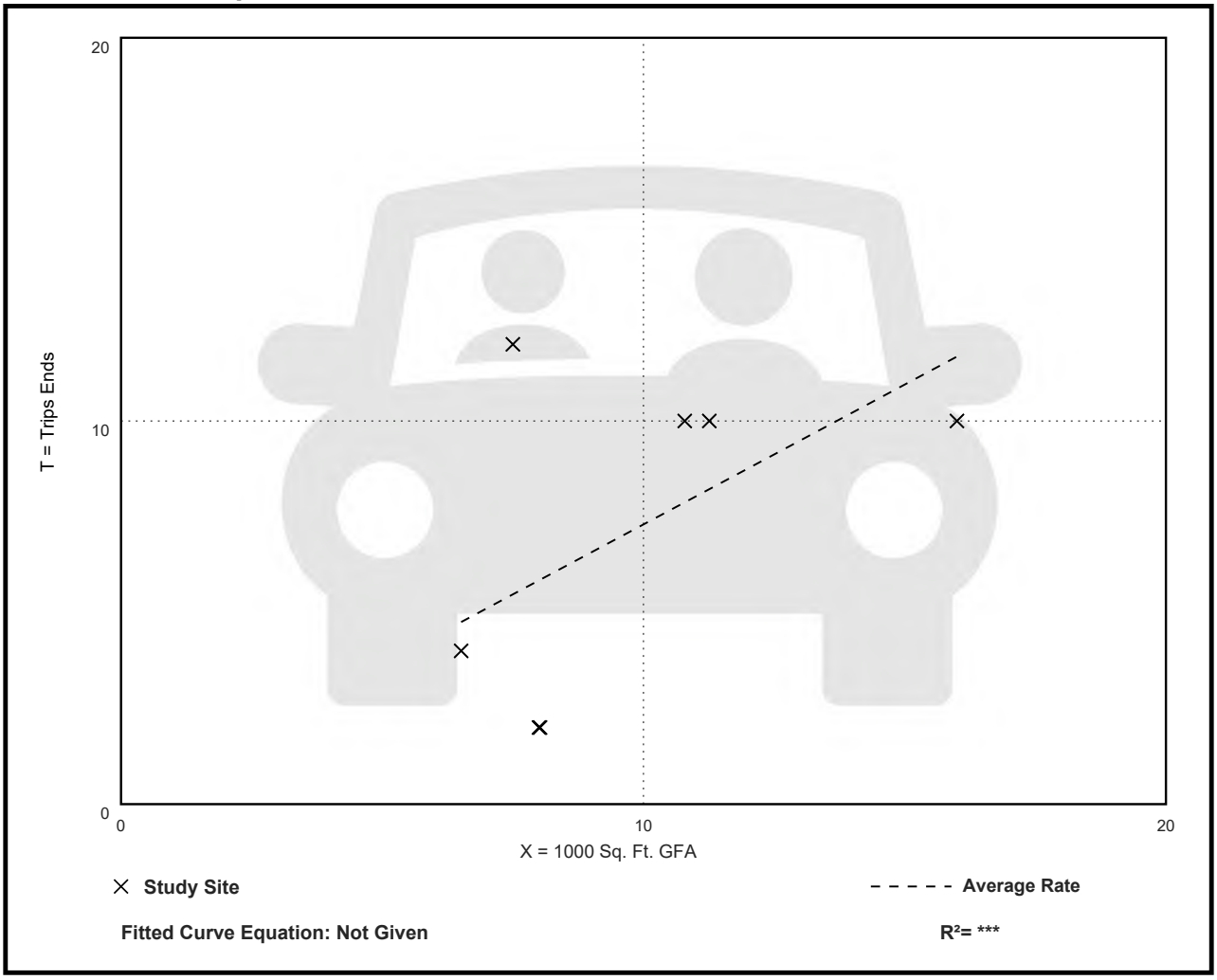
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.60	0.42

Data Plot and Equation



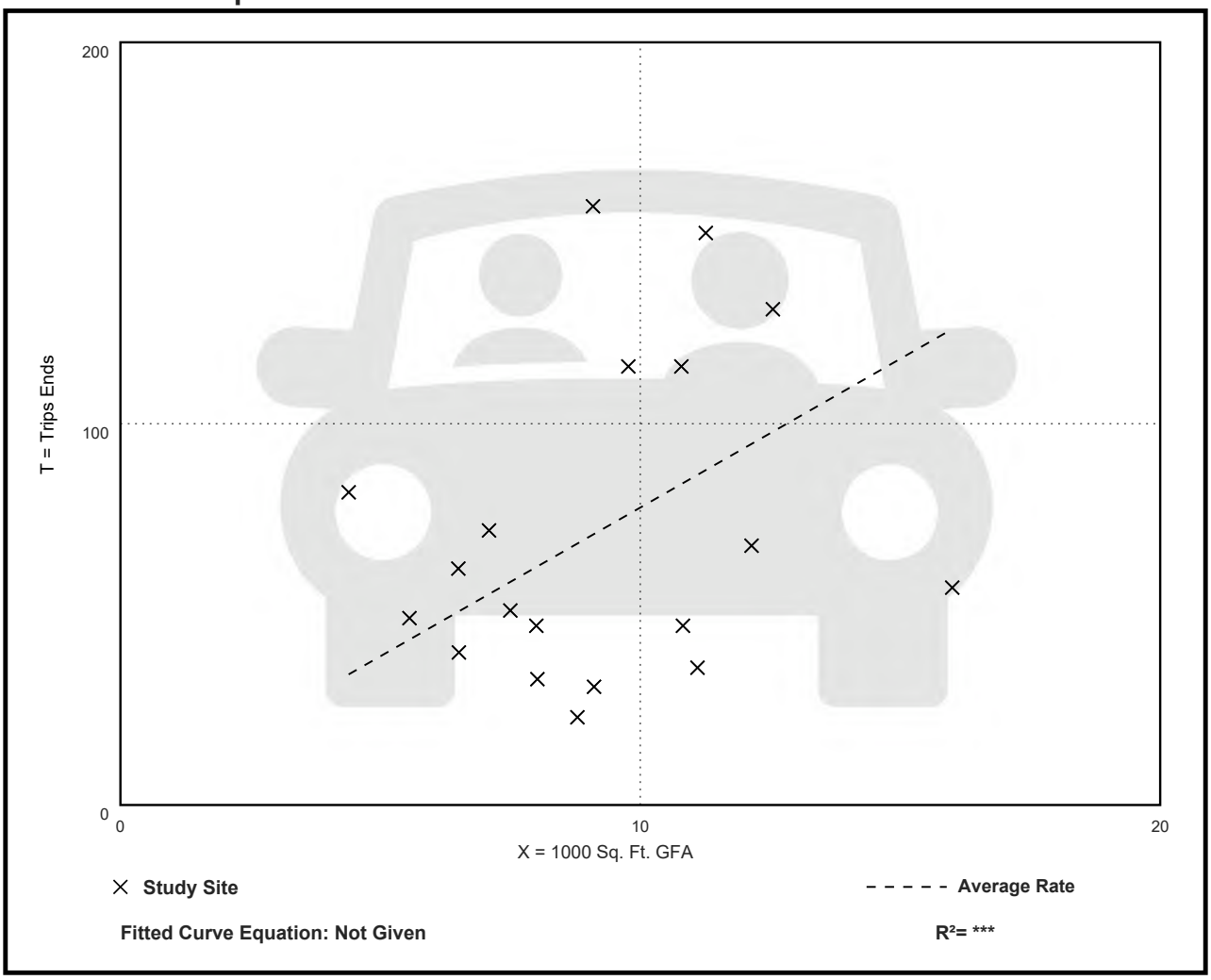
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Land Use: 971
Brewery Tap Room

Description

A brewery tap room is a designated area found in conjunction with a brewery in which customers can try samples of a brewery's products. These rooms are typically located on-site and can be used as a way to sell beer or related products directly to the customer. Depending on its size, a tap room can also be used to house social gatherings. A brewery tap room may also be used to facilitate complimentary tours of the brewery.

Additional Data

For the purposes of this land use, the independent variable "1,000 sq. foot gross floor area" refers to the square footage of the building that houses the tap room.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2010s in Florida and Minnesota.

Source Numbers

1047, 1053

Brewery Tap Room
(971)

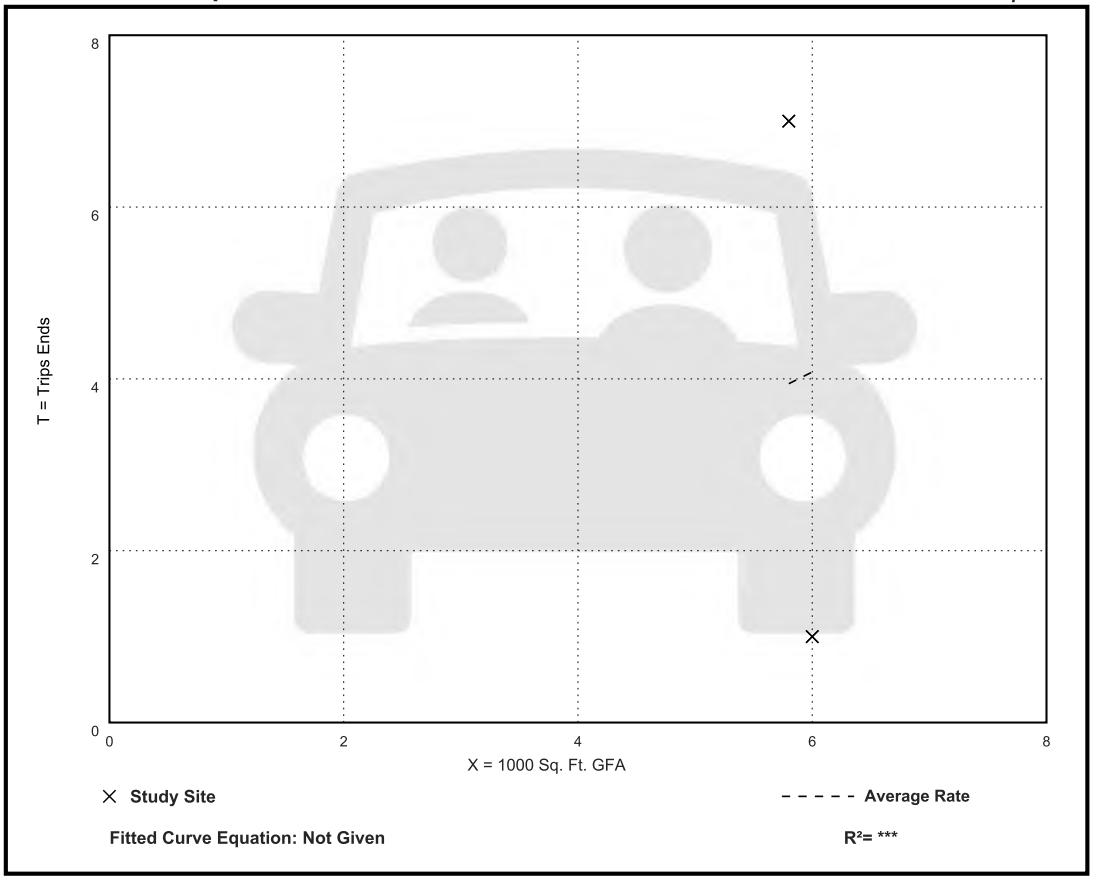
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.68	0.17 - 1.21	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Brewery Tap Room
(971)

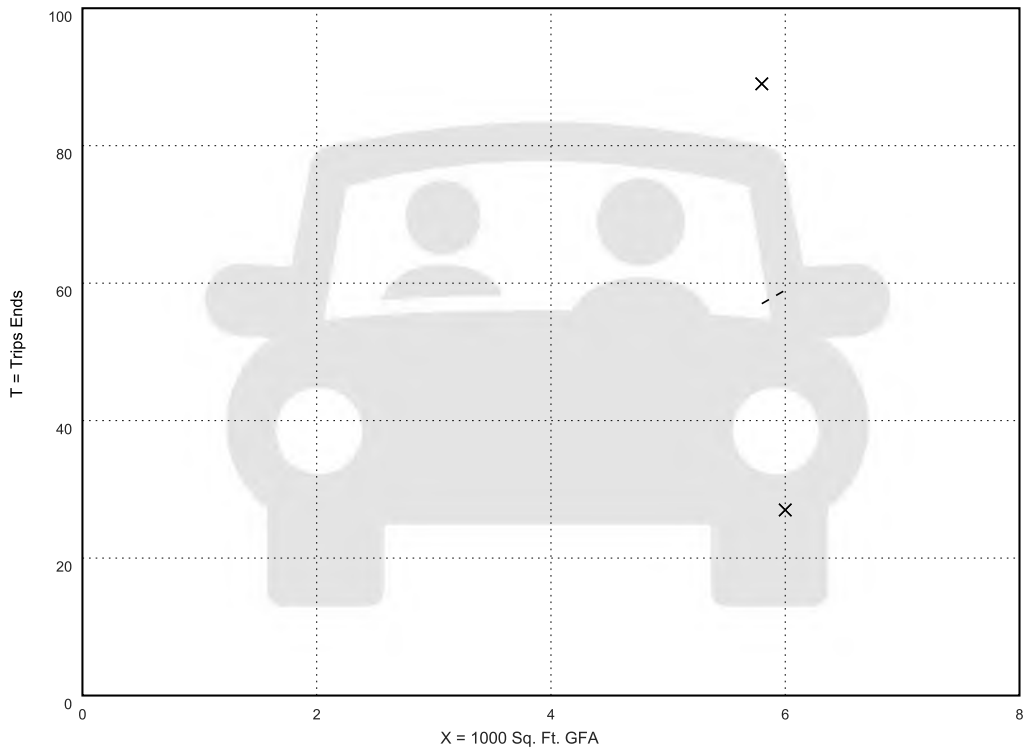
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.83	4.50 - 15.34	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Hyde Park Square Development	**Organization:**	Bayer Becker
Project Location:	Cincinnati, Ohio	**Performed By:**	WLW
Scenario Description:	Full Build	**Date:**	11/20/24
Analysis Year:	2027	**Checked By:**	EMR
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822	10,600	SF	30	18	12
Restaurant	930/931/971	14,300	SF	14	9	5
Cinema/Entertainment				0	0	0
Residential	221	182	DU	68	16	52
Hotel	310	90	RM	38	21	17
All Other Land Uses[2]				0	0	0
				150	64	86

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.00	0%	0%	1.00	0%	0%
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.00	0%	0%	1.00	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		2	0	0	0
Restaurant	0	1		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	2	0		0
Hotel	0	1	1	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	150	64	86
Internal Capture Percentage	11%	13%	9%
External Vehicle-Trips[5]	134	56	78
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	17%	17%
Restaurant	56%	20%
Cinema/Entertainment	N/A	N/A
Residential	0%	6%
Hotel	0%	12%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Hyde Park Square Development
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	18	18	1.00	12	12
Restaurant	1.00	9	9	1.00	5	5
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	16	16	1.00	52	52
Hotel	1.00	21	21	1.00	17	17

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	3		2	0	2	0
Restaurant	2	1		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	10	0		0
Hotel	13	2	2	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	2	0	0	0
Retail	0		5	0	0	0
Restaurant	0	1		0	1	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	3	2	0		0
Hotel	0	1	1	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	3	15	18	15	0	0
Restaurant	5	4	9	4	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	16	16	16	0	0
Hotel	0	21	21	21	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	2	10	12	10	0	0
Restaurant	1	4	5	4	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	49	52	49	0	0
Hotel	2	15	17	15	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Hyde Park Square Development	**Organization:**	Bayer Becker
Project Location:	Cincinnati, Ohio	**Performed By:**	WLW
Scenario Description:	Full Build	**Date:**	11/20/24
Analysis Year:	2027	**Checked By:**	EMR
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822	10,600	SF	81	41	40
Restaurant	930/931/971	14,300	SF	161	93	68
Cinema/Entertainment				0	0	0
Residential	221	182	DU	71	43	28
Hotel	310	90	RM	39	20	19
All Other Land Uses[2]				0	0	0
				352	197	155

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		12	0	10	2
Restaurant	0	21		0	7	5
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	6	0		1
Hotel	0	1	5	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	352	197	155
Internal Capture Percentage	42%	38%	48%
External Vehicle-Trips[5]	204	123	81
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	63%	60%
Restaurant	25%	49%
Cinema/Entertainment	N/A	N/A
Residential	40%	39%
Hotel	40%	32%

[1] Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2] Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3] Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4] Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-P, 9-P (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5] Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6] Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Hyde Park Square Development
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	41	41	1.00	40	40
Restaurant	1.00	93	93	1.00	68	68
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	43	43	1.00	28	28
Hotel	1.00	20	20	1.00	19	19

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	1		12	2	10	2
Restaurant	2	28		5	12	5
Cinema/Entertainment	0	0	0		0	0
Residential	1	12	6	0		1
Hotel	0	3	13	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	2	0	2	0
Retail	0		27	0	20	3
Restaurant	0	21		0	7	14
Cinema/Entertainment	0	2	3		2	0
Residential	0	4	13	0		2
Hotel	0	1	5	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	26	15	41	15	0	0
Restaurant	23	70	93	70	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	17	26	43	26	0	0
Hotel	8	12	20	12	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	24	16	40	16	0	0
Restaurant	33	35	68	35	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	11	17	28	17	0	0
Hotel	6	13	19	13	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

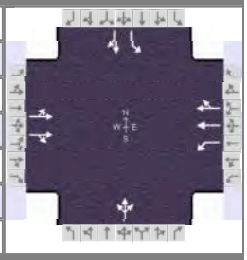
APPENDIX C

HCS INTERSECTION LOS CAPACITY ANALYSIS CALCULATIONS & BACK OF QUEUE LANE LENGTH RESULTS

2024 EXISTING CONDITIONS AM AND PM PEAK HOUR

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2024 Build AM.xus		
Project Description	Existing Conditions				

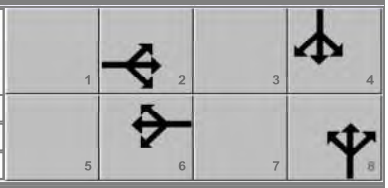


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	20	230	34	40	506	265	6	227	35	162	207	40

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	27.0	31.0	0.0	0.0	0.0	0.0
Yellow	3.4	3.0	0.0	0.0	0.0	0.0
Red	2.6	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		6.0		8.0		6.0
Phase Duration, s		33.0		33.0		37.0		37.0
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s						9.3		18.0
Green Extension Time (g_e), s		0.0		0.0		1.5		1.4
Phase Call Probability						1.00		1.00
Max Out Probability						0.00		0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	155		153	43	444	394		291		176	268	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1525		1657	1110	1900	1679		1849		1112	1846	
Queue Service Time (g_s), s	0.3		4.4	1.9	13.1	13.2		0.0		8.7	6.6	
Cycle Queue Clearance Time (g_c), s	13.5		4.4	6.3	13.1	13.2		7.3		16.0	6.6	
Green Ratio (*g/C*)	0.39		0.39	0.39	0.39	0.39		0.44		0.44	0.44	
Capacity (*c*), veh/h	647		639	461	733	648		871		480	818	
Volume-to-Capacity Ratio (*X*)	0.240		0.240	0.094	0.606	0.608		0.334		0.367	0.328	
Back of Queue (*Q*), ft/ln (95 th percentile)	74		74	23	246	227		131		105	120	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0		3.0	0.9	9.9	9.1		5.2		4.2	4.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.57	0.00	0.00		0.00		1.40	0.00	
Uniform Delay (d_1), s/veh	14.4		14.6	16.7	17.2	17.3		12.9		18.2	12.7	
Incremental Delay (d_2), s/veh	0.9		0.9	0.4	3.7	4.2		1.0		2.2	1.1	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.3		15.4	17.1	20.9	21.5		13.9		20.3	13.8	
Level of Service (LOS)	B		B	B	C	C		B		C	B	
Approach Delay, s/veh / LOS	15.4	B		21.0	C		13.9	B		16.4	B	
Intersection Delay, s/veh / LOS	18.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.68	B	1.90	B	2.25	B	2.08	B
Bicycle LOS Score / LOS	0.74	A	1.21	A	0.97	A	1.22	A

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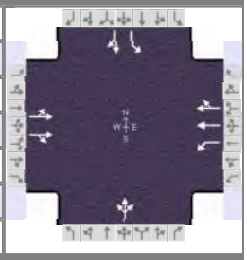
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2024 Ex PM.xus		
Project Description	Existing Conditions				

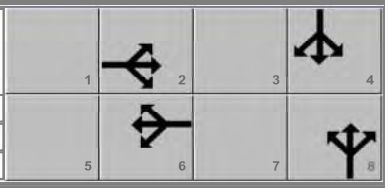


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	38	594	39	45	213	150	20	260	50	238	317	49

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	27.0	31.0	0.0	0.0	0.0	0.0
Yellow	3.4	3.0	0.0	0.0	0.0	0.0
Red	2.6	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		6.0		8.0		6.0
Phase Duration, s		33.0		33.0		37.0		37.0
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g_s), s						11.4		27.0
Green Extension Time (g_e), s		0.0		0.0		2.3		1.2
Phase Call Probability						1.00		1.00
Max Out Probability						0.01		0.81

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	378		352	49	207	188		359		259	398	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1798		1692	766	1900	1643		1807		1060	1855	
Queue Service Time (g_s), s	0.0		11.3	3.7	5.3	5.5		0.0		15.6	10.6	
Cycle Queue Clearance Time (g_c), s	10.7		11.3	15.0	5.3	5.5		9.4		25.0	10.6	
Green Ratio (*g/C*)	0.39		0.39	0.39	0.39	0.39		0.44		0.44	0.44	
Capacity (*c*), veh/h	751		653	275	733	634		855		430	822	
Volume-to-Capacity Ratio (*X*)	0.503		0.539	0.178	0.282	0.296		0.420		0.601	0.484	
Back of Queue (*Q*), ft/ln (95 th percentile)	205		199	33	101	94		170		191	195	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.2		8.0	1.3	4.0	3.7		6.8		7.7	7.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.82	0.00	0.00		0.00		2.55	0.00	
Uniform Delay (d_1), s/veh	16.5		16.7	22.5	14.8	14.9		13.5		22.1	13.8	
Incremental Delay (d_2), s/veh	2.4		3.2	1.4	1.0	1.2		1.5		6.1	2.0	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (*d*), s/veh	18.9		19.8	23.9	15.8	16.1		15.0		28.2	15.9	
Level of Service (LOS)	B		B	C	B	B		B		C	B	
Approach Delay, s/veh / LOS	19.3	B		16.8	B		15.0	B		20.7	C	
Intersection Delay, s/veh / LOS	18.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.68	B	1.90	B	2.25	B	2.08	B
Bicycle LOS Score / LOS	1.09	A	0.85	A	1.08	A	1.57	B

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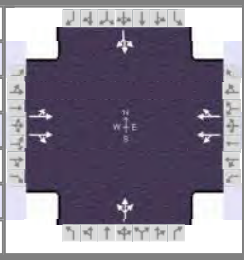
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Michigan Avenue	File Name	Erie & Michigan - 2024 Build AM.xus		
Project Description	Existing Conditions				

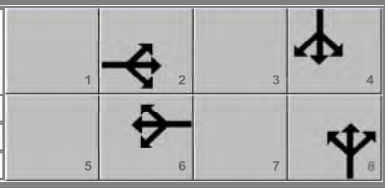


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	399	19	18	779	25	7	12	12	24	10	24

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	37.0	22.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	0.0	0.0	0.0	0.0
Red	2.0	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		8.0		8.0		8.0
Phase Duration, s		42.0		42.0		28.0		28.0
Change Period, ($Y+R_c$), s		5.0		5.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s						2.9		3.8
Green Extension Time (g_e), s		0.0		0.0		0.1		0.1
Phase Call Probability						1.00		1.00
Max Out Probability						0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	243		222	467		426		34			63	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1848		1701	1869		1709		1687			1585	
Queue Service Time (g_s), s	0.0		5.0	0.0		11.0		0.0			0.0	
Cycle Queue Clearance Time (g_c), s	4.8		5.0	10.8		11.0		0.9			1.8	
Green Ratio (*g/C*)	0.53		0.53	0.53		0.53		0.31			0.31	
Capacity (*c*), veh/h	1031		899	1041		904		593			571	
Volume-to-Capacity Ratio (*X*)	0.236		0.247	0.449		0.472		0.057			0.110	
Back of Queue (*Q*), ft/ln (95 th percentile)	82		77	187		174		17			33	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3		3.1	7.5		7.0		0.7			1.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.00		0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	8.9		8.9	10.3		10.4		16.8			17.1	
Incremental Delay (d_2), s/veh	0.5		0.7	1.4		1.8		0.2			0.4	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0		0.0		0.0			0.0	
Control Delay (*d*), s/veh	9.5		9.6	11.7		12.1		17.0			17.5	
Level of Service (LOS)	A		A	B		B		B			B	
Approach Delay, s/veh / LOS	9.5	A		11.9	B		17.0	B		17.5	B	
Intersection Delay, s/veh / LOS	11.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.65	B	2.10	B	2.10	B
Bicycle LOS Score / LOS	0.87	A	1.22	A	0.54	A	0.59	A

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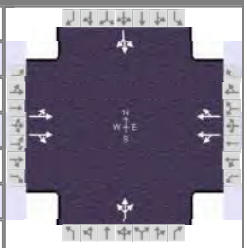
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Michigan Avenue	File Name	Erie & Michigan - 2024 Build PM.xus		
Project Description	Existing Conditions				

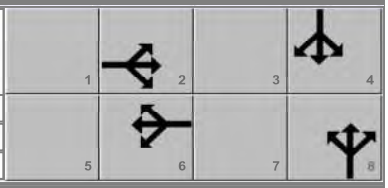


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	18	856	12	4	361	15	6	14	16	42	11	33

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	37.0	22.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	0.0	0.0	0.0	0.0
Red	2.0	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		8.0		8.0		8.0
Phase Duration, s		42.0		42.0		28.0		28.0
Change Period, ($Y+R_c$), s		5.0		5.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s						3.1		4.8
Green Extension Time (g_e), s		0.0		0.0		0.2		0.2
Phase Call Probability						1.00		1.00
Max Out Probability						0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	503		461	217		196		39			93	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1873		1720	1885		1704		1700			1551	
Queue Service Time (g_s), s	0.0		12.1	0.0		4.3		0.0			0.7	
Cycle Queue Clearance Time (g_c), s	11.9		12.1	4.3		4.3		1.1			2.8	
Green Ratio (*g/C*)	0.53		0.53	0.53		0.53		0.31			0.31	
Capacity (*c*), veh/h	1044		909	1049		900		594			564	
Volume-to-Capacity Ratio (*X*)	0.482		0.506	0.207		0.218		0.066			0.166	
Back of Queue (*Q*), ft/ln (95 th percentile)	203		193	72		67		20			50	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.1		7.7	2.9		2.7		0.8			2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.00		0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	10.6		10.6	8.8		8.8		16.8			17.4	
Incremental Delay (d_2), s/veh	1.6		2.0	0.4		0.6		0.2			0.6	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0		0.0		0.0			0.0	
Control Delay (*d*), s/veh	12.2		12.6	9.2		9.3		17.0			18.0	
Level of Service (LOS)	B		B	A		A		B			B	
Approach Delay, s/veh / LOS	12.4	B		9.3	A		17.0	B		18.0	B	
Intersection Delay, s/veh / LOS	12.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.65	B	2.10	B	2.10	B
Bicycle LOS Score / LOS	1.28	A	0.83	A	0.55	A	0.64	A

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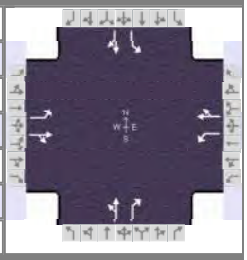
HCS Signalized Intersection Results Summary

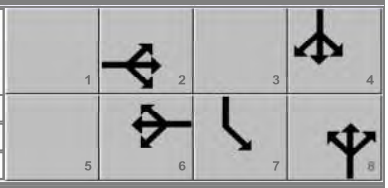
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	Dec 10, 2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Edwards Road (SR 561)	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Observatory Avenue	File Name	Edwards & Observatory - 2024 Ex AM.xus		
Project Description	Existing Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	19	339	23	30	527	186	35	92	48	162	58	68

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	31.0	6.0	18.0	0.0	0.0	0.0
Yellow	3.2	3.0	3.2	0.0	0.0	0.0
Red	1.8	2.0	1.8	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8	7	4
Case Number		6.0		6.0		7.3	1.0	4.0
Phase Duration, s		36.0		36.0		23.0	11.0	34.0
Change Period, ($Y+R_c$), s		5.0		5.0		5.0	5.0	5.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2	3.1	3.2
Queue Clearance Time (g_s), s						6.1	6.7	5.5
Green Extension Time (g_e), s		0.0		0.0		0.5	0.0	0.6
Phase Call Probability						1.00	1.00	1.00
Max Out Probability						0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	21	393		33	775			138	52	176	137	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	707	1879		1006	1815			1735	1610	1810	1732	
Queue Service Time (g_s), s	1.9	10.3		1.7	29.1			0.0	1.7	4.7	3.5	
Cycle Queue Clearance Time (g_c), s	31.0	10.3		12.0	29.1			4.1	1.7	4.7	3.5	
Green Ratio (*g/C*)	0.44	0.44		0.44	0.44			0.26	0.26	0.37	0.41	
Capacity (*c*), veh/h	122	832		400	804			512	414	520	717	
Volume-to-Capacity Ratio (*X*)	0.169	0.473		0.082	0.964			0.270	0.126	0.339	0.191	
Back of Queue (*Q*), ft/ln (95 th percentile)	20	196		18	568			86	31	91	61	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	7.8		0.7	22.7			3.4	1.2	3.6	2.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.14	0.00		0.20	0.00			0.00	0.42	0.91	0.00	
Uniform Delay (d_1), s/veh	34.1	13.7		18.0	19.0			20.8	20.0	15.6	13.0	
Incremental Delay (d_2), s/veh	3.0	1.9		0.4	24.2			1.3	0.6	1.8	0.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0			0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	37.1	15.7		18.4	43.1			22.1	20.6	17.4	13.6	
Level of Service (LOS)	D	B		B	D			C	C	B	B	
Approach Delay, s/veh / LOS	16.7	B		42.1	D		21.7	C		15.7	B	
Intersection Delay, s/veh / LOS	29.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.92	B	1.90	B
Bicycle LOS Score / LOS	1.17	A	1.82	B	0.80	A	1.00	A

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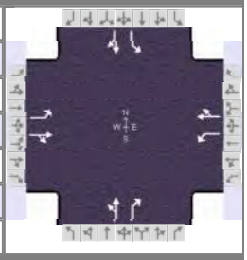
HCS Signalized Intersection Results Summary

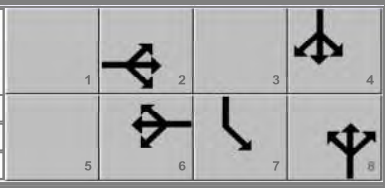
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	Dec 10, 2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Edwards Road (SR 561)	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Observatory Avenue	File Name	Edwards & Observatory - 2024 Ex PM.xus		
Project Description	Existing Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	28	610	15	25	288	182	21	78	73	295	83	43

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	26.0	11.0	18.0	0.0	0.0	0.0
Yellow	3.2	3.0	3.2	0.0	0.0	0.0
Red	1.8	2.0	1.8	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8	7	4
Case Number		6.0		6.0		7.3	1.0	4.0
Phase Duration, s		31.0		31.0		23.0	16.0	39.0
Change Period, ($Y+R_c$), s		5.0		5.0		5.0	5.0	5.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2	3.1	3.2
Queue Clearance Time (g_s), s						5.1	10.4	5.0
Green Extension Time (g_e), s		0.0		0.0		0.5	0.0	0.6
Phase Call Probability						1.00	1.00	1.00
Max Out Probability						0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	30	679		27	511			108	79	321	137	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	903	1892		773	1776			1786	1610	1810	1790	
Queue Service Time (g_s), s	2.2	24.7		1.3	17.8			0.0	2.7	8.4	3.0	
Cycle Queue Clearance Time (g_c), s	19.9	24.7		26.0	17.8			3.1	2.7	8.4	3.0	
Green Ratio (*g/C*)	0.37	0.37		0.37	0.37			0.26	0.26	0.44	0.49	
Capacity (*c*), veh/h	209	703		118	660			521	414	671	869	
Volume-to-Capacity Ratio (*X*)	0.146	0.967		0.231	0.774			0.206	0.192	0.478	0.158	
Back of Queue (*Q*), ft/ln (95 th percentile)	24	537		27	324			65	49	155	50	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	21.5		1.1	13.0			2.6	1.9	6.2	2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00		0.30	0.00			0.00	0.65	1.55	0.00	
Uniform Delay (d_1), s/veh	28.2	21.6		34.6	19.4			20.5	20.3	13.5	10.0	
Incremental Delay (d_2), s/veh	1.5	26.7		4.5	8.6			0.9	1.0	2.4	0.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0			0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	29.7	48.3		39.2	28.0			21.4	21.3	15.9	10.4	
Level of Service (LOS)	C	D		D	C			C	C	B	B	
Approach Delay, s/veh / LOS	47.5	D		28.6	C		21.4	C		14.2	B	
Intersection Delay, s/veh / LOS	31.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.92	B	1.89	B
Bicycle LOS Score / LOS	1.66	B	1.38	A	0.80	A	1.24	A

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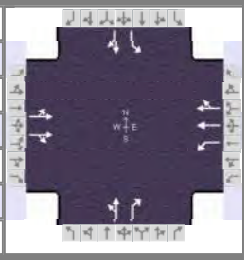
2027 BUILD CONDITIONS
AM AND PM PEAK HOUR

ALTERNATIVE 1

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2027 B AM-Alt 1.xus		
Project Description	Future Traffic, Modified Geometry - Alt 1				

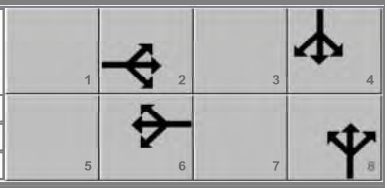


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	20	230	39	40	506	265	21	241	35	162	215	40

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	35.0	23.0	0.0	0.0	0.0	0.0
Yellow	3.4	3.0	0.0	0.0	0.0	0.0
Red	2.6	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		6.0		7.0		6.0
Phase Duration, s		41.0		41.0		29.0		29.0
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s						10.3		20.4
Green Extension Time (g_e), s		0.0		0.0		1.5		0.6
Phase Call Probability						1.00		1.00
Max Out Probability						0.02		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	161		153	43	444	394		285	38	176	277	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1648		1647	1104	1900	1679		1852	1610	1135	1848	
Queue Service Time (g_s), s	0.0		3.6	1.6	10.7	10.7		0.0	1.1	10.2	8.3	
Cycle Queue Clearance Time (g_c), s	3.2		3.6	5.2	10.7	10.7		8.3	1.1	18.4	8.3	
Green Ratio (*g/C*)	0.50		0.50	0.50	0.50	0.50		0.33	0.33	0.33	0.33	
Capacity (*c*), veh/h	882		824	598	950	839		664	529	341	607	
Volume-to-Capacity Ratio (*X*)	0.182		0.186	0.073	0.468	0.469		0.429	0.072	0.516	0.457	
Back of Queue (*Q*), ft/ln (95 th percentile)	57		55	17	191	172		167	19	138	165	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3		2.2	0.7	7.7	6.9		6.7	0.8	5.5	6.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.43	0.00	0.00		0.00	0.00	1.84	0.00	
Uniform Delay (d_1), s/veh	9.6		9.6	11.1	11.4	11.4		18.6	16.2	25.8	18.6	
Incremental Delay (d_2), s/veh	0.5		0.5	0.2	1.7	1.9		2.0	0.3	5.5	2.5	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	10.0		10.1	11.3	13.1	13.3		20.6	16.4	31.3	21.0	
Level of Service (LOS)	B		B	B	B	B		C	B	C	C	
Approach Delay, s/veh / LOS	10.1	B		13.1	B		20.1	C		25.0	C	
Intersection Delay, s/veh / LOS	16.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	1.88	B	2.27	B	2.10	B
Bicycle LOS Score / LOS	0.75	A	1.21	A	1.02	A	1.24	A

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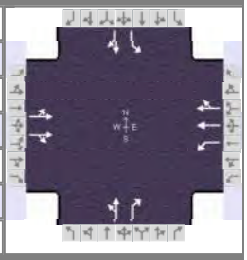
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2027 B PM-Alt 1.xus		
Project Description	Future Traffic, Ex. Geometry - Alt 1				

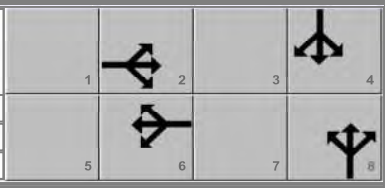


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	38	594	65	45	213	150	27	271	50	238	341	49

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	28.0	30.0	0.0	0.0	0.0	0.0
Yellow	3.4	3.0	0.0	0.0	0.0	0.0
Red	2.6	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		6.0		7.0		6.0
Phase Duration, s		34.0		34.0		36.0		36.0
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g_s), s						10.2		25.0
Green Extension Time (g_e), s		0.0		0.0		2.4		1.4
Phase Call Probability						1.00		1.00
Max Out Probability						0.01		0.61

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	395		363	49	207	188		324	54	259	424	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1803		1670	747	1900	1643		1823	1610	1102	1858	
Queue Service Time (g_s), s	0.0		11.6	3.8	5.1	5.4		0.0	1.4	14.8	11.8	
Cycle Queue Clearance Time (g_c), s	11.0		11.6	15.4	5.1	5.4		8.2	1.4	23.0	11.8	
Green Ratio (*g/C*)	0.40		0.40	0.40	0.40	0.40		0.43	0.43	0.43	0.43	
Capacity (*c*), veh/h	778		668	277	760	657		838	690	446	796	
Volume-to-Capacity Ratio (*X*)	0.508		0.543	0.176	0.272	0.286		0.387	0.079	0.580	0.532	
Back of Queue (*Q*), ft/ln (95 th percentile)	209		201	33	98	90		155	22	187	215	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.3		8.0	1.3	3.9	3.6		6.2	0.9	7.5	8.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.81	0.00	0.00		0.00	0.00	2.49	0.00	
Uniform Delay (d_1), s/veh	15.9		16.1	22.0	14.1	14.2		13.8	11.8	21.7	14.8	
Incremental Delay (d_2), s/veh	2.4		3.1	1.4	0.9	1.1		1.3	0.2	5.4	2.5	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	18.3		19.2	23.4	15.0	15.3		15.1	12.1	27.1	17.3	
Level of Service (LOS)	B		B	C	B	B		B	B	C	B	
Approach Delay, s/veh / LOS	18.7	B		16.1	B		14.7	B		21.1	C	
Intersection Delay, s/veh / LOS	18.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	2.25	B	2.09	B
Bicycle LOS Score / LOS	1.11	A	0.85	A	1.11	A	1.61	B

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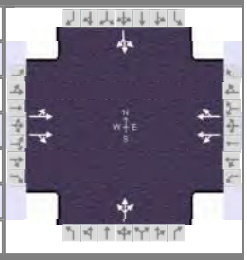
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Michigan Avenue	File Name	Erie & Michigan - 2027 B AM-Alt 1-3.xus		
Project Description	Future Traffic, Ex. Geometry				

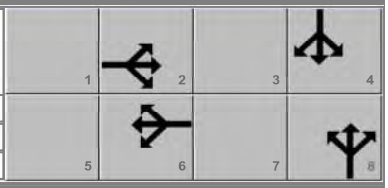


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	399	19	34	779	25	7	13	24	24	11	24

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	37.0	22.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	0.0	0.0	0.0	0.0
Red	2.0	3.0	0.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		8.0		8.0		8.0
Phase Duration, s		42.0		42.0		28.0		28.0
Change Period, ($Y+R_c$), s		5.0		5.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s						3.4		3.8
Green Extension Time (g_e), s		0.0		0.0		0.2		0.2
Phase Call Probability						1.00		1.00
Max Out Probability						0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	243		222	471		440		48			64	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1848		1701	1823		1710		1679			1582	
Queue Service Time (g_s), s	0.0		5.0	0.0		11.4		0.0			0.0	
Cycle Queue Clearance Time (g_c), s	4.8		5.0	10.9		11.4		1.4			1.8	
Green Ratio (*g/C*)	0.53		0.53	0.53		0.53		0.31			0.31	
Capacity (*c*), veh/h	1031		899	1019		904		587			570	
Volume-to-Capacity Ratio (*X*)	0.236		0.247	0.462		0.487		0.081			0.113	
Back of Queue (*Q*), ft/ln (95 th percentile)	82		77	189		182		25			33	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3		3.1	7.6		7.3		1.0			1.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.00		0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	8.9		8.9	10.3		10.5		16.9			17.1	
Incremental Delay (d_2), s/veh	0.5		0.7	1.5		1.9		0.3			0.4	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0		0.0		0.0			0.0	
Control Delay (*d*), s/veh	9.5		9.6	11.9		12.3		17.2			17.5	
Level of Service (LOS)	A		A	B		B		B			B	
Approach Delay, s/veh / LOS	9.5	A		12.1	B		17.2	B		17.5	B	
Intersection Delay, s/veh / LOS	11.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.65	B	2.10	B	2.10	B
Bicycle LOS Score / LOS	0.87	A	1.24	A	0.57	A	0.59	A

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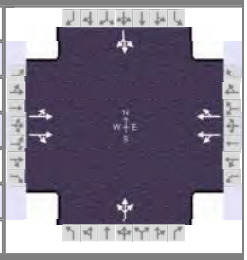
HCS Signalized Intersection Results Summary

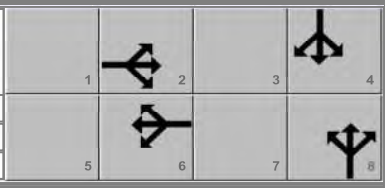
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Michigan Avenue	File Name	Erie & Michigan - 2027 B PM-Alt 1-3.xus		
Project Description	Future Traffic, Ex. Geometry				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	18	856	12	18	361	15	6	15	39	42	13	33

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							
Green	37.0	22.0	0.0	0.0	0.0	0.0	
Yellow	3.0	3.0	0.0	0.0	0.0	0.0	
Red	2.0	3.0	0.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		8.0		8.0		8.0		8.0
Phase Duration, s		42.0		42.0		28.0		28.0
Change Period, ($Y+R_c$), s		5.0		5.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s						3.9		4.8
Green Extension Time (g_e), s		0.0		0.0		0.3		0.3
Phase Call Probability						1.00		1.00
Max Out Probability						0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	503		461	219		209		65			96	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1873		1720	1733		1705		1676			1541	
Queue Service Time (g_s), s	0.0		12.1	0.0		4.6		0.0			0.6	
Cycle Queue Clearance Time (g_c), s	11.9		12.1	4.3		4.6		1.9			2.8	
Green Ratio (*g/C*)	0.53		0.53	0.53		0.53		0.31			0.31	
Capacity (*c*), veh/h	1044		909	972		901		583			560	
Volume-to-Capacity Ratio (*X*)	0.482		0.506	0.225		0.232		0.112			0.171	
Back of Queue (*Q*), ft/ln (95 th percentile)	203		193	74		72		34			51	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.1		7.7	3.0		2.9		1.4			2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.00		0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	10.6		10.6	8.8		8.9		17.1			17.4	
Incremental Delay (d_2), s/veh	1.6		2.0	0.5		0.6		0.4			0.7	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0		0.0		0.0			0.0	
Control Delay (*d*), s/veh	12.2		12.6	9.3		9.5		17.5			18.1	
Level of Service (LOS)	B		B	A		A		B			B	
Approach Delay, s/veh / LOS	12.4	B		9.4	A		17.5	B		18.1	B	
Intersection Delay, s/veh / LOS	12.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.65	B	2.10	B	2.10	B
Bicycle LOS Score / LOS	1.28	A	0.84	A	0.60	A	0.65	A

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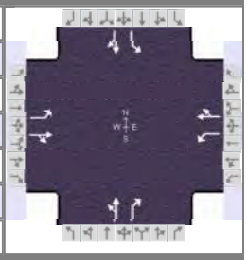
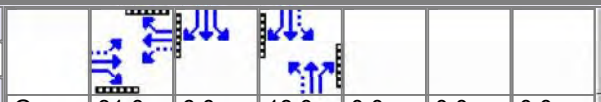
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	Dec 10, 2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Edwards Road (SR 561)	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Observatory Avenue	File Name	Edwards & Observatory - 2027 B AM-Alt 1-3.xus		
Project Description	Future Traffic, Ex Geometry - Alternatives 1 - 3				

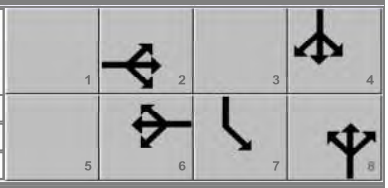


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	26	339	23	30	527	201	35	95	48	177	61	85

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	31.0	6.0	18.0	0.0	0.0	0.0
Yellow	3.2	3.0	3.2	0.0	0.0	0.0
Red	1.8	2.0	1.8	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8	7	4
Case Number		6.0		6.0		7.3	1.0	4.0
Phase Duration, s		36.0		36.0		23.0	11.0	34.0
Change Period, ($Y+R_c$), s		5.0		5.0		5.0	5.0	5.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2	3.1	3.2
Queue Clearance Time (g_s), s						6.2	7.2	6.2
Green Extension Time (g_e), s		0.0		0.0		0.6	0.0	0.7
Phase Call Probability						1.00	1.00	1.00
Max Out Probability						0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	28	393		33	791			141	52	192	159	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	696	1879		1006	1810			1732	1610	1810	1720	
Queue Service Time (g_s), s	0.7	10.3		1.7	30.3			0.0	1.7	5.2	4.2	
Cycle Queue Clearance Time (g_c), s	31.0	10.3		12.0	30.3			4.2	1.7	5.2	4.2	
Green Ratio (*g/C*)	0.44	0.44		0.44	0.44			0.26	0.26	0.37	0.41	
Capacity (*c*), veh/h	110	832		400	802			511	414	517	712	
Volume-to-Capacity Ratio (*X*)	0.257	0.473		0.082	0.987			0.277	0.126	0.372	0.223	
Back of Queue (*Q*), ft/ln (95 th percentile)	29	196		18	612			88	31	101	72	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	7.8		0.7	24.5			3.5	1.2	4.0	2.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00		0.20	0.00			0.00	0.42	1.01	0.00	
Uniform Delay (d_1), s/veh	34.9	13.7		18.0	19.3			20.9	20.0	15.8	13.2	
Incremental Delay (d_2), s/veh	5.6	1.9		0.4	28.8			1.3	0.6	2.0	0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0			0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	40.5	15.7		18.4	48.1			22.2	20.6	17.8	14.0	
Level of Service (LOS)	D	B		B	D			C	C	B	B	
Approach Delay, s/veh / LOS	17.3	B		46.9	D		21.8	C		16.1	B	
Intersection Delay, s/veh / LOS	31.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.92	B	1.90	B
Bicycle LOS Score / LOS	1.18	A	1.85	B	0.81	A	1.07	A

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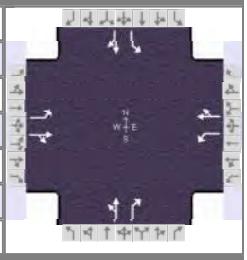
HCS Signalized Intersection Results Summary

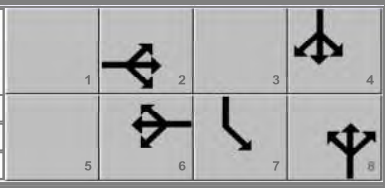
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	Dec 10, 2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Edwards Road (SR 561)	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Observatory Avenue	File Name	Edwards & Observatory - 2027 B PM-Alt 1-3.xus		
Project Description	Future Traffic, Ex. Geometry - Alternatives 1 - 3				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	53	610	15	25	288	201	21	85	73	319	86	52

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	26.0	11.0	18.0	0.0	0.0	0.0
Yellow	3.2	3.0	3.2	0.0	0.0	0.0
Red	1.8	2.0	1.8	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8	7	4
Case Number		6.0		6.0		7.3	1.0	4.0
Phase Duration, s		31.0		31.0		23.0	16.0	39.0
Change Period, ($Y+R_c$), s		5.0		5.0		5.0	5.0	5.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2	3.1	3.2
Queue Clearance Time (g_s), s						5.4	11.2	5.3
Green Extension Time (g_e), s		0.0		0.0		0.6	0.0	0.7
Phase Call Probability						1.00	1.00	1.00
Max Out Probability						0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	58	679		27	532			115	79	347	150	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	886	1892		773	1769			1793	1610	1810	1779	
Queue Service Time (g_s), s	4.4	24.7		1.3	18.9			0.0	2.7	9.2	3.3	
Cycle Queue Clearance Time (g_c), s	23.3	24.7		26.0	18.9			3.4	2.7	9.2	3.3	
Green Ratio (*g/C*)	0.37	0.37		0.37	0.37			0.26	0.26	0.44	0.49	
Capacity (*c*), veh/h	193	703		118	657			523	414	664	864	
Volume-to-Capacity Ratio (*X*)	0.299	0.967		0.231	0.809			0.220	0.192	0.522	0.174	
Back of Queue (*Q*), ft/ln (95 th percentile)	50	537		27	347			70	49	172	55	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	21.5		1.1	13.9			2.8	1.9	6.9	2.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00		0.30	0.00			0.00	0.65	1.72	0.00	
Uniform Delay (d_1), s/veh	30.2	21.6		34.6	19.8			20.6	20.3	13.7	10.1	
Incremental Delay (d_2), s/veh	3.9	26.7		4.5	10.3			1.0	1.0	2.9	0.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0			0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	34.2	48.3		39.2	30.1			21.5	21.3	16.6	10.5	
Level of Service (LOS)	C	D		D	C			C	C	B	B	
Approach Delay, s/veh / LOS	47.2	D		30.6	C		21.5	C		14.8	B	
Intersection Delay, s/veh / LOS	31.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.92	B	1.89	B
Bicycle LOS Score / LOS	1.70	B	1.41	A	0.81	A	1.31	A

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HCS Two-Way Stop-Control Report

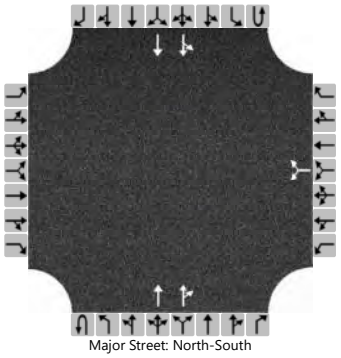
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 1

Site Information

Intersection	Edwards Avenue and Site Access 1
Jurisdiction	City of Cincinnati
East/West Street	Site Access 1
North/South Street	Edwards Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	0	2	0
Configuration							LR				T	TR		LT	T	
Volume (veh/h)						35		29			268	25		13	281	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							70							14		
Capacity, c (veh/h)							617							1231		
v/c Ratio							0.11							0.01		
95% Queue Length, Q_{95} (veh)							0.4							0.0		
95% Queue Length, Q_{95} (ft)							10.2							0.0		
Control Delay (s/veh)							11.6							8.0	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						11.6								0.4		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

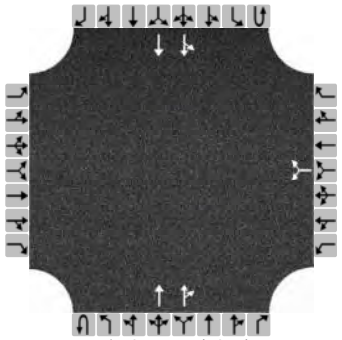
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 1

Site Information

Intersection	Edwards Avenue and Site Access 1
Jurisdiction	City of Cincinnati
East/West Street	Site Access 1
North/South Street	Edwards Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	0	2	0
Configuration							LR				T	TR		LT	T	
Volume (veh/h)						37		18			328	53		52	399	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							60							57		
Capacity, c (veh/h)							421							1134		
v/c Ratio							0.14							0.05		
95% Queue Length, Q_{95} (veh)							0.5							0.2		
95% Queue Length, Q_{95} (ft)							12.8							5.1		
Control Delay (s/veh)							15.0							8.3	0.4	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						15.0								1.3		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

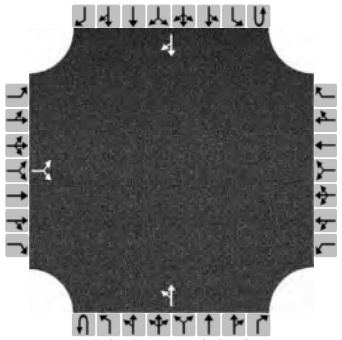
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 1 - 3

Site Information

Intersection	Michigan Avenue and Site Access 2
Jurisdiction	City of Cincinnati
East/West Street	Site Access 2
North/South Street	Michigan Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		13		1						1	31				47	17
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			15							1						
Capacity, c (veh/h)			907							1525						
v/c Ratio			0.02							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.6							0.0						
Control Delay (s/veh)			9.0							7.4	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.0								0.2						
Approach LOS		A								A						

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HCS Two-Way Stop-Control Report

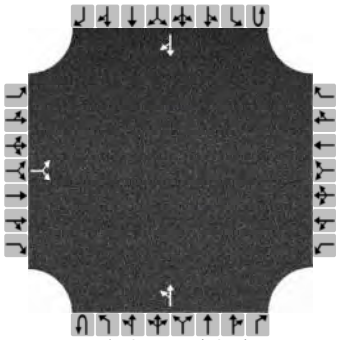
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 1 - 3

Site Information

Intersection	Michigan Avenue and Site Access 2
Jurisdiction	City of Cincinnati
East/West Street	Site Access 2
North/South Street	Michigan Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		25		1						1	36				26	17
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			28							1						
Capacity, c (veh/h)			925							1554						
v/c Ratio			0.03							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.6							0.0						
Control Delay (s/veh)			9.0							7.3	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.0								0.2						
Approach LOS		A								A						

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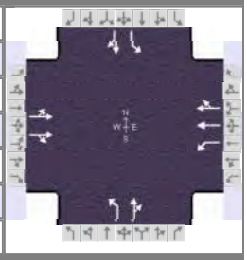
ALTERNATIVE 2

HCS Signalized Intersection Results Summary

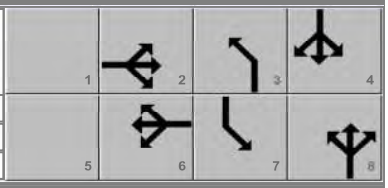
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2027 B AM-Alt 2.xus		
Project Description	Future Traffic, Modified Geometry - Alt 2				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	20	230	39	40	506	265	21	241	35	162	215	40

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	28.0	8.0	17.0	0.0	0.0	0.0	
Yellow	3.4	3.0	3.0	0.0	0.0	0.0	
Red	2.6	2.0	3.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	4.0	1.1	4.0
Phase Duration, s		34.0		34.0	13.0	23.0	13.0	23.0
Change Period, ($Y+R_c$), s		6.0		6.0	5.0	6.0	5.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s					2.6	12.2	6.9	11.4
Green Extension Time (g_e), s		0.0		0.0	0.0	0.6	0.0	0.7
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.01	0.38	1.00	0.24

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159		155	43	444	394	23	300		176	277	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1568		1648	1104	1900	1679	1810	1858		1810	1848	
Queue Service Time (g_s), s	0.2		4.4	1.9	12.8	12.9	0.6	10.2		4.9	9.4	
Cycle Queue Clearance Time (g_c), s	13.1		4.4	6.3	12.8	12.9	0.6	10.2		4.9	9.4	
Green Ratio (*g/C*)	0.40		0.40	0.40	0.40	0.40	0.36	0.24		0.36	0.24	
Capacity (*c*), veh/h	686		659	476	760	672	400	451		385	449	
Volume-to-Capacity Ratio (*X*)	0.232		0.235	0.091	0.585	0.586	0.057	0.665		0.458	0.618	
Back of Queue (*Q*), ft/ln (95 th percentile)	74		72	22	239	220	11	220		101	202	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.9		2.9	0.9	9.6	8.8	0.4	8.8		4.0	8.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.55	0.00	0.00	0.00	0.00		1.34	0.00	
Uniform Delay (d_1), s/veh	13.8		13.9	16.0	16.4	16.5	15.6	23.9		17.3	23.6	
Incremental Delay (d_2), s/veh	0.8		0.8	0.4	3.3	3.7	0.3	7.5		3.9	6.3	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	14.6		14.7	16.4	19.7	20.2	15.9	31.5		21.2	29.9	
Level of Service (LOS)	B		B	B	B	C	B	C		C	C	
Approach Delay, s/veh / LOS	14.7	B		19.8	B		30.4	C		26.5	C	
Intersection Delay, s/veh / LOS	22.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	2.28	B	2.11	B
Bicycle LOS Score / LOS	0.75	A	1.21	A	1.02	A	1.24	A

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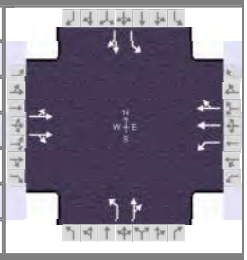
HCS Signalized Intersection Results Summary

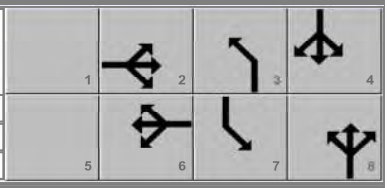
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2027 B PM-Alt 2.xus		
Project Description	Future Traffic, Modified Geometry - Alt 2				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	38	594	65	45	213	150	27	271	50	238	341	49

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	27.0	8.0	18.0	0.0	0.0	0.0
Yellow	3.4	3.0	3.0	0.0	0.0	0.0
Red	2.6	2.0	3.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	4.0	1.1	4.0
Phase Duration, s		33.0		33.0	13.0	24.0	13.0	24.0
Change Period, ($Y+R_c$), s		6.0		6.0	5.0	6.0	5.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s					2.7	14.1	9.3	17.4
Green Extension Time (g_e), s		0.0		0.0	0.0	0.8	0.0	0.2
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.02	0.70	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	395		363	49	207	188	29	349		259	424	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1802		1670	747	1900	1643	1810	1848		1810	1858	
Queue Service Time (g_s), s	0.6		11.9	3.9	5.3	5.5	0.7	12.1		7.3	15.4	
Cycle Queue Clearance Time (g_c), s	11.4		11.9	15.8	5.3	5.5	0.7	12.1		7.3	15.4	
Green Ratio (*g/C*)	0.39		0.39	0.39	0.39	0.39	0.37	0.26		0.37	0.26	
Capacity (*c*), veh/h	752		644	264	733	634	318	475		368	478	
Volume-to-Capacity Ratio (*X*)	0.525		0.563	0.186	0.282	0.296	0.092	0.734		0.703	0.887	
Back of Queue (*Q*), ft/ln (95 th percentile)	215		207	34	101	94	14	255		172	348	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.6		8.3	1.3	4.0	3.7	0.6	10.2		6.9	13.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.84	0.00	0.00	0.00	0.00		2.30	0.00	
Uniform Delay (d_1), s/veh	16.7		16.9	23.1	14.8	14.9	16.3	23.8		18.0	25.0	
Incremental Delay (d_2), s/veh	2.6		3.5	1.5	1.0	1.2	0.6	9.7		10.7	21.0	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	19.3		20.4	24.6	15.8	16.1	16.9	33.5		28.7	46.0	
Level of Service (LOS)	B		C	C	B	B	B	C		C	D	
Approach Delay, s/veh / LOS	19.8	B		16.9	B		32.2	C		39.5	D	
Intersection Delay, s/veh / LOS	27.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	2.28	B	2.11	B
Bicycle LOS Score / LOS	1.11	A	0.85	A	1.11	A	1.61	B

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HCS Two-Way Stop-Control Report

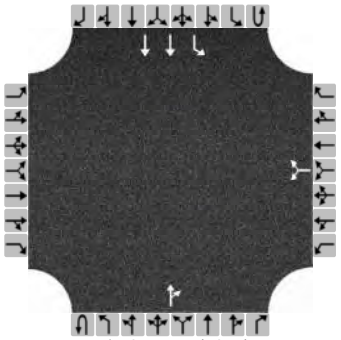
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 2

Site Information

Intersection	Edwards Avenue and Site Access 1
Jurisdiction	City of Cincinnati
East/West Street	Site Access 1
North/South Street	Edwards Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						35		29			268	25		13	281	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							70							14		
Capacity, c (veh/h)							585							1231		
v/c Ratio							0.12							0.01		
95% Queue Length, Q_{95} (veh)							0.4							0.0		
95% Queue Length, Q_{95} (ft)							10.2							0.0		
Control Delay (s/veh)							12.0							8.0		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						12.0								0.4		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

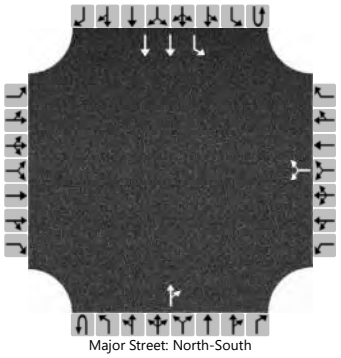
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 2

Site Information

Intersection	Edwards Avenue and Site Access 1
Jurisdiction	City of Cincinnati
East/West Street	Site Access 1
North/South Street	Edwards Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						37		18			328	53		52	399	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							60							57		
Capacity, c (veh/h)							409							1134		
v/c Ratio							0.15							0.05		
95% Queue Length, Q_{95} (veh)							0.5							0.2		
95% Queue Length, Q_{95} (ft)							12.8							5.1		
Control Delay (s/veh)							15.3							8.3		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						15.3								1.0		
Approach LOS						C								A		

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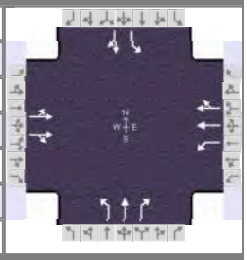
ALTERNATIVE 3

HCS Signalized Intersection Results Summary

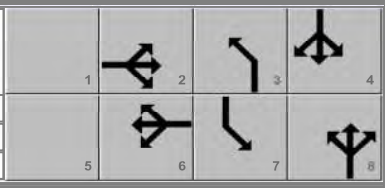
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	AM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2027 B AM-Alt 3.xus		
Project Description	Future Traffic, Modified Geometry - Alt 3				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	20	230	39	40	506	265	21	241	35	162	215	40

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	28.0	8.0	17.0	0.0	0.0	0.0	
Yellow	3.4	3.0	3.0	0.0	0.0	0.0	
Red	2.6	2.0	3.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	4.0
Phase Duration, s		34.0		34.0	13.0	23.0	13.0	23.0
Change Period, ($Y+R_c$), s		6.0		6.0	5.0	6.0	5.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s					2.6	10.5	6.9	11.4
Green Extension Time (g_e), s		0.0		0.0	0.0	0.7	0.0	0.7
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.01	0.15	1.00	0.24

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159		155	43	444	394	23	262	38	176	277	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1568		1648	1104	1900	1679	1810	1900	1610	1810	1848	
Queue Service Time (g_s), s	0.2		4.4	1.9	12.8	12.9	0.6	8.5	1.3	4.9	9.4	
Cycle Queue Clearance Time (g_c), s	13.1		4.4	6.3	12.8	12.9	0.6	8.5	1.3	4.9	9.4	
Green Ratio (*g/C*)	0.40		0.40	0.40	0.40	0.40	0.36	0.24	0.24	0.36	0.24	
Capacity (*c*), veh/h	686		659	476	760	672	400	461	391	415	449	
Volume-to-Capacity Ratio (*X*)	0.232		0.235	0.091	0.585	0.586	0.057	0.568	0.097	0.424	0.618	
Back of Queue (*Q*), ft/ln (95 th percentile)	74		72	22	239	220	11	187	23	98	202	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.9		2.9	0.9	9.6	8.8	0.4	7.5	0.9	3.9	8.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.55	0.00	0.00	0.22	0.00	0.46	1.31	0.00	
Uniform Delay (d_1), s/veh	13.8		13.9	16.0	16.4	16.5	15.6	23.3	20.5	17.0	23.6	
Incremental Delay (d_2), s/veh	0.8		0.8	0.4	3.3	3.7	0.3	5.0	0.5	3.1	6.3	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	14.6		14.7	16.4	19.7	20.2	15.9	28.3	21.0	20.1	29.9	
Level of Service (LOS)	B		B	B	B	C	B	C	C	C	C	
Approach Delay, s/veh / LOS	14.7	B		19.8	B		26.5	C		26.1	C	
Intersection Delay, s/veh / LOS	21.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	1.90	B	2.28	B	2.11	B
Bicycle LOS Score / LOS	0.75	A	1.21	A	1.02	A	1.24	A

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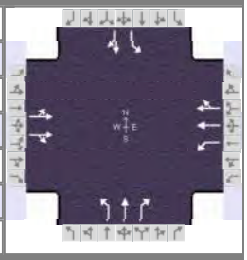
HCS Signalized Intersection Results Summary

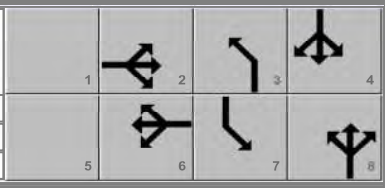
General Information				Intersection Information	
Agency	Bayer Becker			Duration, h	0.250
Analyst	WLW	Analysis Date	10/30/2024	Area Type	Other
Jurisdiction	City of Cincinnati	Time Period	PM Peak	PHF	0.92
Urban Street	Erie Avenue	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Edwards Road (SR 561)	File Name	Erie & Edwards - 2027 B PM-Alt 3.xus		
Project Description	Future Traffic, Modified Geometry - Alt 3				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	38	594	65	45	213	150	27	271	50	238	341	49

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	27.0	8.0	18.0	0.0	0.0	0.0
Yellow	3.4	3.0	3.0	0.0	0.0	0.0
Red	2.6	2.0	3.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	4.0
Phase Duration, s		33.0		33.0	13.0	24.0	13.0	24.0
Change Period, ($Y+R_c$), s		6.0		6.0	5.0	6.0	5.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s					2.7	11.5	9.3	17.4
Green Extension Time (g_e), s		0.0		0.0	0.0	1.0	0.0	0.2
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.02	0.23	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	395		363	49	207	188	29	295	54	259	424	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1802		1670	747	1900	1643	1810	1900	1610	1810	1858	
Queue Service Time (g_s), s	0.6		11.9	3.9	5.3	5.5	0.7	9.5	1.8	7.3	15.4	
Cycle Queue Clearance Time (g_c), s	11.4		11.9	15.8	5.3	5.5	0.7	9.5	1.8	7.3	15.4	
Green Ratio (*g/C*)	0.39		0.39	0.39	0.39	0.39	0.37	0.26	0.26	0.37	0.26	
Capacity (*c*), veh/h	752		644	264	733	634	318	489	414	411	478	
Volume-to-Capacity Ratio (*X*)	0.525		0.563	0.186	0.282	0.296	0.092	0.603	0.131	0.629	0.887	
Back of Queue (*Q*), ft/ln (95 th percentile)	215		207	34	101	94	14	206	32	160	348	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.6		8.3	1.3	4.0	3.7	0.6	8.2	1.3	6.4	13.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00		0.00	0.84	0.00	0.00	0.29	0.00	0.64	2.13	0.00	
Uniform Delay (d_1), s/veh	16.7		16.9	23.1	14.8	14.9	16.3	22.9	20.0	17.4	25.0	
Incremental Delay (d_2), s/veh	2.6		3.5	1.5	1.0	1.2	0.6	5.4	0.7	7.1	21.0	
Initial Queue Delay (d_3), s/veh	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	19.3		20.4	24.6	15.8	16.1	16.9	28.3	20.6	24.5	46.0	
Level of Service (LOS)	B		C	C	B	B	B	C	C	C	D	
Approach Delay, s/veh / LOS	19.8	B		16.9	B		26.3	C		37.8	D	
Intersection Delay, s/veh / LOS	25.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	1.90	B	2.28	B	2.11	B
Bicycle LOS Score / LOS	1.11	A	0.85	A	1.11	A	1.61	B

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HCS Two-Way Stop-Control Report

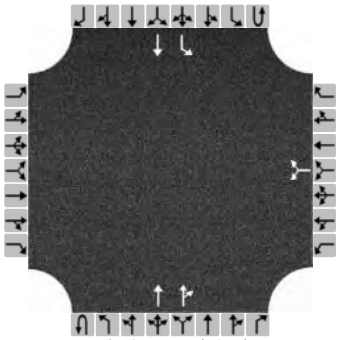
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 3

Site Information

Intersection	Edwards Avenue and Site Access 1
Jurisdiction	City of Cincinnati
East/West Street	Site Access 1
North/South Street	Edwards Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	1	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						37		18			328	53	0	52	399	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							60							57		
Capacity, c (veh/h)							323							1134		
v/c Ratio							0.19							0.05		
95% Queue Length, Q_{95} (veh)							0.7							0.2		
95% Queue Length, Q_{95} (ft)							17.9							5.1		
Control Delay (s/veh)							18.7							8.3		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						18.7								1.0		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

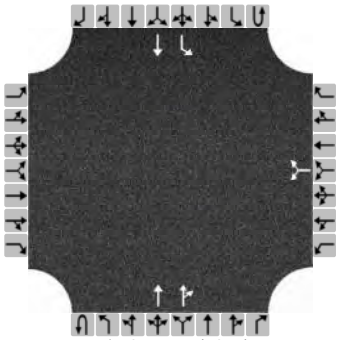
General Information

Analyst	WLW
Agency/Co.	Bayer Becker
Date Performed	12/12/2024
Analysis Year	2027
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	2027 Build Traffic Projections - Alternative 3

Site Information

Intersection	Edwards Avenue and Site Access 1
Jurisdiction	City of Cincinnati
East/West Street	Site Access 1
North/South Street	Edwards Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	1	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						37		18			328	53	0	52	399	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							60							57		
Capacity, c (veh/h)							323							1134		
v/c Ratio							0.19							0.05		
95% Queue Length, Q_{95} (veh)							0.7							0.2		
95% Queue Length, Q_{95} (ft)							17.9							5.1		
Control Delay (s/veh)							18.7							8.3		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						18.7								1.0		
Approach LOS						C								A		

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APPENDIX D

SIMTRAFFIC TRAVEL TIME
&
BACK OF QUEUE LANE LENGTH RESULTS

SCENARIO 1

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	17.9	24.0	0.1	10
Erie Avenue	1	24.7	38.2	0.1	14
Total		42.6	62.2	0.2	12

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	14.5	20.6	0.1	11
Observatory Avenue	4	14.7	29.8	0.1	18
Total		29.2	50.4	0.2	15

Summary of All Intervals

Start Time	6:50
End Time	8:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3046
Vehs Exited	3064
Starting Vehs	65
Ending Vehs	47
Travel Distance (mi)	533
Travel Time (hr)	128.2
Total Delay (hr)	107.4
Total Stops	2690
Fuel Used (gal)	49.9

Interval #0 Information Seeding

Start Time	6:50
End Time	7:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	7:00
End Time	8:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3046
Vehs Exited	3064
Starting Vehs	65
Ending Vehs	47
Travel Distance (mi)	533
Travel Time (hr)	128.2
Total Delay (hr)	107.4
Total Stops	2690
Fuel Used (gal)	49.9

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	LTR	L	TR
Maximum Queue (ft)	225	190	64	178	198	237	100	271
Average Queue (ft)	122	83	26	115	139	88	70	115
95th Queue (ft)	220	176	64	168	194	161	109	210
Link Distance (ft)	280	280		410	410	690		260
Upstream Blk Time (%)								0
Queuing Penalty (veh)								0
Storage Bay Dist (ft)			40				75	
Storage Blk Time (%)			5	47			14	13
Queuing Penalty (veh)			14	21			37	22

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	71	238	273	314	120	96	125	138
Average Queue (ft)	29	107	254	277	64	43	70	44
95th Queue (ft)	60	193	333	301	110	75	118	102
Link Distance (ft)	238	238	251	251	301	301		690
Upstream Blk Time (%)		0	46	92				
Queuing Penalty (veh)		0	0	0				
Storage Bay Dist (ft)							100	
Storage Blk Time (%)							3	1
Queuing Penalty (veh)							5	3

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	110	94	236	228	50	138
Average Queue (ft)	51	54	125	106	14	42
95th Queue (ft)	80	81	201	171	40	96
Link Distance (ft)	410	410	221	221	446	224
Upstream Blk Time (%)			0	0		
Queuing Penalty (veh)			0	0		
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 101

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	17.8	23.9	0.1	10
Erie Avenue	1	29.9	41.3	0.1	13
Total		47.7	65.2	0.2	12

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	27.6	45.3	0.1	6
Observatory Avenue	4	15.2	29.8	0.1	18
Total		42.8	75.1	0.2	12

Summary of All Intervals

Start Time	3:50
End Time	5:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3266
Vehs Exited	3248
Starting Vehs	62
Ending Vehs	80
Travel Distance (mi)	576
Travel Time (hr)	68.5
Total Delay (hr)	46.3
Total Stops	3204
Fuel Used (gal)	38.2

Interval #0 Information Seeding

Start Time	3:50
End Time	4:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:00
End Time	5:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3266
Vehs Exited	3248
Starting Vehs	62
Ending Vehs	80
Travel Distance (mi)	576
Travel Time (hr)	68.5
Total Delay (hr)	46.3
Total Stops	3204
Fuel Used (gal)	38.2

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	LTR	L	TR
Maximum Queue (ft)	294	243	64	111	111	308	100	282
Average Queue (ft)	191	127	32	47	58	150	92	218
95th Queue (ft)	282	225	62	94	95	249	119	347
Link Distance (ft)	279	279		410	410	690		266
Upstream Blk Time (%)	1							19
Queuing Penalty (veh)	0							0
Storage Bay Dist (ft)			40				75	
Storage Blk Time (%)			9	14			40	26
Queuing Penalty (veh)			10	7			154	65

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	253	277	262	267	120	136	123	177
Average Queue (ft)	217	257	53	222	49	42	83	46
95th Queue (ft)	324	270	158	310	95	93	131	104
Link Distance (ft)	238	238	251	251	301	301		690
Upstream Blk Time (%)	29	82	0	13				
Queuing Penalty (veh)	0	0	0	0				
Storage Bay Dist (ft)							100	
Storage Blk Time (%)							10	0
Queuing Penalty (veh)							14	1

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	133	179	153	165	52	162
Average Queue (ft)	65	74	73	56	22	41
95th Queue (ft)	108	123	128	112	52	93
Link Distance (ft)	410	410	221	221	446	224
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 251

SCENARIO 2

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	18.8	24.8	0.1	9
Erie Avenue	1	28.6	42.5	0.1	12
Total		47.3	67.3	0.2	11

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	15.7	21.9	0.1	10
Observatory Avenue	4	14.0	29.3	0.1	18
Total		29.7	51.2	0.2	15

Summary of All Intervals

Start Time	6:50
End Time	8:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3011
Vehs Exited	3025
Starting Vehs	55
Ending Vehs	41
Travel Distance (mi)	530
Travel Time (hr)	127.9
Total Delay (hr)	107.4
Total Stops	2618
Fuel Used (gal)	49.6

Interval #0 Information Seeding

Start Time	6:50
End Time	7:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	7:00
End Time	8:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3011
Vehs Exited	3025
Starting Vehs	55
Ending Vehs	41
Travel Distance (mi)	530
Travel Time (hr)	127.9
Total Delay (hr)	107.4
Total Stops	2618
Fuel Used (gal)	49.6

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	LTR	L	TR
Maximum Queue (ft)	216	160	64	160	220	244	100	282
Average Queue (ft)	111	65	29	100	122	93	73	119
95th Queue (ft)	185	136	76	153	199	165	114	230
Link Distance (ft)	273	273		410	410	690		266
Upstream Blk Time (%)								1
Queuing Penalty (veh)								0
Storage Bay Dist (ft)			40				75	
Storage Blk Time (%)			2	42			13	14
Queuing Penalty (veh)			6	19			34	25

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	115	253	273	314	138	96	138	164
Average Queue (ft)	39	114	260	273	63	34	67	47
95th Queue (ft)	96	183	278	292	118	76	109	101
Link Distance (ft)	238	238	251	251	301	301	690	690
Upstream Blk Time (%)		0	49	90				
Queuing Penalty (veh)		0	0	0				
Storage Bay Dist (ft)								
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	72	93	236	236	50	138
Average Queue (ft)	48	46	122	115	18	39
95th Queue (ft)	77	85	195	186	45	92
Link Distance (ft)	410	410	221	221	446	224
Upstream Blk Time (%)			1	1		
Queuing Penalty (veh)			0	0		
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 84

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	29.6	35.7	0.1	6
Erie Avenue	1	26.9	39.2	0.1	13
Total		56.6	74.9	0.2	10

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	33.1	66.8	0.1	6
Observatory Avenue	4	20.3	34.9	0.1	15
Total		53.3	101.7	0.2	10

Summary of All Intervals

Start Time	3:50
End Time	5:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3269
Vehs Exited	3246
Starting Vehs	65
Ending Vehs	88
Travel Distance (mi)	576
Travel Time (hr)	61.3
Total Delay (hr)	39.2
Total Stops	3326
Fuel Used (gal)	36.5

Interval #0 Information Seeding

Start Time	3:50
End Time	4:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:00
End Time	5:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3269
Vehs Exited	3246
Starting Vehs	65
Ending Vehs	88
Travel Distance (mi)	576
Travel Time (hr)	61.3
Total Delay (hr)	39.2
Total Stops	3326
Fuel Used (gal)	36.5

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	LTR	L	TR
Maximum Queue (ft)	288	210	64	155	238	392	100	330
Average Queue (ft)	179	108	42	63	86	149	96	245
95th Queue (ft)	259	188	67	121	177	293	118	340
Link Distance (ft)	273	273		410	410	690		266
Upstream Blk Time (%)	1							33
Queuing Penalty (veh)	0							0
Storage Bay Dist (ft)			40				75	
Storage Blk Time (%)			9	17			44	29
Queuing Penalty (veh)			10	9			171	72

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	253	277	191	276	160	110	250	136
Average Queue (ft)	42	235	25	172	67	42	130	60
95th Queue (ft)	141	304	83	268	129	93	218	118
Link Distance (ft)	238	238	251	251	301	301	690	690
Upstream Blk Time (%)	2	21		2				
Queuing Penalty (veh)	0	0		0				
Storage Bay Dist (ft)								
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	230	205	138	122	72	114
Average Queue (ft)	104	110	63	50	19	53
95th Queue (ft)	189	186	118	108	53	97
Link Distance (ft)	410	410	221	221	446	224
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 262

SCENARIO 3

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	38.7	44.9	0.1	5
Site Access 1	12	3.1	10.8	0.1	28
Erie Avenue	1	16.4	22.6	0.1	10
Total		58.1	78.3	0.2	10

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	16.9	23.2	0.1	10
Site Access 1	12	2.4	9.3	0.1	24
Observatory Avenue	4	20.3	28.5	0.1	10
Total		39.6	61.0	0.2	12

Summary of All Intervals

Start Time	6:50
End Time	8:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3380
Vehs Exited	3413
Starting Vehs	75
Ending Vehs	42
Travel Distance (mi)	581
Travel Time (hr)	57.4
Total Delay (hr)	34.6
Total Stops	3160
Fuel Used (gal)	35.9

Interval #0 Information Seeding

Start Time	6:50
End Time	7:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	7:00
End Time	8:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3380
Vehs Exited	3413
Starting Vehs	75
Ending Vehs	42
Travel Distance (mi)	581
Travel Time (hr)	57.4
Total Delay (hr)	34.6
Total Stops	3160
Fuel Used (gal)	35.9

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	LTR	L	TR
Maximum Queue (ft)	246	192	64	178	217	206	100	280
Average Queue (ft)	134	78	23	114	138	102	71	130
95th Queue (ft)	229	169	62	168	200	173	115	238
Link Distance (ft)	279	279		410	410	263		266
Upstream Blk Time (%)								0
Queuing Penalty (veh)								0
Storage Bay Dist (ft)			40				75	
Storage Blk Time (%)			4	44			13	17
Queuing Penalty (veh)			9	20			36	30

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	137	245	266	314	300	118	124	196
Average Queue (ft)	34	119	137	269	97	32	77	77
95th Queue (ft)	95	213	332	310	182	76	126	150
Link Distance (ft)	238	238	251	251	301	301		372
Upstream Blk Time (%)		0	7	47	0			
Queuing Penalty (veh)		0	0	0	0			
Storage Bay Dist (ft)							100	
Storage Blk Time (%)							6	2
Queuing Penalty (veh)							10	3

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	94	91	236	211	71	112
Average Queue (ft)	47	53	134	123	24	39
95th Queue (ft)	84	89	203	196	57	74
Link Distance (ft)	410	410	221	221	446	224
Upstream Blk Time (%)			1	0		
Queuing Penalty (veh)			0	0		
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 12: Edwards Road (SR 561) & Site Access 1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	78	31
Average Queue (ft)	35	7
95th Queue (ft)	59	29
Link Distance (ft)	180	263
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 109

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	21.5	27.6	0.1	8
Site Access 1	12	2.3	9.2	0.1	33
Erie Avenue	1	21.0	27.2	0.1	8
Total		44.7	64.0	0.2	12

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	30.5	53.0	0.1	6
Site Access 1	12	3.9	10.7	0.1	21
Observatory Avenue	4	14.8	23.0	0.1	13
Total		49.2	86.7	0.2	11

Summary of All Intervals

Start Time	3:50
End Time	5:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3483
Vehs Exited	3488
Starting Vehs	73
Ending Vehs	68
Travel Distance (mi)	614
Travel Time (hr)	118.8
Total Delay (hr)	95.0
Total Stops	3546
Fuel Used (gal)	51.4

Interval #0 Information Seeding

Start Time	3:50
End Time	4:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:00
End Time	5:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3483
Vehs Exited	3488
Starting Vehs	73
Ending Vehs	68
Travel Distance (mi)	614
Travel Time (hr)	118.8
Total Delay (hr)	95.0
Total Stops	3546
Fuel Used (gal)	51.4

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	LTR	L	TR
Maximum Queue (ft)	258	235	64	97	179	273	100	330
Average Queue (ft)	183	118	35	47	60	134	92	252
95th Queue (ft)	244	200	68	79	117	218	117	344
Link Distance (ft)	279	279		410	410	264		266
Upstream Blk Time (%)						0		32
Queuing Penalty (veh)						1		0
Storage Bay Dist (ft)			40				75	
Storage Blk Time (%)			13	13			39	31
Queuing Penalty (veh)			15	6			162	78

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	292	290	266	288	98	95	124	321
Average Queue (ft)	241	258	75	214	55	39	108	119
95th Queue (ft)	313	273	213	314	94	76	144	236
Link Distance (ft)	238	238	251	251	301	301		371
Upstream Blk Time (%)	49	88	1	14				
Queuing Penalty (veh)	0	0	0	0				
Storage Bay Dist (ft)							100	
Storage Blk Time (%)							21	2
Queuing Penalty (veh)							31	5

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	141	137	122	164	74	74
Average Queue (ft)	74	84	65	53	30	41
95th Queue (ft)	128	134	119	105	67	76
Link Distance (ft)	410	410	221	221	446	224
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 12: Edwards Road (SR 561) & Site Access 1

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	73	53	174
Average Queue (ft)	34	2	31
95th Queue (ft)	61	19	101
Link Distance (ft)	274	371	264
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 299

SCENARIO 4

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	26.5	32.7	0.1	7
Site Access 1	12	2.8	10.8	0.1	28
Erie Avenue	1	21.5	27.7	0.1	8
Total		50.8	71.3	0.2	11

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	27.3	35.8	0.1	7
Site Access 1	12	2.3	9.1	0.1	25
Observatory Avenue	4	17.9	25.8	0.1	12
Total		47.5	70.8	0.2	11

Summary of All Intervals

Start Time	6:50
End Time	8:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3320
Vehs Exited	3324
Starting Vehs	79
Ending Vehs	75
Travel Distance (mi)	569
Travel Time (hr)	113.8
Total Delay (hr)	91.5
Total Stops	3235
Fuel Used (gal)	48.5

Interval #0 Information Seeding

Start Time	6:50
End Time	7:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.
No data recorded this interval.

Interval #1 Information Recording

Start Time	7:00
End Time	8:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3320
Vehs Exited	3324
Starting Vehs	79
Ending Vehs	75
Travel Distance (mi)	569
Travel Time (hr)	113.8
Total Delay (hr)	91.5
Total Stops	3235
Fuel Used (gal)	48.5

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	L	TR	L	TR
Maximum Queue (ft)	244	185	64	198	245	74	200	100	301
Average Queue (ft)	121	76	34	127	146	16	100	79	173
95th Queue (ft)	236	177	72	187	224	46	169	124	303
Link Distance (ft)	273	273		409	409		262		266
Upstream Blk Time (%)									8
Queuing Penalty (veh)									0
Storage Bay Dist (ft)			40			50		75	
Storage Blk Time (%)			4	43		1	35	16	28
Queuing Penalty (veh)			11	20		2	9	45	48

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	253	290	279	303	140	53	183	203
Average Queue (ft)	196	171	246	274	75	23	100	78
95th Queue (ft)	264	295	334	292	130	49	152	135
Link Distance (ft)	238	238	251	251	301	301	370	370
Upstream Blk Time (%)	21	17	47	87				
Queuing Penalty (veh)	0	0	0	0				
Storage Bay Dist (ft)								
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	132	175	236	236	74	94
Average Queue (ft)	55	55	140	144	31	34
95th Queue (ft)	96	104	209	230	60	68
Link Distance (ft)	409	409	221	221	446	224
Upstream Blk Time (%)			0	1		
Queuing Penalty (veh)			0	0		
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 12: Edwards Road (SR 561) & Site Access 1

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	78	31
Average Queue (ft)	34	4
95th Queue (ft)	65	21
Link Distance (ft)	143	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 134

Arterial Level of Service: NB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Observatory Avenue	4	31.1	37.4	0.1	6
Site Access 1	12	2.6	9.7	0.1	31
Erie Avenue	1	23.4	29.4	0.1	8
Total		57.1	76.5	0.2	10

Arterial Level of Service: SB Edwards Road (SR 561)

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Erie Avenue	1	22.9	30.9	0.1	8
Site Access 1	12	2.0	8.8	0.1	25
Observatory Avenue	4	15.9	23.9	0.1	12
Total		40.8	63.7	0.2	12

Summary of All Intervals

Start Time	3:50
End Time	5:00
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	3608
Vehs Exited	3623
Starting Vehs	79
Ending Vehs	64
Travel Distance (mi)	629
Travel Time (hr)	61.2
Total Delay (hr)	36.7
Total Stops	3834
Fuel Used (gal)	38.8

Interval #0 Information Seeding

Start Time	3:50
End Time	4:00
Total Time (min)	10

Volumes adjusted by Growth Factors,80%ile Adjustment.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:00
End Time	5:00
Total Time (min)	60

Volumes adjusted by Growth Factors,80%ile Adjustment.

Vehs Entered	3608
Vehs Exited	3623
Starting Vehs	79
Ending Vehs	64
Travel Distance (mi)	629
Travel Time (hr)	61.2
Total Delay (hr)	36.7
Total Stops	3834
Fuel Used (gal)	38.8

Intersection: 1: Edwards Road (SR 561) & Erie Avenue

Movement	EB	EB	WB	WB	WB	NB	NB	SB	SB
Directions Served	LT	TR	L	T	TR	L	TR	L	TR
Maximum Queue (ft)	288	286	64	135	176	74	248	100	282
Average Queue (ft)	208	146	49	75	90	18	136	88	222
95th Queue (ft)	284	244	77	125	152	46	213	122	335
Link Distance (ft)	273	273		409	409		264		266
Upstream Blk Time (%)	2	0					0		11
Queuing Penalty (veh)	0	0					0		0
Storage Bay Dist (ft)			40			50		75	
Storage Blk Time (%)			27	20			40	23	28
Queuing Penalty (veh)			30	10			12	94	70

Intersection: 4: Edwards Road (SR 561) & Observatory Avenue

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	L	TR
Maximum Queue (ft)	162	272	112	267	134	113	226	162
Average Queue (ft)	54	222	39	176	62	48	140	61
95th Queue (ft)	124	295	87	267	119	92	216	121
Link Distance (ft)	238	238	251	251	301	301	370	370
Upstream Blk Time (%)		13		5				
Queuing Penalty (veh)		0		0				
Storage Bay Dist (ft)								
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 5: Michigan Avenue & Erie Avenue

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	TR	LT	TR	LTR	LTR
Maximum Queue (ft)	240	269	163	118	118	98
Average Queue (ft)	127	133	70	63	33	50
95th Queue (ft)	228	231	118	103	73	91
Link Distance (ft)	409	409	221	221	446	224
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 12: Edwards Road (SR 561) & Site Access 1

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	119	73
Average Queue (ft)	36	23
95th Queue (ft)	78	58
Link Distance (ft)	240	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 217

Exhibit I

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

June 22, 2023

Lisa Scovic
Northpointe Group
7700 Shawnee Run Road
Cincinnati, OH 45243

Subject: **Conditional Availability of Sewers-Revision to Letter Dated April 19, 2023**
Mixed Use - Apartments - (132) 1-br, (4) 2-br, Retail - 1,000 sf, Restaurant - 60 seats, Hotel - 100 rooms
Auditor's Parcel Number 041-0003-0028 to -0030, -0036, -039, -0044, -0045, & -0075
2719 Erie Avenue
Cincinnati
APD Number CMD2300087

Dear Ms. Scovic,

This letter serves as a revision to the last response issued on April 19, 2023. MSD's original determination of sewer availability for 2719 Erie Ave. was reviewed with the development team on April 27, 2023. During the meeting, all parties agreed to collect additional information and re-evaluate the impact on the surrounding sewer system's hydraulic capacity.

After further analysis, it has been determined that your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing public sewer in Edwards Road or Michigan Avenue, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which govern the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at https://www.msdgc.org/Doing_business/msd-rules-regulations/index.html.
2. Special considerations should be made to protect MSDGC's infrastructure during construction. Any damage to the sanitary sewer is to be remediated at the cost of the contractor. Once the connection point to the sewer has been uncovered, MSDGC's on-site inspector will need to verify any necessary repairs to the sanitary sewer that must be completed before the work can take place.
3. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed per Section 614 of the MSD Rules and Regulations.
4. Private sanitary sewer easements with the right of entry for maintenance will be required for all portions of the proposed building sewer that will traverse existing or subdivided parcels other than the one to be serviced. Recorded copies of the executed easement(s), and the revised deed(s) for the lands of the grantors referencing the private sewer easement, must be submitted to MSD before building permit sign-off and tap permit issuance.
5. The proposed development has an existing private mainline sewer on site. A recorded copy of a revised joint operating agreement among all property owners using or that will use this private sewer must be submitted to MSD before a private mainline extension is approved and before any additional tap permits are granted.

6. A mainline sewer extension is required for the proposed development. Concept and detail plans must be submitted for MSD review and approval per Articles VI and VII of the latest MSD Rules and Regulations revision.

   A Permit to Install is required from the Ohio EPA before MSD grants final approval of Detail Plans for sanitary sewer construction. A Registered Ohio Professional Engineer shall prepare the permit application for submittal by MSD to the Ohio EPA. No construction of a mainline extension can begin before obtaining a PTI from the Ohio EPA.

   A public sanitary sewer easement shall be dedicated for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat, prepared per MSD, Hamilton County, and State of Ohio standards, and shall be submitted to MSD for review before execution by the grantors. All public sewer easements shall be a minimum of 20 feet in width, and MSD reserves the right to require a wider easement if site conditions warrant.

7. This development shall be subject to the requirements of Article XV of the MSD Rules and Regulations, which requires filing the appropriate Sewer Use Customer Application for Food Service as a condition of obtaining sewer service. These forms can be downloaded from the MSD website at https://www.msdgc.org/Customers/Food_service_customers/index.html

8. The proposed development is serviced by sewers that are known to surcharge above the basement floor elevations of other properties in the immediate vicinity during periods of wet weather. Per Section 1204 of the MSD Rules and Regulations, the property owner shall be responsible for taking the necessary precautions to provide adequate protection from flooding for any new building sewer connections to the public sewer system.

9. A tap permit must be obtained per Section 1201 of the MSD Rules and Regulations. After the tap permit is issued, the sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection.

10. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD per Section 1212 of the MSD Rules and Regulations.

11. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open-cut any public street, road, or highway from the appropriate public authority that has jurisdiction per Section 1210 of the MSD Rules and Regulations.

12. Each structure or dwelling shall be provided with a separate water service and meter and shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system per Section 1202 of the MSD Rules and Regulations.

13. All storm and sanitary sewer flows shall be separated within the development site before discharging to the combined sewer system per Section 302 of the MSD Rules and regulations.

14. Storm detention shall be provided per Section 303 of the MSD Rules and Regulations. MSD will require additional detention regulations due to downstream capacity issues, which will be determined during the Detailed Review.

15. For additional site stormwater requirements within the City of Cincinnati, contact the City of Cincinnati's Stormwater Management Utility (SMU) at 513.591.5050.

The conditional availability of sewer service as described in this letter is effective until one year from the date of this letter and may be extended for one additional year per Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this

application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, the hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call William Weinheimer at 513.557.7019 or me at 513.557.7188.

Sincerely,

Robert Franklin
Engineering Tech. Supervisor, Development Services
Metropolitan Sewer District of Greater Cincinnati

RF: ww
c: Availability File, Cincinnati, Katherine Keough-Jurs

Exhibit J

2719 Erie Avenue in Hyde Park Planned Development
Public Staff Conference Notes
January 28, 2025

The Public Staff Conference for a proposed zone change from Commercial Neighborhood Pedestrian Neighborhood Business District (CN-P-B) to Planned Development (PD) at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park and UDOD permission to construct a mixed-use development on the property was held on January 28, 2025, virtually over Zoom. The meeting began at 6:00 PM and ended at 9:28 PM, lasting for a total of 3 hours and 28 minutes.

There were seven members of City Staff present to facilitate the meeting, answer questions, and take notes. This included six members of the Department of City Planning and Engagement, and one from the City of Cincinnati's Law Department. The applicant team was also present to explain the project and answer questions.

There were 528 members of the public who registered for the meeting, and 343 who logged on for any amount of time. There were also about 20 people who watched together in one room. Of the registrants, 70% indicated that they lived in Hyde Park. 85% identified as homeowners, 6% as renters, and 7% preferred not to say. Census data indicates that 60% of Hyde Park residents are homeowners, and 40% are renters.[1] 73% of registrants identified as White/Caucasian, and 21% preferred not to say, and Census data that shows that 85% of residents of Hyde Park identified as White/Caucasian.[2] For age ranges, 10% of registrants were 18-34, 33% were 35-54, and 50% were 55+. This compares to Census data that shows 33% of Hyde Park residents are 18-34, 34% are 35-54, and 25% are 55+.[3]

The meeting began with a presentation by staff from the Department of City Planning and Engagement to discuss the City's review process, background of the request, the basics of zoning, and information about Planned Developments (PD) and Urban Design Overlay Districts (UDODs) within the City of Cincinnati. The applicant team then presented details about the project and their engagement process, provided responses to some concerns, and shared project renderings. City Staff then began facilitation of the public comment portion of the meeting. The presentation PDF with slides from both City Staff and the applicant team is available on the City's website for this project at: www.cincinnati-oh.gov/planning/projects/active/proposed-zone-change-to-planned-development-at-2719-erie-avenue-in-hyde-park/.

There were 62 attendees who provided comments or questions. 58 speakers stated they were opposed to, or had concerns about the project as currently proposed, and 4 speakers were in support. Speakers expressed a variety of concerns about the project. The most common concerns were:

- The proposed buildings are too large
- The height and use do not match the existing zoning
- The project would ruin the "charm", "existing character", and "aesthetic" of the neighborhood
- The parking and traffic situation would become much worse
- There would be a negative impact on pedestrian safety, especially nearby Hyde Park School

[1] U.S. Census Bureau, ACS 2016-2020 5-Year Estimates Table B25004
[2] U.S. Census Bureau, ACS 2016-2020 5-Year Estimates Table P1
[3] U.S. Census Bureau, ACS 2018-2022 5-Year Estimates Table B01001

While many stated that they would like to see development and investment on the proposed site, they wanted to limit the height of the buildings to the existing zoning district at 50-feet. Speakers also stated that the multiple existing buildings around Hyde Park Square that are taller than 50 feet should not be used as examples of design precedent. Some attendees suggested that the project was not in keeping with the recent Connected Communities initiative. In response to a question about the height of the project, the applicant team indicated that the additional floors were needed to pay for the three-story underground parking garage. Regarding questions about a traffic study, the applicant said that they were working with the Department of Transportation and Engineering (DOTE). The applicant stated that they paid a consultant to do the study, which DOTE will review, and then determine if it should be approved.

Members from the Hyde Park Square business community stated that they objected to the characterization from the applicant team that the businesses were dying and said that they were instead thriving. They indicated that they have seen negative effects of recent construction on business sales, and that there could be negative long-term effects of the proposed project on their business and their rents.

Some speakers stated that they were worried about sewer and water infrastructure becoming stressed beyond capacity, a high water table, negative impacts to emergency vehicle response times, increased property taxes, and that the project could block out sunlight in Hyde Park Square. The applicant team responded to the sunlight concern by stating they showed an image of a sun study in the presentation, and that the shadows would not be very different from those cast by the existing À L'aise building.

Other speakers thought that the green space in new plaza area looked too small, and didn't like the artificial turf proposed. The applicant responded that the plaza was larger than people were claiming, and that having artificial turf was necessary to have a high-quality of maintenance due to the large numbers of people potentially using the space. Some speakers did not want the hotel use, while others supported it. Other speakers questioned the financial feasibility of the project, stating that there were plenty of other hotels in the area, so this one was not needed.

Speakers brought up questions about the applicant team itself, stating that the applicant went back on promises in developments in Northside and the ila building, and that the quality of buildings were not good at Factory 52. Others wanted attendees to know that the City Manager used to work for PLK, which is part of the applicant team. The City Law Department responded by saying if there concerns about conflicts of interest, members of the public could contact the City's Ethics Hotline (www.cincinnati-oh.gov/law/ethics/hotline/). Some speakers stated that the applicant misled them during the initial survey, which the applicant responded that the survey was approved by the Hyde Park Neighborhood Council (HPNC). The HPNC stated that this was not fully true, and that because the HPNC was uncomfortable with the survey, they sent out a second survey after the first.

There were speakers who were in support of the project, stating that investment was good for the neighborhood, and they were excited by new amenities, even if they did not think the project was perfect. They said that concerns about building height, traffic, shadows and parking were overblown and stated that many of the buildings that contribute to the "charm" of Hyde Park Square do not comply with the existing zoning. Some speakers stated that there are studies that density is not necessarily correlated with congestion, but parking was correlated, and that their experiences in other cities showed it is important for neighborhoods to embrace development. Overall, supporters of the project stated that there are tradeoffs in projects like this, and that the benefits outweighed the potential negative effects.

Outlook

[External Email] PLK - Hyde Park Project Comments

From atmeyer <atmeyer@proton.me>
Date Tue 1/28/2025 8:55 PM
To Halt, Andrew <Andrew.halt@cincinnati-oh.gov>

You don't often get email from atmeyer@proton.me. Learn why this is important

External Email Communication

Andrew, additional comments:

I am a Northside (NS) resident who experienced several years of PLK's "engagement efforts" with their projects in my neighborhood and I see repeated concerns playing out with the Hyde Park development. PLK's pattern, repeated in tonight's Hyde Park call, is to put forward confusing information to the community, through the disparities between the survey, the public sharing forums, and their project applications. There are half-truth/incomplete information (and outright deceptions) that lure the community into believing collaboration is possible. Unfortunately, regardless of the opposition in public meetings, PLK downplays these concerns by staying within legal requirements and cost constraints as justification to ignore the pleas of the community. This playbook was used in Northside and now with Hyde Park.

Northside also had concerns about the density increase affecting traffic and pedestrian safety, aging sewer lines that often backup into homes, too much surface parking vs utilizing underground parking, lack of green space and tree cover, high housing prices pushing out residents, the need for an elevator within apartments for full accessibility/inclusion for those with physical limitations/strollers/groceries, requests to keep original buildings on the lots and to build within the character of the surrounding legacy buildings... NONE of these items were included within the final plans and I fear the same will happen with Hyde Park as Nick had the same replies to the concerns we raised multiple times in NS.

Connected Communities is supposed to aid quality of life and increase affordable housing but I fear the true intention is to green light development in ways that benefit developers and not neighborhoods' long term interests. PLK's Factory 52 is a key example of a 'modern' design and concept that was pitched just a couple years ago, boasting 80% AMI entry-level studio apartments at $800/month yet those same units are now $1300/mo and 1 bedroom units are at +$2000/mo. Even Hyde Park small businesses and residents will be priced out of the proposed PLK development. I was appalled to hear Nick say that tenants and retailers had not been forced out by price increases on the technicality that an expired lease was justification to raise prices beyond affordability.

Thank you for receiving these comments and I hope to be notified of future public input sessions.

Best,
Angela Meyer Ortega

Outlook

[External Email] clarification, question, and request for displaced business due to Hyde Park DP application

From Angela Qu <angela@churchillsteas.com>
Date Tue 1/28/2025 10:35 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Molly Henning <Embellish@fuse.net>; David Qu <david@churchillsteas.com>

You don't often get email from angela@churchillsteas.com. Learn why this is important

External Email Communication

Hi Andrew,

My name is Angela Qu. I am the owner of Churchill's Fine Teas located at Hyde Park Square. My building will be demolished and I need to move out of Hyde Park due to the DP application. I have participated the whole meeting on zoom.

Thank you for receiving and paying attention to the community voice tonight. I was too emotional to speak up on the zoom call but I would like to email you my comments — Two clarifications, two questions, and one request.

Clarification One: "Hyde Park business community is declining and needs PLK to rejuvenate it" - wrong!
I am one of the witnesses that small businesses are thriving in Hyde Park square. Churchill's Fine Teas is one of them. Even with the steep decline in the summer due to the road closure of Edwards road, our annual sales in 2024 at the Hyde Park location has grown. After the road reopened, my sales has been well in the double digit growth compared to the previous year. My small independent business is the type of business that the Hyde Park community wants and supports but now I have to leave. As a business owner in Hyde Park, I love the neighborhood, the people and the community. I do not want to leave Hye Park. The empty store fronts aren't because Hyde Park businesses are dying but because our landlord PLK doesn't allow us to stay longer. I was told that all the empty store fronts at Hyde Park square right now belong to PLK. They have been systematically pushing tenants out in the past couple months. Many business owners asked PLK for extension for even just month to month until PLK needs to demolish the building but PLK said no.

Clarification Two: "There is only one business owner that already has a place to relocate to with whom we early terminated the lease" - wrong!
I received an early termination notice from PLK last Oct. It came as a shock. The 36 month renewal term of the original lease was just approved and signed by PLK less than a year before the termination notice, but I later learned PLK's plan to demolish my building has been years in the making. They didn't disclose that when signing the renewal with me. The originally agreed 36 month renewal term was cut down to 12 months by the early termination. There is an early termination clause in the lease that will require PLK to pay an early termination fee, which I hope I will really

get it in the end and not to be deducted for various reasons/ excuses. The early termination requires me to move out by April 2025 and I was informed that demolition will start in May 2025. There is no assistance in relocation search; there is no proposed plan to bring my business back to Hyde Park either.

Because of the tight timeline of relocation, I had to find the next location under the gun, had to give very aggressive offers and agreed to unfavorable terms. I had no negotiation leverage with the next location because my back is against the wall. I am less than three months away from shutting down my shop in Hyde Park. I am yet to finalize the deal and have a new address that I can announce to my customers and staff. I still have a lengthy city permit and food licensing process to go through even if I secure the new location as planned. There is a real risk that my business will be disrupted for months. The pressure on my shoulders is real- I need to have a new shop soon so my staff can have a place to work and be paid for their work.

Question One: Is PLK allowed to start demolition in May if they do not get DP plan approved in their planned timeline? A business owner close to PLK said PLK is set on starting the demolition whether they get approval or not.

Question Two: If the demolition is not allowed in the case of DP disapproval, can the city enforce PLK to invite current tenants to stay put and operate our businesses for couple months more while PLK is in process of plan revision and resubmission? I have not ask PLK to extend my stay due to the experiences of other business owners being pushed out even months before the planned demolition.

MY ONE REQUEST: *Can the city recognize the displacement of my business due to this DP application and help me with my desire to expedite the process of building permit/ food facility review for the new location, once I secure the new location and send in the application? I learned that in the normal process and lead-time of the city, food facility review alone takes 30 days, and after that is construction and then the licensing, which is another 1-2 months. I am hoping to expedite that process in order to minimize the business disruption to my staff and customers. Can you help me with my request or point me to the right person that can coordinate across different departments to expedite the whole process of building permit and food facility review?*

Again I appreciate you working overtime tonight to host the meeting and thank you for supporting the local community and small businesses. My cell phone is 513-966-2112 if I can answer any questions. I look forward to your answers to mine.

Best Regards,
Angela

Outlook

[External Email] Staff conference Hyde park 1/28/25

From Ellen Daly <biaptandpilates@gmail.com>
Date Tue 1/28/2025 9:50 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from biaptandpilates@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hi Andrew,
Rick Castle and I live a block and a half from the square and we were scheduled to speak during the meeting. Due to the length of the meeting, I decided to email. I would like these comments added to the public comments.
I am concerned about pedestrian and child safety at HP school with the addition of a cut through street from Edwards to Michigan, south of Erie.
In addition, in the pdf sent out PLK stated increased traffic of 400 people a week, I believe. This neighborhood cannot accommodate that amount of new visitors on a regular basis in addition to the many family, friends and college students already visiting.
PLK noted an underground water retainment system. Would that be under the underground garage, under the apartments?
This development is better suited to a growing, booming shopping district with some residences. We are a residential neighborhood with some great shops.
Please do not allow the zoning changes for this project. The zoning laws are fairly recent and need to be upheld to maintain the integrity, charm and allure of Cincinnati's historical neighborhoods.
Ellen Daly
30 year HP homeowner
Sent from my iPhone

Outlook

Re: [External Email] Hyde Park Zoning

From Patricia Hogan <pattymac4@yahoo.com>
Date Tue 1/28/2025 11:01 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Molly Henning <mmh1@fuse.net>

Andrew,

I attended/watched the entire meeting tonight. I went into it with as much of an open mind as I could so that I could hear all of the information from the developers and I sincerely hoped that they had some mitigating facts. It was interesting in that they had very few hard and fast facts. I am sure that a project of this size rolls out in phases but they seem to be in the middle of a LOT of information-gathering ("study results to come"). They did not come across as a well-informed, strong presence who had a handle on the project; seemed more like a moving target.

They also seemed like they did not have a strong feeling re: profitability. Specifically, when asked why they exceeded the 80 foot high preliminary verbal "approval" from HPNC last fall, they said that the add'l parking level that is now required to support their project would need to be funded by adding a floor to the development. I am extrapolating now but won't they just keep adding floors if the restrictions are lifted/zoning is changed and costs increase throughout the building process (as they inevitably do as we all see from our own home projects)?? Where will it end?

Patty Hogan
pattymac4@yahoo.com
513-382-8699 (cell)

On Monday, January 27, 2025 at 04:57:26 PM EST, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

Hi Patty,

Thanks for elaborating on how you feel about the project. Again, your message will be included as an Exhibit to the Staff Report, and I will see you at the Public Staff Conference tomorrow. If you have any further comments or questions, just let me know.

Best,
Andrew

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)
Pronouns: He/Him/His

From: Patricia Hogan <pattymac4@yahoo.com>
Sent: Monday, January 27, 2025 4:49 PM
To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc: Molly Henning <mmh1@fuse.net>
Subject: Re: [External Email] Hyde Park Zoning

Andrew,

Thank you for your response and this valuable information. I will be attending the meeting virtually tomorrow night and was under the impression that the members of the City Planning Commission would definitely be in attendance. Good to know the parameters of meeting details.

I am a second generation Hyde Park resident who raised her children (third generation) in Hyde Park. The value and appeal of the neighborhood will be irreparably negatively impacted by this development. I am not opposed to development. However, I believe that for development to be positive, it would inherently serve the interests of those impacted. After reviewing the documents and renderings of the project, I firmly believe that the negative impact of this development far outweighs any proposed positive.

The intended impact of providing access to more people to enjoy the Hyde Park neighborhood and to boost business in the area disregards the unintended impact of removing the very aspects that make the neighborhood appealing/valuable. The existing business community is opposed to this project so who actually is benefitting?

Among all of the negative points, to me the most devastating impact is the shadowing of the Square (according to the experts at the nationally renowned Cincinnati Observatory). Many might say that this is an emotional and trivial fact. To that I would ask anyone to recount their memories and to project any plans to visit a park. Does that memory or plan include a park with a dark shadow overcast on it? Or does it bring to mind an afternoon of sitting in the sun enjoying a book, an ice cream or watching children run around in the sunshine? Hyde Park Square has been enjoyed by many over several generations and can be for several more. But will not be if this project is approved as is. Its beauty will be darkened forevermore if this is permitted. And this Planning Commission will take that responsibility.

If this shadowing is allowed, no longer will families be able to enjoy an ice cream on the benches in the summer sun, no longer will children run around the fountain watching the water sparkle in the sunshine, no longer will anyone shop the Sunday morning farmer's market in the morning sun. These are the things that make residents feel connected in their central business district. This is what makes residents feel part of the Hyde Park community. This is the vitality of Hyde Park. Take away these things and you are darkening a community forever. Emotional? Yes. Trivial? Hardly.

Patty Hogan
a proud product of Hyde Park
pattymac4@yahoo.com
513-382-8699 (cell)

On Monday, January 27, 2025 at 04:02:24 PM EST, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

Hi Patty,

Thank you for your email regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. I appreciate the time and care you put into your message, and it will be included as an exhibit in the staff report that will go to the City Planning Commission.

To find more information about the project, you can find the complete application materials on the Department of City Planning and Engagement's website here: www.cincinnati-oh.gov/planning/projects/active/proposed-zone-change-to-planned-development-at-2719-erie-avenue-in-hyde-park/

In addition, for answers to specific questions about the project or City process, please consider attending the virtual Public Staff Conference on **Tuesday, January 28th, 2025 at 6:00 PM**. This Public Staff Conference serves as the way for staff from the Department of City Planning and Engagement to present information about the City process, the applicant to share project details, and for City Staff to gather feedback from attendees about the project. No decisions will be made at the meeting, and typically members of the City Planning Commission and City Council do not attend. The meeting will not be recorded, but we are happy to share the PowerPoint and notes with attendees afterwards. Please sign up for the meeting at the following link: bit.ly/Hyde-Park-Square-PD-PSC

If you have any issues or questions while registering, please email me at andrew.halt@cincinnati-oh.gov

Thank you!
Andrew Halt

Andrew Halt, AICP, PE | Senior City Planner
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)
Pronouns: He/Him/His

From: Patricia Hogan <pattymac4@yahoo.com>
Sent: Monday, January 27, 2025 2:37 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Zoning

You don't often get email from pattymac4@yahoo.com. Learn why this is important

External Email Communication

Subject: Hyde Park Square Development

I am expressing my DEEP concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
A VERY concerned city resident

Patty Hogan
pattymac4@yahoo.com
513-382-8699 (cell)

Outlook

[External Email] Hyde Park Square Development

From Rachel Harrison <rachelfharrison@gmail.com>
Date Tue 1/28/2025 8:46 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from rachelfharrison@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hi Andrew!

I was not able to speak on the call last night, but wanted to pass along a few notes for the committee.

We live on Michigan Ave, within one block of Hyde Park Square. My two daughters attend Hyde Park School and we walk to and from the school every day. I am a member of the school's PTO and a representative on the school's Local School Decision Making Committee.

I would request that the committee not grant the proposed zoning variances.

1. Traffic Study: Traffic and pedestrian safety in the blocks around the school are critical and no variances should be granted without a complete traffic study. That traffic study should specifically include information for school drop off and pick up times and include the blocks of Observatory, Erie, and Edwards around the school. There are over 600 students at the school, many of whom walk or whose parents park nearby and walk them in and out each day.

2. Communication: To my knowledge, the developer has not engaged with the school in any way. At the neighborhood council meeting, they were invited to attend a PTO meeting and have not. They have not reached out to the school leadership. This lack of engagement is concerning.

Thank you for your time and thank you so much for giving our community an opportunity to engage with the city and with the developer.

Rachel Harrison
337.288.7927

Sent from my iPad

Outlook

[External Email] Fwd: Tonight's HPS South Redevelopment Concept

From HPNC President Tommy McEvoy <hpncpres@gmail.com>
Date Tue 1/28/2025 8:51 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc hpnctrustees <hpnctrustees@googlegroups.com>

External Email Communication

Andrew,

A number of folks with HPNC have suggested that things are being said in the room tonight that are a stretch.

Regarding the survey specifically, you can see from the below email that I made clear to Nick well before the survey data was analyzed and shared that it would need to be edited.

Can you please make sure this email is made part of the formal record, too? I'm not interested in arguing here, but I will not stand for being misrepresented, especially when I'm not even on the line to defend myself.

Best,
Tommy

--
Tommy McEvoy
Hyde Park Neighborhood Council President
Become a member
Make a donation

---------- Forwarded message ---------
From: **HPNC President Tommy McEvoy** <hpncpres@gmail.com>
Date: Tue, Sep 17, 2024 at 09:02
Subject: Re: Tonight's HPS South Redevelopment Concept
To: Nick Lingenfelter <nick@plkcommunities.com>

Hi Nick,

Just a few quick frame-ups before we get on this afternoon.

Please remember that HPNC is an all volunteer board, and just about all of us have full-time jobs. We try to move fast, but are rarely able to react to things as quickly as folks would like. We're doing our best given all else we have going on.

We the recent passage of Connected Communities, some changes to our board, as well as an effort to wrap up what has been a 7-8 year process to get a new Hyde Park PLAN, we've had to make some adjustments to the

way we take positions on and handle zoning changes/variances. I ask for your patience as we work to integrate those changes into any recommendations we make, or feedback we provide.

The survey was not shared with our entire board; a draft of it was shared with me. I provided some initial feedback but suggested it would likely need to be tweaked after it got out there. We as a board didn't get the actual link until the day of the August meeting.

Also, nobody told us anyone was flying in resources for last week's meeting. All I ever received was a request for "standing time" at all meetings from August until project approval. I committed to provide that, and I have. And we got the slides you planned to share the day of the meeting at 4:54, so there's no way we could've known exactly what you planned to present.

Regarding the timeline, here's what we've been working with:

- First real conversation about this project via a 1:1 with CR on 08/02

- First open discussion with our neighborhood occurred at the 08/13 meeting

- we (HPNC) took some time for offline discussions and emails before convening a meeting of our Zoning Committee re: this & plan - 09/03

- we came prepared with our own feedback, per your request, at the 09/10 meeting.

It's been 4 weeks, but these things take time. As an FYI, for a project of this scale we will need to have a dedicated meeting, likely within the next month. That will give you a team all the time you need to share what you have to share and will also ensure the community has a chance to share their feedback.

I look forward to chatting through these topics, as well as any others that are top of mind for you here in a bit.

Best,
Tommy

Tommy McEvoy
Hyde Park Neighborhood Council President
https://hydepark-cincinnati.org/
email: hpncpres@gmail.com

On Mon, Sep 16, 2024 at 20:05 HPNC President Tommy McEvoy <hpncpres@gmail.com> wrote:

> Nick,
>
> Let's you and I chat tomorrow and we can go from there. I will call you at 12:30.
>
> **Tommy McEvoy**
> Hyde Park Neighborhood Council President
> https://hydepark-cincinnati.org/
> email: hpncpres@gmail.com
>
> On Mon, Sep 16, 2024 at 20:03 Nick Lingenfelter <nick@plkcommunities.com> wrote:
>
> > Received all three attempts.

Legal precedent's are typically required by the zoning hearing examiner for variances in a UD Overlay District. The variance hearing is considered a quasi judicial process, and while not an official court, the rulings follow a court like process. I was just referring to this process in my prior email.

Could you also please let me know what questions were missing from the survey? We provided the list in advance of our first meeting, and made the two adjustments recommended. To date, we now have almost 900 surveys collected. 54% are currently in favor of addding height to the development and 53% for the hotel as of this evening. We picked up a few hundred new surveys after the last meeting, and it appears residents are more heavily favoring both in the past week and a half.

Nick

Nick Lingenfelter
Chief Development Officer
m: 513.259.8629 | f: 513.561.4687
e: nick@plkcommunities.com | www.plkcommunities.com
a: 5905 E. Galbraith Road Suite 4100, Cincinnati, OH 45236
PLK
Tell Us How We're Doing! Leave a Google Review
PLK Communities Website

On Sep 16, 2024, at 10:41 PM, wollenweber@fuse.net wrote:

Nick, for some reason, I could not reply to your message.

Speaking for myself, but hopefully for HPNC and Zoning Committee, I hope we do not need "legal precedents".

Keep in mind Michigan Terrace planning and conversations started under old Zoning Code (prior Feb 2003) where heights of up to 85 feet were permitted w/o variance. Also building was approved by HPNC and City with two levels of underground parking, one level was to be public. Several variance concessions were made to get the public parking. When construction started, the water table was too high for the lower level, and the public parking disappeared. The variances stayed.

The Skyler (Baptist church site) needed a minimal height variance and a front set back variance. HPNC wanted the setback and Falling Leaves wanted the height. It was a compromise. Falling Leaves/Gieseke Rosenthal Architecture failed to deliver on the architectural features requested.

It is unusual for HPNC to present a concept before a developer but you asked for input at August HPNC meeting. The survey didn't ask the questions HPNC Zoning Committee wanted to answer. Don't expect another HPNC concept, we would prefer to work together.

I also was surprised by the 10 minutes provided. I have recommended Tommy or acting president in future state the time allocation for each agenda topic/presentation and share in advance with the presenter.

Looking forward to meeting again.

From: "wollenweber" <wollenweber@fuse.net>
To: "nick" <nick@plkcommunities.com>, "colleen reynols" <colleen.reynols@dsdadvisorsllc.com>, "rdean" <rdean@theloringgroup.com>
Cc: "Gary Wollenweber, GE Aerospace, US" <gary.wollenweber@geaerospace.com>

Sent: Tuesday, September 10, 2024 11:26:53 PM
Subject: Tonight's HPS South Redevelopment Concept document

Attached are .pdf and .pptx copies of what I presented tonight.
Looking forward to the next conversation.

Gary Wollenweber, Chairman
HPNC Zoning Committee
(513) 608-3342

From: "Michael Olson" <mikeolson513@gmail.com>
To: "hpnctrustees" <hpnctrustees@googlegroups.com>
Sent: Monday, September 9, 2024 2:10:03 PM
Subject: Meeting Packet

Hello All,
Please see the attached meeting packet. Let m eknow if I need to change anything.

I also have advanced notice absentees as: Tommy, Mike Olson

Thanks

September 10th

--
You received this message because you are subscribed to the Google Groups "HPNC Board + Committee Chairs" group.
To unsubscribe from this group and stop receiving emails from it, send an email to hpnctrustees+unsubscribe@googlegroups.com.
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For more options, visit https://groups.google.com/d/optout.

CAUTION: PLK Communities Security Checkpoint: External email. Please make sure you trust this source before clicking links or opening attachments.

Outlook

[External Email] Tommy McEvoy - formal Staff Conference statement regarding Hyde Park Square Planned Development

From HPNC President Tommy McEvoy <hpncpres@gmail.com>
Date Mon 1/27/2025 11:24 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc Woodham, Valerie <vwoodham@sibcycline.com>

External Email Communication

Mr. Halt,

Thank you, again, for all the time and energy you and team have put into this conversation to date. I appreciate it!

As I shared earlier, I will very likely not be able to attend the Staff Conference tomorrow. I am in Florida for work meetings and have a dinner scheduled at the time of the meeting. In lieu of being able to join live I have asked a surrogate from HPNC to speak on my behalf. It will likely be Valerie Woodham, who is CC'd here. If there is any chance she has an issue joining the meeting I, I would like to request that either you or someone else from the team read this aloud on my behalf. I understand that you may not be able to do that, so at a minimum I'm asking that you include the following official statement from me as part of the Staff Conference material, regardless of whether or not it is read aloud:

Zoning Staff and other members of City of Cincinnati Government and Administration, thank for your time and dedication to our wonderful city.

My name is Tommy McEvoy, President of Hyde Park Neighborhood Council (HPNC). I speak on behalf of all 15 volunteer HPNC trustees, who dedicate their time and energy to serve our neighborhood.

Since this Planned Development was initially pitched to us in August of last year, we have held public meetings, hosted surveys, connected with members of City of Cincinnati government, met with neighbors and business owners, and driven as much open dialog as practically possible. But today I'm not here to talk about all the work we have done. Instead, I want to call to your attention the work you have already done with the adoption of the the Connected Communities legislation.

On your City of Cincinnati website you state:

Cincinnati is a great place to call home, but a difficult place to find housing. Enter Connected Communities, a series of proposed land use and zoning policy changes to help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all.

If that is true, then this planned development is an affront to everything Connected Communities stands for. To allow a project of this scale to move forward, a mere 7 months after the zoning changes were adopted, suggests that we dismiss the research you did, that we ignore the 2 years of public and private engagement that the City undertook, and, most importantly, that the zoning changes adopted with Connected Communities mean absolutely nothing. Additionally, it suggests that the voice that matters the most to the City is not that of the project's neighbors, nor their Community Councils, but that of a handful of developers who don't even live in Hyde Park themselves.

So I am here to ask you to keep your promise. You recently made very significant changes to our zoning code. If Connected Communities is as pivotal you've led us and the entire City of Cincinnati to believe, then stick to the commitments that you made therein. Keep Hyde Park Square's existing CN-P-B zoning in place.

And, most importantly, we ask that you demand that the developer work with us, HPNC, the voice of the community. We are confident with that approach that we can arrive at a solution that truly makes the area "more accessible, people-focused, diverse, healthy, and connected."

Thank you.

--
Tommy McEvoy
Hyde Park Neighborhood Council President
Become a member
Make a donation

Outlook

[External Email] Hyde Park Public Staff Conference Notes

From David Horn <dhornV2.0@fuse.net>
Date Wed 1/29/2025 10:25 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from dhornv2.0@fuse.net. Learn why this is important

External Email Communication

Dear Mr. Halt:

Following last night's meeting I have a few thoughts on the Hyde Park Square redevelopment project I would appreciate your adding to the record:

- While I understand the City's desire to boost tax revenue, and the developer's interest in making a profit, the proposed plan seems to do so at the expense of the homeowners and local businesses whose care and curation have kept Hyde Park one of Cincinnati's most desirable neighborhoods. Making Hyde Park Square more attractive to out-of-town visitors and people from other parts of the city by making it less livable for current residents seems short-sighted, akin to killing the goose that laid the golden egg.

- As an Observatory Avenue homeowner quite likely in the direct path of hotel, apartment, special event, and construction traffic to and from I-71, I am concerned not only about the number of additional cars and trucks this project will bring through the neighborhood, but also the damage additional construction trucks rumbling past our homes will do to them. I am also concerned about the related air quality issues this additional traffic will bring. I hope any traffic and parking studies done prior to this project receiving approval include not only the Edwards/Erie/Michigan/Observatory block, but also the wider neighborhood and the entire routes to and from the expressway.

- The development as planned seems to set a dangerous precedent: If allowed to be built, what's to stop PLK or another developer from buying the other side of HP Square or the block frontage on Observatory Ave and building something similar?

- Honoring the visual character of the neighborhood while redeveloping Hyde Park Square seems non-negotiable and requires acute aesthetic sensibilities. Judging by PLK's other recent area

development, the Ila apartments, they lack either the ability or the willingness to build projects suitable for the neighborhood.

- Also on the subject of aesthetics, getting something like this right, even with the best of intentions, is extremely difficult. I am reminded of the Easton Town Center near Columbus, which was painstakingly built to resemble a “vintage” downtown but still comes across as a slightly creepy Disney version of the same. I hope that whatever is ultimately allowed to be built on HP Square will be held to the highest visual standards.

- I don’t feel green artificial turf, whether it be 20’x20’ of 50’x100’, can be considered a park nor a green space. Please don’t consider such a space as community benefit.

- Finally, based on PLK’s presentation last night, as well as on the comments of everyone who has dealt directly with them, it doesn’t seem they can be trusted to approach this approval process honestly, and I hope city government will take all necessary steps to hold them to their word.

Thank you for your consideration.

Sincerely,
David Horn
2617 Observatory Ave

Outlook

Re: [External Email] Observations from the Planning Commision public forum ZOOM call on the proposed Hyde Park Project and PLK application for a UDOD vs CN-P

From Mark Hogan <mark.hogan@pentegra.com>
Date Fri 2/7/2025 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Good morning Andrew,

Your guidance and assistance is so greatly appreciated by all concerned residents and businesses in and around Hyde Park, and the City; it gives us some hope that this PLK project will be reasonable vs overwhelming.

I did notice a couple of tweaks that were needed in my original feedback after the meeting that I sent to you and the Planning Commission, City Council and Mayor Aftab on 1/29. Following is the revised version, if you would replace my previous version with this please:

"Good afternoon,

On the 3 ½ hour ZOOM call to discuss the Hyde Park Project as it is currently proposed in PLK's application for a change from CN-P to UDOD, there were many troubling issues that were shared.

- There are a number of inaccuracies in the application that PLK submitted to the Planning Commission to support their request, i.e. 3500 Michigan Avenue is stated by PLK as 80 feet tall with no setbacks, when in fact there are major setbacks, the Alaise and MexCantina buildings are listed as 75 feet tall respectively, when the core buildings themselves are not nearly that tall. These are the 3 examples that PLK highlighted as comparatives in their application to build to 85.5 feet (or more).
- Residents and businesses in Northside, Norwood and along Wasson Way shared multiple examples of PLK saying one thing and doing another once they were granted approval by the Planning Commision and City Council for code changes on those projects.
- PLK touts their extensive efforts to engage and work together with the residents, businesses and HPNC on this project. Nothing could be further from the truth.
- They have ignored multiple requests from the extended Hyde Park community to collaborate with PLK to find a "reasonable solution" that will serve the Hyde Park residents and business community verses just benefitting PLK. They have not made 1 change to their initial proposal.
- They state in the application that they have spent 18 hours at various functions since 11/1 on "community engagement" on this project (18 hours), while the extended Hyde Park community has invested 1000s of hours cumulatively voicing legitimate concerns, suggestions, and requests.
- PLK's early-on survey had significantly different results of community feelings about this project than did the latter survey circulated independently by HPNC. A number of people on the call, including residents, business owners and members of the HPNC, as well as a resident who creates and evaluates surveys as her profession, voiced that PLK's survey was extremely misleading and self-serving.
- PLK's parking numbers have constantly shifted over time, but in all cases appear grossly shy of providing any additional parking for the Hyde Park community in this project.
- In their brief presentation last night, as well as previous renderings of proposed buildings in the project, there were lots of setbacks shown. But their application is full of language that states setbacks are not needed, and in fact detrimental to their project.
- They portray Hyde Park's current state as stalled, deteriorating, lacking in vibrant businesses. Hyde Park is not that at all, which was shared by many businesses last night. There are scores of

established, thriving businesses including successful restaurants and bars, specialty boutiques, high-end clothiers, banks, realtors, coffee shops, ice cream parlor, travel agency, artist galleries, donut shop, condominiums, apartments, and many more; and a Grade School, Church, and Firehouse anchoring the Square. In fact, there were numerous examples shared on the call of PLK recently (albeit legally) terminating long term, successful small Hyde Park businesses' leases and forcing them to relocate out of Hyde Park, with little or no notice or assistance. Two years of construction on the scale that PLK has proposed will almost certainly have dire consequences for the many remaining Hyde Park businesses operating there today.

- There has been no Traffic Study shared by PLK, nor Parking Study. That said, the PLK traffic expert on the call last night offered that there was much less traffic today around Hyde Park than there was years ago due to population decreases over time. Everyone who lives and works in Hyde Park, as well as visitors, know that the traffic and speeding in and around the Square and surrounding area is very dangerous, with countless testimonials to that. It was also noted that drivers are already using the residential streets in and around the Square as cut throughs, and this will increase dramatically based on the scope and length of this project as currently proposed, and probably after completion. The traffic flow, most specifically in and out of proposed project's two exit and entrances in the middle of Michigan, and Edwards, Roads between Erie and Observatory is a huge concern. This project review should not proceed until these studies are completed, shared, and closely analyzed.
- In their application PLK includes a paragraph on Community Amenities," that "may" be provided if their proposed maximum project density is allowed, which is 70% over current code limit for buliding height with no setbacks incorporated by PLK They suggest that possibly an "aqua lounge and pool, a rooftop terrace with stunning views of the city, or a workspace for local entrepreneurs could be included in order to provide a better quality of life for residents and the community." What is an "aqua bar?" Are the residents going to be able to use a pool, or the rooftop terrace, really? Thanks PLK for that "maybe offering," but we already have a perfectly good quality of life in Hyde Park.
- It was mentioned last night that a former PLK employee currently serves on the Planning Commission, and a question posed as to whether she was recusing herself on this decision.
- The handful of people on the call that supported the massive buildings all suggested that we just "work with the developers." Please see above how that has worked out so far. They also believe the traffic generated by a 75-90 room hotel, 120+ unit apartment building, restaurants, a convenience store, offices all requiring trash collection, deliveries, ubers and visitors, squeezed into a tiny footprint with 2 entrance-exits in the middle of 2 lane Michigan and the middle of 2 lane Edwards Roads won't make an already overextended, dangerous pedestrian and auto traffic situation worse.
- Many people have turned against the Hotel being included, and PLK needs the Planned Development (PD) zone change to include a hotel because hotels are not permitted in the current CN-P-B zoning district. There are already 4 newer hotels within easy walking distance of Hyde Park that are generally nowhere near capacity. I believe we thought if we considered including the proposed hotel that PLK would collaborate with us on other aspects of the project, which is most certainly not the case.

The vast majority of Hyde Park residents, businesses, and the HPNC are in favor of reasoned, atheistically pleasing and safe development. That said, there are numerous, serious transgressions by PLK that can not be ignored. They have misrepresented this project, and their intentions, to the Hyde Park community at large and to City Planning, and have been disingenuous and patronizing.

The current building code for Hyde Park, and connected-communities, is all that we and every other community in Cincinnati have to protect ourselves from a developer's avarice. PLK knew when they were purchasing the properties what the code is. They just figured, and still figure, that they'll get their way with the Planning Committe and City Council, our elected officials. Who is supposed to be looking out for the residents and businesses, enforcing the rules? If UDOD/PD is granted to PLK, they will have carte blanche to do whatever they want, and based on their history they will. This would be a dangerous precedent with no recourse, no turning back the clock.

Please don't let that be your legacy, and ours.

Thank you for listening, and my apologies for such a long email.
Sincerely and with gratitude,

Mark

P.S. I just heard that PLK is on TV saying that their proposed buildings are only 5 feet over current limits. More misrepresentations are being sown, and they're on the offensive after last night's meeting."

Mark Hogan
Regional Director
mark.hogan@pentegra.com | www.pentegra.com
Tel: +1.914.821.9579 | Mobile: +1.513.259.9222
Headquarters
701 Westchester Avenue
Suite 320E
White Plains, NY 10604





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Outlook

[External Email] Comment regarding the Hyde Park Square PD PSC (28 Jan. 2025) -- Riley Owens

From Riley Owens <m.riley.owens@gmail.com>
Date Wed 1/29/2025 2:35 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from m.riley.owens@gmail.com. Learn why this is important

External Email Communication

Hi Andrew,

My name is Riley Owens and I would like to submit comments regarding the Hyde Park Square PD PSC last night. **I am writing to urge the planning commission to approve the zoning change and support the developer's current plan for a ~80-foot building.** Simultaneously, I think the planning commission and Cincinnati city government must take every available action to pressure or require the developer to **reduce the development's parking**. The developer's current plan already accommodates 300% more parking spaces than the expected demand. Many generations will inherit the consequences of the future we build, so it is imperative that we lay the framework for a Hyde Park Square with less pollution and traffic *now*. That starts by not encouraging additional traffic with an overabundance of parking.

I also urge the planning commission, developer, and Cincinnati DOTE to **support and make accompanying plans to improve pedestrian safety in Hyde Park Square**, considering the increased pedestrian traffic the development will encourage. Many residents voiced their concern for pedestrian safety at the meeting, and it is unacceptable that anyone risks their safety just to cross a street. To that end, the city should **implement a road diet / traffic calming in the square area and adjacent streets**, including, but not limited to, new, protected bike lanes, increased bicycle parking, increasing the current size of the square's central island / green space, reduced on-street parking, raised / signaled pedestrian crosswalks, longer crossing times at crosswalks, reduced speed limits, and a reduced number of traffic lanes.

I would also like to remind the planning commission that negative responses are often the most likely to be expressed, as opposed to neutral or positive ones. Much thanks to you and the work of the other planning commission members. I am excited to hear more about this development and continue working with the planning commission to build a brighter future for Hyde Park and the city of Cincinnati.

Thanks,
Riley Owens

Outlook

[External Email] Hyde Park Square Comments

From Sarah Gutfreund <sgutfreund6@gmail.com>
Date Wed 1/29/2025 10:21 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Sarah Gutfreund <sgutfreund6@gmail.com>

External Email Communication

Andrew - I did not speak at last night's meeting - it was just getting too late, but here are my comments to add to those from last night.

I hope the council will listen to those who live here, pay taxes here, and will be the most affected by this huge development.

While some development of the square is welcomed, an apartment building and hotel exceeding 75 feet, the scope of this proposal, is just too big. And if we allow a zoning change to accommodate this developer, then do we have to allow subsequent developers the same leeway? I don't want the Square or Hyde Park to end up looking like a planned community with look alike apartment buildings and main stream shops.

The existing small businesses lining the square have been or will be pushed out by years of construction. Also, by building a road from Edwards to Michigan, through the towering apartment complex, PLK will essentially be creating a second square which will compete with the established businesses on Hyde Park Square.

Parking could become even more of an issue than it already is. PLK's underground garage will allow for parking for the hotel and huge apartment complex, but what about for the existing small businesses? Where will people park who want to go to Graeters or other established businesses?

PLK has been less than transparent about the input from the community. I took the survey they sent not knowing what the scope of the project was. Yes, the buildings were pretty, yes I'd like more restaurants and shops, but there was no place to object to the scope of the project. And although they have attended the Hyde Park Neighborhood Council meetings and heard the concerns, they have not made any changes to the plans. They certainly are NOT working with the community.

Pedestrian safety is a concern. I live on Michigan between Wasson and the Square and I am worried about the increased traffic on my street. It is busy now and people fly down the street. Further, the intersection of Wasson and Michigan has seen increase traffic and accidents. More traffic will just contribute to this. Same goes for the intersection of Edwards and Observatory. Weekly I dodge cars when crossing and increased traffic will increase the danger.

Please do not allow the zoning change PLK is requesting. Allowing a change to Planned Development zoning will give them the ability to do what they want without respect to the needs or desires of the community. They need to adhere to the existing zoning codes.

Thank you.

On Jan 20, 2025, at 4:53 PM, andrew.halt - cincinnati-oh.gov <no-reply@zoom.us> wrote:

Hello Sarah Gutfreund,

Thank you for registering for Hyde Park Square PD PSC. You can find information about this meeting below.

Hyde Park Square PD PSC

Date & Time	Jan 28, 2025 06:00 PM Eastern Time (US and Canada)
Meeting ID	874 8128 2941
Passcode	029082

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To edit or cancel your registration details, click here.

Please submit any questions to: andrew.halt@cincinnati-oh.gov.

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Meeting ID:	874 8128 2941

International numbers

Thank you!

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Outlook

[External Email] Community Opposition to HPSRD's Hyde Park Square Zone Change Application

From Vicki Weber <pgvicki@gmail.com>

Date Wed 1/29/2025 12:20 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; hpncpres@gmail.com <hpncpres@gmail.com>; Zoning Info <zoninginfo@cincinnati-oh.gov>; bcc: Save Hyde Park Square <savehpsquare@gmail.com>

Some people who received this message don't often get email from pgvicki@gmail.com. Learn why this is important

External Email Communication

I attended the February 28, 2025, Public Staff Conference on the proposed zone change for 2719 Erie Avenue in Hyde Park. The nearly 3.5 hour meeting made one thing overwhelmingly clear: the community **strongly opposes** HPSRD, LLC's zone change application.

By my count, **56 of the 61 speakers (92%) opposed the proposal**, citing serious concerns about the hotel and excessive building height – both of which violate current zoning. Additionally, a **Change.org petition,** "*Require Developers to Adhere to Current Hyde Park Square Zoning Laws,*" has **over 1,800 signatures and continues to grow**. Link to survey

Hyde Park residents, business owners and neighborhood council members – with expertise in architecture, city planning, zoning, historic preservation, and survey design – voiced critical concerns, including:

- Pedestrian safety risks, especially near a preschool and elementary school
- Traffic congestion and parking shortages
- Potential for delayed fire response times
- Disruptions to local businesses during construction
- Oversized development out of scale with the site
- Permanent damage to Hyde Park Square's historic charm

Serious concerns were also raised about the developer's practices, including:

- Basing their proposed design on a flawed, biased survey
- Complete inaction on community feedback
- Misrepresenting public support despite clear opposition
- Mischaracterizing the health of Hyde Park Square's business district
- Forcing out small businesses with little notice and no relocation assistance

The Hyde Park community's request is simple: **respect existing zoning laws**. Ignoring them would:

- Undermine Connected Communities and dismiss two years of public input
- Prioritize a developer's interests over those of residents and businesses
- Benefit a few at the expense of many
- Set a dangerous precedent that threatens Cincinnati's historic neighborhoods – the very foundation of the city's identity and appeal

The community has spoken—loudly and clearly. Now, it’s time to act. Uphold our zoning laws. Protect Hyde Park Square.

Vicki Weber

Hyde Park resident

Outlook

[External Email] Opposed to Hyde Park Square Proposed Zone Change

From Meg Grulee <mgrulee@me.com>
Date Thu 1/30/2025 8:04 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from mgrulee@me.com. Learn why this is important

External Email Communication

Dear Andrew,
Thank you for providing a forum to provide useful public feedback about the proposed zoning change in Hyde Park Square. I waited a long time to speak but ultimately had to get off of the zoom before it was my turn. I hope that you can still use my comments as part of the records sent to the committee. As a long-time resident of Hyde Park, I strongly oppose the proposed zoning change for PLK's project in Hyde Park Square. This development does not qualify as a Planned Development because it is not "compatible" with the surrounding neighborhood. This is not a blighted area in need of development nor a former factory being converted into a new development. PLK's description of Hyde Park Square in their proposal is both untrue and insulting to the community that they claim to want to work with. I support the project staying within the established zoning regulations.

I believe in well thought out development that enhances the character of the neighborhood. I do not believe that it is wise to allow a developer to come in and plunk a development that is too dense andante massive in the middle of the most charming neighborhood in the city. Hyde Park Square has wonderful programming such as a weekly farmers' market and the Hyde Park Art Show that draw people from all around the region. I am concerned that the prolonged building of a project of this magnitude will destroy the programs, harm current businesses, and diminish the beauty that make Hyde Park Square such a draw. As part of a UDOD, the following applies:

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.

This is most definitely not the case with this proposed development. The bulk, massing and scale are nnot consistent with the area.

I am concerned about the parking situation for several reasons. Having lived in Hyde Park for most of my life, I know that we have a shallow water table, flood potential, and a sewer system that is easily overwhelmed. The likelihood that they will encounter problems with building an underground garage is extremely high. And, then what? Underground parking garages in areas like this are typically not financially viable. I'm curious how a development such as this can actually make it happen. That said, I definitely oppose allowing an above ground parking garage that then elevates the height of the structures. In addition, PLK seems to imply that a parking garage would alleviate street congestion.

That is simply not the case. Everyone going to and from these buildings will be doing so on narrow, mostly one lane roads that cannot accommodate this influx of cars. These roads are within a currently very walkable neighborhood that would be rendered a pedestrian nightmare. We have two elementary schools and one high school within walking distance which raises the need for pedestrian safety to a higher level. This development's potential impact on walkability also goes against "Connected Communities" approved in June of 2024. According to the City of Cincinnati website,

The Connected Communities policies are in line with a growing, research-backed philosophy in the field of Urban Planning to increase walkability and foster diverse, mixed-use neighborhoods to better support sustainable growth.

The "community involvement" that PLK refers to in their proposal is is a farce. At the Hyde Park Neighborhood Council meeting on Tuesday, December 10, 2024, the representative from PLK told attendees that the meeting that happened on January 28 was no big deal and that once they get further along in the process they look forward to getting the community more involved. It took an astute member of the community to stand up and inform the attendees that the meeting was in fact critically important because it was the time for the public to weigh in on proposed zone changes or requested variances. PLK practices carefully crafted deceit. The second example is the survey that they sent out which was clearly biased and should not be considered "community involvement" in their development plan. As Angela Meyer Ortega from Northside indicated, PLK has a history of misrepresenting their developments and leaving communities feeling duped. They also have a history of being unable to support their developments as promised such as the Factory 52 development for which they are requesting a special tax to support. That is poor business management.

It appears that PLK spent too much money acquiring the land to be able to build a development that is financially feasible without changes in zoning or variances. They specifically said that the hotel is not viable on a smaller scale. In regards to the hotel idea in general, we already have hotels within walking distance. It would have been nice if one of those was a boutique hotel, but those are not easy to bring in. The hotels look carefully at whether they can succeed in a location. PLK very well may not be able to get a boutique hotel to come in and then what? Do we end up with a lower end hotel in the middle of a reidential area? No thank you.

Lastly, I suggest that the City Manager, Sheryl Long, should recuse herself from the City Planning Commission vote about this proposed zone change. She was a Senior Property Manager for PLK Communities for six years which could impair her ability to make an objective, impartial decision.

Thank you for your time and attention to this matter. Hyde Park is an important tax base for the city of Cincinnati. I certainly hope that this beautiful neighborhood that I call home can continue to grow and thrive through good stewardship and community action.

Sincerely,
Meg Grulee
3448 Stettinius Avenue
Cincinnati, OH 45208

Outlook

[External Email] Re: Hyde Park Square Staff Conference Materials Now Available

From Mark Striker <mstriker513@gmail.com>
Date Sat 2/8/2025 11:15 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Andrew,

I did attend the virtual meeting on 1/28, and have reviewed the links you sent in your follow up email yesterday on 2/7. I decided to not 'raise my hand' virtually to ask to speak because it seemed like you would never be able to get through everyone that did raise their hand. I stayed on the call past the 8pm planned meeting end time, but did drop off after that as I had other things I needed to get done that night. If I had been able to speak, I would have expressed that I was against the development that is being proposed. I am not against development, but the proposed building is just too big, and I don't see why the developer should be allowed to deviate from the existing regulations and have a zoning change be approved, just to get what they want (a high profit project for themselves). It seems to me like the developer has not accurately portrayed the current "needs" of the Hyde Park community, and has slanted the facts to make it seem like their proposed plan will make a lot of things better:

1. Parking is already congested around the square, and if the proposed plan were approved and completed, the net impact of parking will be worse. There is no way to add the number of apartment and hotel units they have proposed (not to mention the additional new businesses) and not have the parking situation be worse. The developer's math that shows parking will be better seems flawed. During construction, the parking will be WAY worse as the existing surface lot will not be available at all.
2. Traffic will be WAY worse during construction, and will also be worse after the project is complete. There is no way to add that many hotel rooms and apartments and not make traffic worse.
3. I have concerns about the safety impact for students walking to the 2 adjacent schools (not to mention other pedestrians) and also the potential delays of the Fire department due to that additional traffic from the new development.
4. I did not see/hear how a project of this size would not overwhelm the existing infrastructure (water/sewer/electric). It seems the developer just assumes that the infrastructure can handle it, without providing any evidence or an independent study. There are already NUMEROUS other recent and under construction developments (at least 1 is an PLK development) within a mile or so of HP Square that are adding multi story housing units. All of those people will want to frequent HP Square, and I am not sure we have the infrastructure/parking/traffic capacity for all of those new people.
5. What I heard in the proposal was that the developer was adding a 20' x 20' 'green space''. That size space is so small it seems barely worth mentioning, and definitely not large enough to be a meaningful public space.

6. It seems the developer has a credibility issue, as I heard many people express that what they were led to believe in the "initial survey" and what the developer has stated in the plan are completely different. Other people familiar with other projects by the developer seemed to be saying something similar. I also got that feeling that the developer was trying to mislead people. As an example, they repeatedly said their building would be 80' tall, when in fact page 28 of the presentation says their building would be 85.5' tall. Their justification that it is only 5.5 feet taller than the tallest building (and one of the newest buildings) in the neighborhood seems like a slippery slope. If a height exception/deviation is granted every few years so that a new building can be taller than the tallest building in the neighborhood, where will it end? This is why we do have zoning regulations, so that there is not a constant escalation.
7. I saw in the meeting notes that of the 62 people who spoke 58 were against the project and 2 were for it. I only heard 2 people speak for the project, so the other 2 must have been after I got off the call. Of the 2 who I heard express they were in favor of the project, neither seemed to have a compelling/convincing reasoning to support their position. One took the insulting/condescending position that he was a math/geometry/trigonometry expert and that he was convinced the tall building would not cast a shadow. As a degreed mechanical engineer, I would like to see his calculations on that, I think he is wrong. Tall buildings do cast long shadows.

Please count me as someone who is in favor of development, but someone who thinks this project should NOT get a variance/exception/change granted to the current zoning regulations. Please ask them to build something within the existing code and make sure they have a strong plan to improve and not harm parking, traffic, safety and infrastructure.

Mark Striker

On Fri, Feb 7, 2025 at 4:24 PM Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. A meeting summary and presentation from the Public Staff Conference held on January 28, 2025, are now both available on the Department of City Planning and Engagement's website at the links below. Please note that this project has not been scheduled to go before the City Planning Commission yet, but you will be notified when it is scheduled.
>
> - Meeting Summary
> - Presentation
> - Project Website
>
> Thanks!
> Andrew
>
> **Andrew Halt, AICP, PE |** Senior City Planner
> City of Cincinnati **|** Department of City Planning and Engagement
> Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
> **andrew.halt@cincinnati-oh.gov|513-352-4854 (p)|** Facebook **|** Twitter **|** Website **|** Plan Cincinnati
> Pronouns: He/Him/His


city of
CINCINNATI
CITY PLANNING &
ENGAGEMENT

Outlook

[External Email] Re: Hyde Park Square Staff Conference Materials Now Available

From Emily Stubbins <emily.stubbins@gmail.com>
Date Tue 2/11/2025 7:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Hi Andrew,
I wanted to commend your team for their work facilitating this session. It was well organized, coordinated, and managed.

I think your summary underplays some of the concerns raised in the call, specifically around how/if PLK and the new group they founded for this project are capable of being trusted community partners. And how a designation of planned community is not owed to them simply bc they purchase property and build a plan that is not feasible without it.

The comments about expiring leases not being renewed are understandable on all sides. But I hope increasing vacancies will not be used as a lever to approve this project when the group forcing the vacancies is also the group proposing development. Hyde Park Square will get worse in the near term bc this developer is choosing to wind down their tenancy not bc the property or community is blighted. And redevelopment is needed, but it is their responsibility to act within existing codes and connected communities plans. If they cannot not do so with their intended mix of use then they need an alternative approach.

Planned development sets a dangerous precedent in one of Cincinnati's most loved neighborhoods. It places too much control in the hands of a developer group with a track record of community discord. And frankly, it's a money grab. The density and use are not serviceable in this area while maintaining safe pedestrian use and basic traffic flow.

I look forward to the next meeting on this and hope you are carefully considering the community feedback and not simply the possible tax implications of redevelopment presented by the group who will most benefit from it.

Thank you,
Emily

Emily Haunz Stubbins
Innovation Catalyst+Strategy Cultivator+Storyteller
513.368.8699

On Sat, Feb 8, 2025 at 1:33 AM Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. A meeting summary and presentation from the Public Staff Conference held on January 28, 2025, are now both available on the Department of City Planning and Engagement's website at the links below. Please note that this project has not been scheduled to go before the City Planning Commission yet, but you will be notified when it is scheduled.
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> - Meeting Summary
> - Presentation
> - Project Website
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> Thanks!
> Andrew
>
> **Andrew Halt, AICP, PE |** Senior City Planner
> City of Cincinnati **|** Department of City Planning and Engagement
> Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
> **andrew.halt@cincinnati-oh.gov|513-352-4854 (p)|** Facebook | Twitter | Website | Plan Cincinnati
> Pronouns: He/Him/His
>
> 
>

Exhibit K

Alt & Witzig Engineering, Inc.
6205 Schumacher Park Drive • Cincinnati, Ohio 45069
Phone: (513) 777-9890 • www.altwitzig.com

January 27, 2025

PLK Communities
c/o JS Held
7700 Shawnee Run Road
Cincinnati, Ohio 45243
Attention: Mr. Michael Collins

RE: Below Grade Structure Discussions
Hyde Park Square
Erie Avenue and Edwards Road
Cincinnati, OH
Alt & Witzig Project: 24CN0330Addendum 1

Dear Mr. Collins:

In compliance with your request, this addendum is submitted to provide recommendations for below grade structures on the property. It is understood that the property is to be developed with a below grade parking garage. The exact depth of the garage is unknown, but it is anticipated that the garage will several stories below grade.

The surrounding areas is heavily developed with commercial/residential structures. As discussed in the Alt & Witzig geotechnical report 24CN0330, shoring will be required to perform the excavation for the below grade structures. Depending on the height of the required excavation, tie-backs may be required to perform the excavations.

During drilling operations, groundwater was encountered between 5 and 15-feet below the existing ground surface. Given the shallow groundwater table, the structure must be designed for the effects of buoyancy. During excavation, much of the soils in the upper 25-feet were cohesive in nature and groundwater infiltration in the upper 25-feet is anticipated to be manageable by conventional means. However, below 25-feet, silt and sand/gravel layers were encountered in most borings which more freely exhibit groundwater infiltration. Structures that extend into the wet sand and gravel will encountered significant difficulties with the groundwater table and will require more extensive temporary and permanent groundwater management measures.

If the project conditions change or differing soil conditions are encountered across the site, the soil engineer should be contacted for further recommendations.

Respectfully Submitted,
ALT & WITZIG ENGINEERING, INC.



Dustin M. Horn, P.E.
Principal Engineer

Fondest Memories:
- Respondents cherish moments with family and friends, visiting Graeter's, and enjoying leisurely walks.

Hyde Park Square's Missing Elements:
- Respondents emphasized the need for new dining options, improved parking, and new retail businesses that weren't real estate oriented.

Suggestions for Improvement:
- Dining: Family-friendly options, including pizza places, bodegas/delis, and sports-oriented dining options.
- Parking: Improved parking is needed.
- Events: Most common themes: The Square needs more family-focused activities, wine/music events using the newly approved DORA, and a desire for more art-oriented events.

Development and Events:
- 52% support a boutique hotel on Hyde Park Square.
- 53% support increasing the height of the building to address the lack of public parking.

Additional desired activities include family-friendly events, alcohol-friendly events like wine and live music, and art walks or festivals.

Concerns About Development:
- Key concerns include design character, traffic, and lack of parking. However, 22% expressed no opposition to development.

Architectural Preferences:
Respondents were asked to select their top two desired design styles. 74% and 66% of respondents favored the specific architectural styles below.

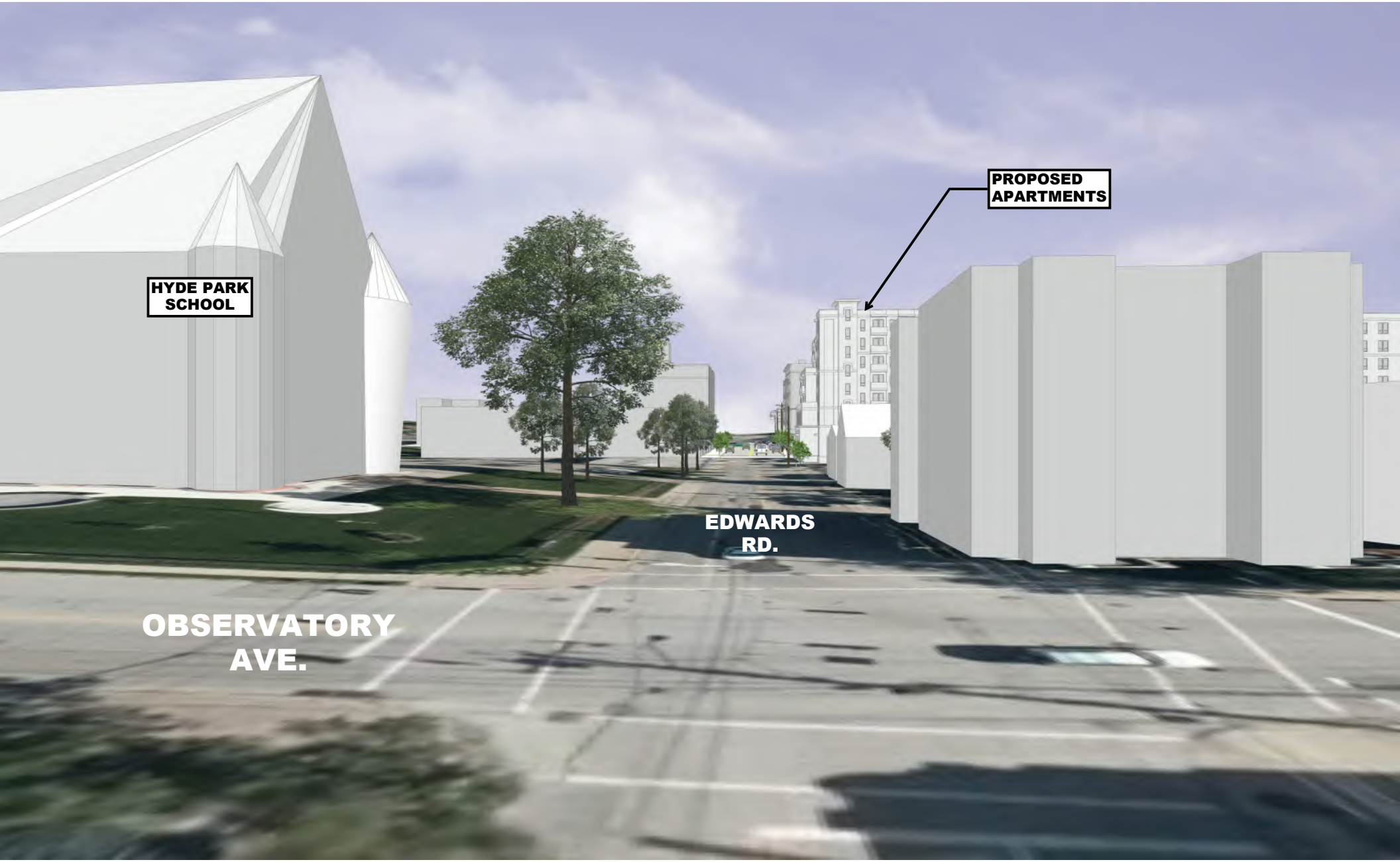
Visitation Patterns and Comparisons:
- 34% report visiting the square daily, 48% a few times a week, and 14% monthly.

Local Comparable Popular Destinations:
Oakley, Mt. Lookout, and OTR.

Housing Insights:
- Most respondents are homeowners, while renters indicated that high prices and limited options hinder their ability to live near Hyde Park Square.

Environmental Awareness and Work Trends:
- The environmental impact is important to respondents, with an average score of 73 on a 100-point scale.

Exhibit M


PROPOSED APARTMENTS
HYDE PARK SCHOOL
EDWARDS RD.
OBSERVATORY AVE.


MICHIGAN
AVE.
ERIE
EDWARDS
MICHIGAN
PROPERTY
5
Worldwide Services


EXISTING HYDE PARK SCHOOL
PROPOSED APARTMENTS
OBSERVATORY AVE.
MICHIGAN AVE.

Exhibit N

Hyde Park Square (HPS) South Block Redevelopment Concept

Presented by: Hyde Park Neighborhood Council

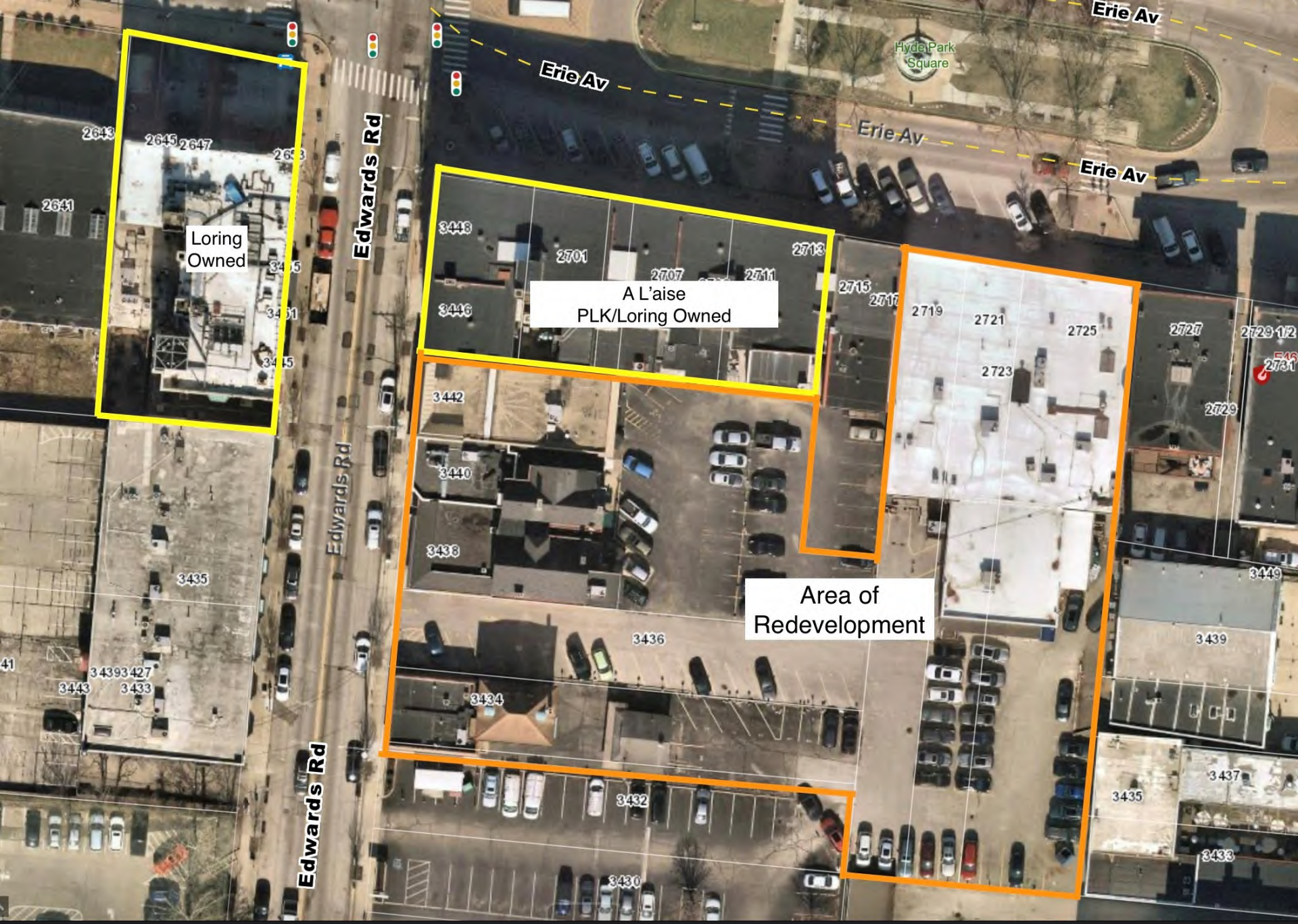
Meeting date: September 10, 2024

Prepared by the HPNC Zoning Committee

- Gary Wollenweber
- Mike Mauch
- Couper Gardiner
- Valerie Woodham
- Janet Buening
- Norm Lewis
- Scott Hassell
- Tom Petre

HPS South Block Redevelopment

- This concept was developed 15-25 year ago, by Gary Wollenweber and Carl Uebelacker, both HPNC Trustees at the time.
- Jeff Anderson (Rookwood Commons & Pavilion developer) facilitated an introduction between HPNC and another individual who was interested in a Hyde Park/Hyde Park Square project.
- To our knowledge, nothing happened with that original proposal.
- The prior concept was adapted to fit the current redevelopment area as defined by Loring/PLK/NP.



Area proposed for development

Addresses included/affected

- 3442 Edwards
  First Financial Bank
- 3440 Edwards
  Peace, Love & Donuts
- 3438 Edwards
  Churchill's Fine Teas
- 3434 Edwards
  AR Workshop & HP Tailors
- 2117 Erie
  BiOWiSH Technologies Intl
- 2719 Erie
  45/46 Fine Men's Apparel
- 2721 Erie
  Coldwell Banker
- 2725 Erie
  Coldwell Banker

Key concept objectives

- Use land more effectively
- Maximize street-level interest
- Focus on walkability
- Adhere to zoning/standards
- Follow key design/aesthetic principles

Use land more effectively

- Land zoned commercial neighborhood, pedestrian oriented (CN-P)
- Replace single story commercial use with 4 story (~50 feet) mixed use (commercial/residential)
- Provide adequate parking – Consider potential HPS boutique hotel & restaurant, A L'aise, other new developments
- Consider frequent visitors
- Minimize construction costs

Maximize street-level interest

- Attractive retail & galleries, mini-grocery, convenience store
- Activities (e.g. AR Workshop)
- Inviting multi-cultural restaurants (Mediterranean, Asian, etc.)
- Windows/doors that open to street when weather permits; utilize revokable street privilege (RSP) dining where possible
- No office use at street level; prefer residential above

Focus on walkability

- Wide, clear, walkable paths/sidewalks, with clear lines of sight
- Minimal vehicle entrances, entrances on side streets
- No vehicle drive thru window for food, beverage, ATM, etc.
- Maximize pedestrian friendly/pedestrian safety

Adhere to zoning/standards

- Ideally no variances or special exceptions; realistically HPNC will consider minimal variances
- Maximize CN-P Uses (Chapter 1409): https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOCOCI_CH1409CODI
- Apply UD Standards (Chapter 1437) https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOCOCI_CH1437URDEOVDI_S1437-09DESTURDEOVDI

Follow key design/aesthetics principles

- New construction should **deepen the distinct architectural character** of this 19th century neighborhood center
- Concepts should **start with an understanding of the connection** between the Square's current vitality and its historic construction.
- Proponents for change should honor patterns of **height, massing, scale, shape, footprint, roofs, openings,** rhythm and adaptability within the **same, opposing and adjacent blocks**.
- Without imitating nearby buildings' features, new public facing walls are expected **to fit contextually, to complement** and match standards of **quality** of their surroundings, from ground level storefronts up to the roofline, with **discrete and safe parking access**; through **simply ordered subdivision**, openings, and components like **bay windows and balconies**.
- Materials should be **real brick, cut stone, wood, cement plaster, steel** and **incorporate the texture, color and shadow**; to distinct edges, elegant details and cornices.
- No **vinyl, imitation, or synthetic materials**.



HPS South Block development proposal

Summary

- Not the final plan, perhaps not even the final concept.
- The beginning of a discussion leading to a plan……..

Questions and Contacts

- HP Master Plan – **Janet Buening**
  - Email hpncpresident2011@gmail.com
- HPNC Zoning Committee Chairman – **Gary Wollenweber**
  - Email wollenweber@fuse.net
  - 513-608-3342
- HPNC President - **Tommy McEvoy**
  - https://hydepark-cincinnati.org/
  - Email: hpncpres@gmail.com

October 15, 2024

To: Nick Lingenfelter

Cc: HPNC Trustees
Colleen Reynolds
City of Cincinnati Zoning Administration
City of Cincinnati Planning Administration

Re: Hyde Park Square Development

Nick:

Thank you for your presentation to the Hyde Park Neighborhood Council (HPNC) on October 8, 2024. The Zoning Committee of the HPNC met on October 12th to discuss the Hyde Park Square Planned Development concept summarized in your presentation and ***October 8, 2024.pdf*** document. We are aware that you have asked HPNC Trustees for a vote on the concept at the monthly meeting of the HPNC on November 12th.

In fairness to our Hyde Park constituents and HPNC Trustees, the Zoning Committee does not believe there is enough information in the October 8 document to:

1. Fully inform the public of your intentions at the October 29, 2024 public meeting.
2. Inform the Zoning Committee sufficiently so they can make a recommendation to the HPNC Trustees.
3. Ensure that the HPNC Trustees can make an informed vote on November 12.

For example, you have previously stated that your PD concept includes taller building height (more than 50 feet allowed by CN-P district) in return for additional public parking. The October 8 document does not dimension the total height of the proposed new buildings or enumerate the proposed public parking spaces. Therefore, we ask that you modify the October 8 document for your presentation to the public on October 29. The Zoning Committee will then use this updated document to make their recommendation to the Trustees on November 12. If you cannot update the document with the additional information by October 29, the HPNC Trustees will vote on the concept on November 12.

Specifically, we ask that you make the following changes to the October 8 document:

1. Number the slides/pages.
2. Update the overhead views to show the completed Skyler/Michigan Flats building.
3. Identify viewer position, add north arrow and graphic scale to all slides, as appropriate.

4. Uncrop slide 15 so the full height and width of the apartment building can be seen. Use a photo of donut shop façade if it is to remain.
5. Add two slides showing perspective views (similar to slides 6 to 15) of the new and existing buildings from southwest (HP School driveway) and southeast (Knox church driveway)
6. Slide 17 is a helpful elevation view from the Erie Avenue. Please add total height dimensions to new buildings. Add label "Erie Avenue Elevation," and add a graphic scale.
7. The elevations on slides 18 and 19 are misleading; no one can see Michigan Terrace when new project is viewed from Erie or Edwards. Delete slide 18, the Erie elevation with the Michigan Terrace building.
8. Create a new slide 18, similar elevation format, showing the elevation view from Michigan, including the Priscilla Apartments (3417-3419 Michigan), retail at 3437-3433 Michigan, the new apartment building, the firehouse, and the NW corner building at 2736 Erie. Dimension the total height of new and existing buildings. Please add label "Michigan Avenue Elevation," and add a graphic scale.
9. Create an accurate elevation view from Edwards using slide 19 by replacing the Michigan Terrace building with the NE corner building at 2700 Erie. Remove the details of the Michigan Terrace building at the top. Add US Bank building to the elevation. Please add the total height dimensions to new buildings. Add Label "Edwards Road Elevation," and add a graphic scale.
10. Create a new slide showing south elevation view (similar format to slides 17 to 19). Please add the total height dimensions to new buildings. Add Label "South Elevation,"and add a graphic scale.
11. Show all roof equipment and elevator penthouses, label as appropriate on slides 17-19 and the new south elevation slide.
12. Add the heights of each step back parapet elevation to slide 20.
13. Please add the submission date for the PD Concept Plan and Development Program Statement to City for approval to slide 22.
14. The window of time for Planning Commission and City Council approval of Concept Plan.
15. The submission date for the PD Final Development Plan.
16. Describe pedestrian and vehicular traffic flow, including entry and exit to garage, add to a current slide or create a new one.
17. Add a dimensioned site plan with the acres of the proposed PD (must be 1.5 contiguous acres or larger).
18. Add a slide showing the:
    a. Number of A'laise residential units in the PD, including the number of bedrooms in the concept.
    b. Number of hotel rooms/suites, in concept.

c. Number of new apartment residential units in the PD, including the number of bedrooms in the concept.

15. Label the use (residential/commercial/hotel/any others) of each floor of new apartment, hotel and A'laise buildings in the PD concept.
16. Provide sq. ft. of new and existing commercial space in the PD concept. Add to a current slide or create a new one.
17. Add a slide showing the number of parking spaces in the PD concept, how they were calculated, how they will be allocated. Compare this to current number of surface parking spaces.
18. Add a slide describing the new outdoor uses (dining, outdoor beverage service, event space, pool, etc.), including any amplified entertainment systems.
19. Describe the remaining Plan Elements as described in Municipal (Zoning) Code § 1429-09. - Concept Plan and Development Program Statement (This is what City requires to approve a PD Concept Plan)

    a. *Plan Elements. A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings* (https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOCOCI_CH1429PLDEDI_S1429-09COPLDEPRST).

Thank you for your support on this matter. Please let us know if you need anything else at this time.

Sincerely,

Tommy McEvoy
President, Hyde Park Neighborhood Council


HYDE PARK
NEIGHBORHOOD COUNCIL
MEDIC 46
CINCINNATI

PLANNED DEVELOPMENT PROPOSAL

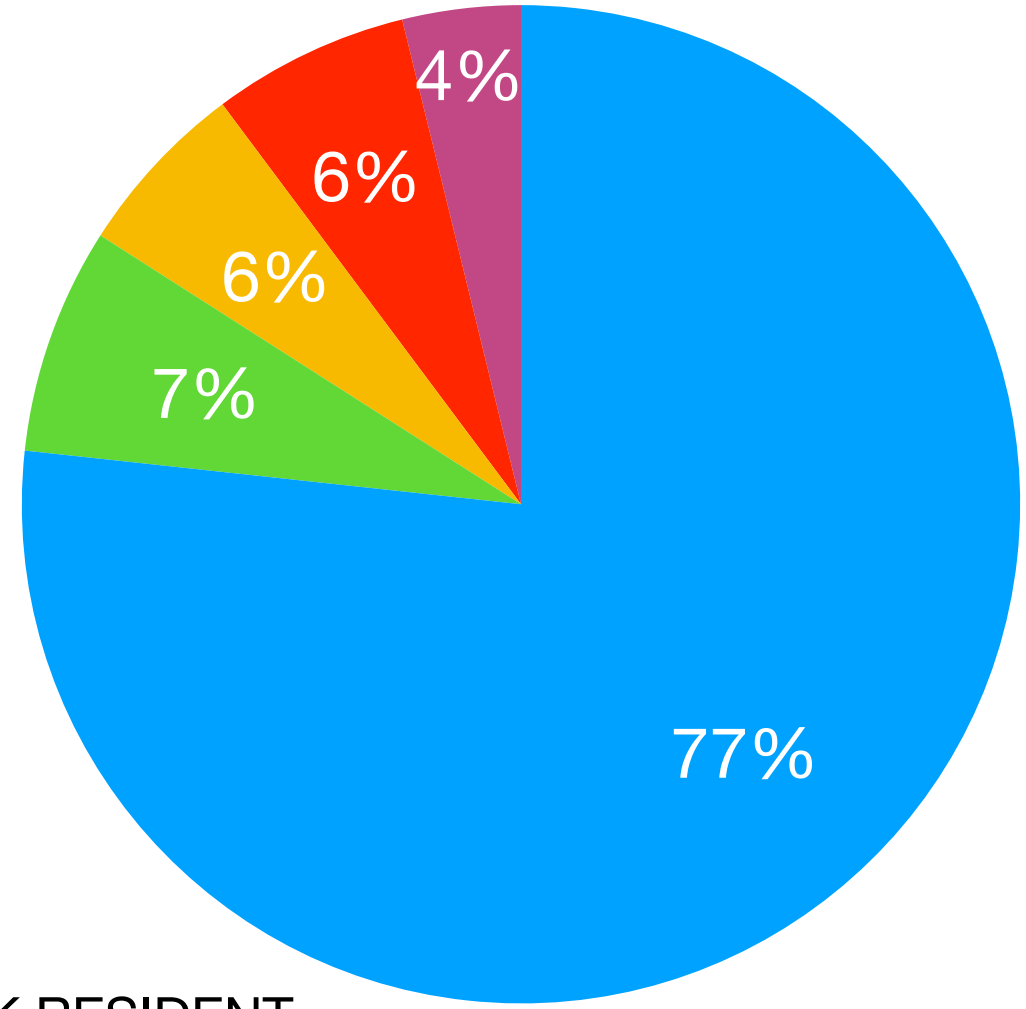
SURVEY DATA AND INSIGHTS

10/28/24

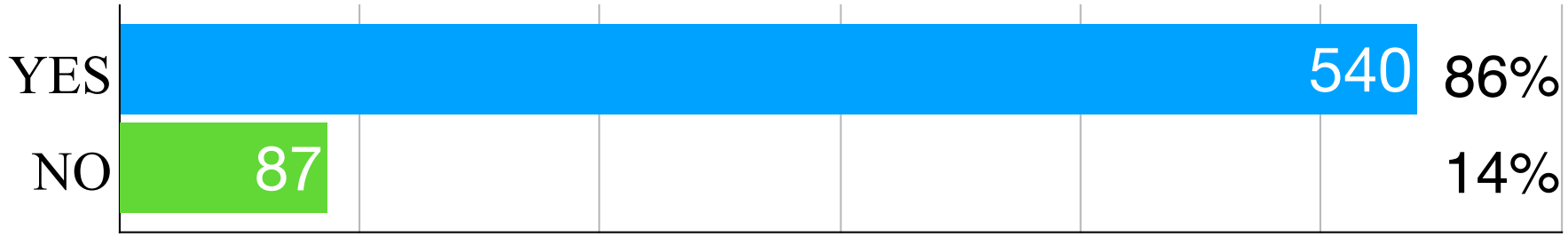


WHICH GROUP BEST DESCRIBES YOU?

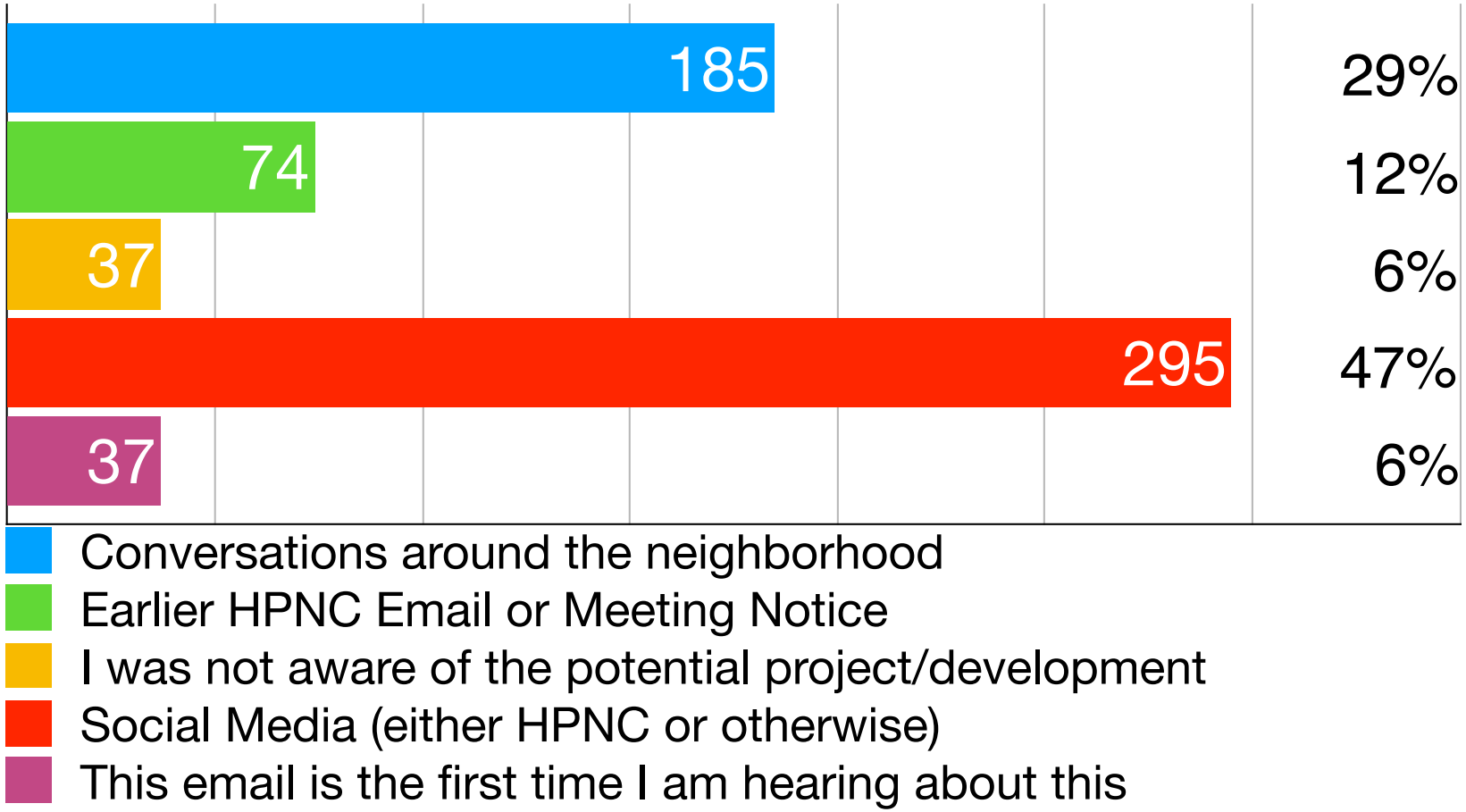
627 RESPONSES



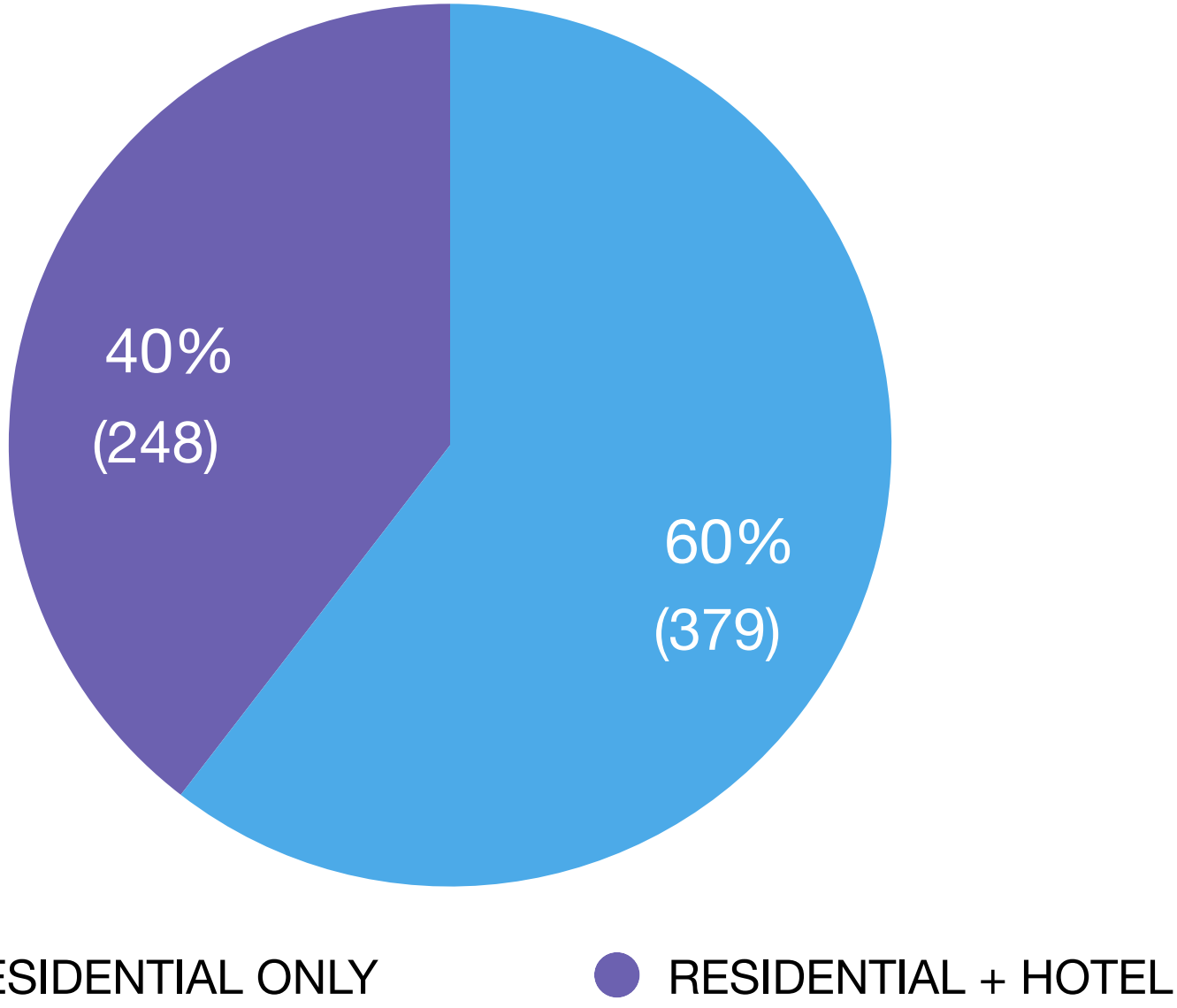
ARE YOU AWARE OF THE PROPOSED NEW DEVELOPMENT FOR HYDE PARK SQUARE?



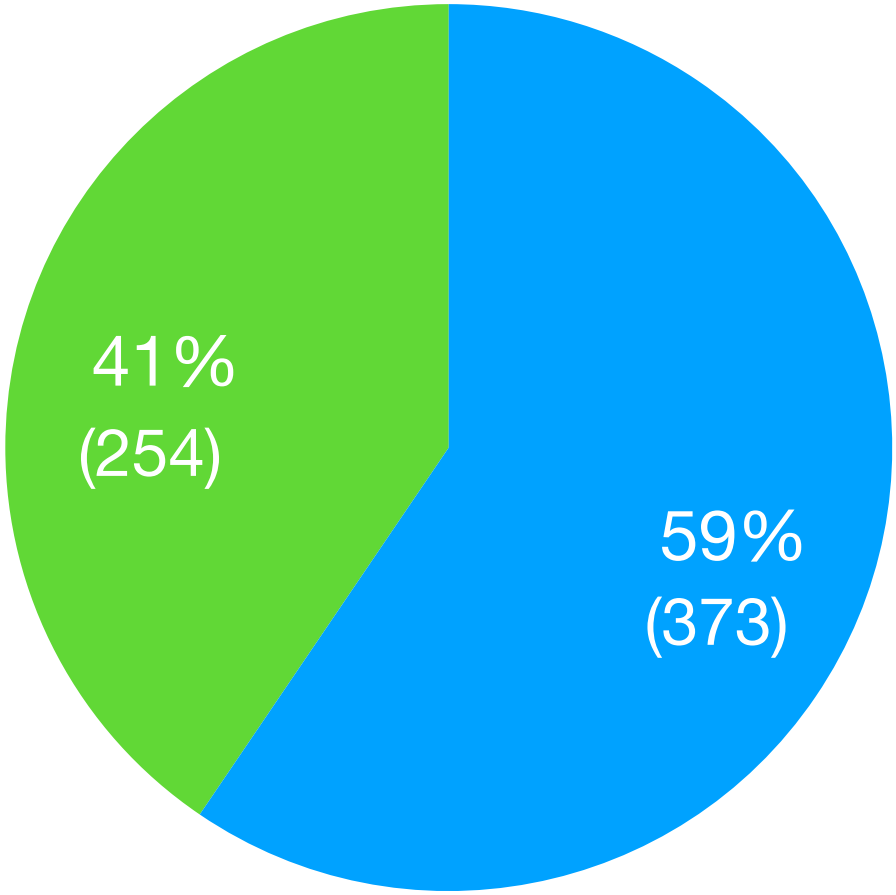
HOW DID YOU HEAR ABOUT THE PROJECT?



IF THE PROPOSED DEVELOPMENT MOVES FORWARD, WOULD YOU PREFER MORE RESIDENTIAL SPACE, EXCLUSIVELY, OR A COMBINATION OF RESIDENTIAL SPACE AND A BOUTIQUE HOTEL?



THE DEVELOPER'S PROPOSAL OFFERS A TRADE-OFF BETWEEN BUILDING HEIGHT AND ADDITIONAL PUBLIC PARKING (For reference, the A'laise (Alligator Purse) building is ~66 feet tall). IF THE PROPOSED DEVELOPMENT MOVES FORWARD, WOULD YOU PREFER:



- A building that is similar in height to the A'laise building that doesn't include public parking.
- A building that is 20-30 feet taller than the A'laise building that includes public parking.

QUALITATIVE ANALYSIS OF COMMENTS SUMMARY:

The feedback illustrates a community grappling with the implications of new development. While there is support for revitalization and increased vibrancy in Hyde Park Square, significant apprehensions exist regarding parking, traffic, building height, and the preservation of the area's character and community businesses. Residents call for thoughtful planning that balances development with the needs and desires of the community, ensuring that any changes enhance rather than detract from the unique qualities of Hyde Park Square.

QUALITATIVE ANALYSIS OF COMMENTS
COMMON THEMES:

- **Parking Concerns**
- **Development Scale and Height**
- **Community and Local Business Impact**
- **Aesthetics and Compatibility**
- **Safety Concerns**
- **Mixed Opinions on Hotel Development**
- **Distrust of Developers**

QUALITATIVE ANALYSIS OF COMMENTS
COMMON THEMES:

Parking Concerns:

- **Need for Parking:** Many residents emphasize the importance of ample, preferably free, parking. Comments suggest that without sufficient parking, visitors may avoid the area.
- **Traffic Issues:** There are significant concerns about increased traffic congestion due to the proposed development, particularly regarding safety for pedestrians, especially children.

Development Scale and Height:

- **Building Height:** Several comments express apprehension about the height of new buildings, with some advocating for structures that match the existing aesthetic and scale of the neighborhood.
- **Density vs. Community Character:** There's a tension between the desire for more density (like residential units and hotels) and the fear that it will overwhelm the existing charm and character of Hyde Park Square.

Community and Local Business Impact:

- **Preservation of Local Businesses:** Residents worry about the potential negative effects on existing small businesses and the unique character of the area. Many express a desire to support local shops over chain stores.
- **Community Engagement:** Some comments criticize the perceived lack of community involvement in the planning process, indicating that residents feel overlooked or that their voices are not being adequately considered.

QUALITATIVE ANALYSIS OF COMMENTS
COMMON THEMES:

Aesthetics and Compatibility:

- **Design Considerations:** There is a strong desire for new developments to reflect the historical and aesthetic qualities of Hyde Park. Residents want to avoid "cheap" modern constructions that clash with the neighborhood's character.

Safety Concerns:

- **Pedestrian Safety:** Many comments highlight the need for improved pedestrian safety measures, particularly with the anticipated increase in traffic and foot traffic from new developments.

Mixed Opinions on Hotel Development:

- **Support vs. Opposition:** While some residents are in favor of a boutique hotel as a means to enhance local vibrancy and bring in foot traffic, others question the need for another hotel given existing options nearby.

Distrust of Developers:

- **Developer Reputation:** Several comments reflect skepticism towards the developer, citing concerns about their track record and intentions. Residents express a belief that developers prioritize profit over community needs.

Hyde Park Neighborhood Council
P.O. Box 8064
Cincinnati, OH 45208

November 15, 2024

Katherine Keough-Jurs, FAICP
Director of the Department of City Planning and Engagement, City of Cincinnati
805 Central Ave
Cincinnati, OH 45202

Ms. Keough-Jurs,

As you know from our earlier letter, Hyde Park Neighborhood Council (HPNC) has been involved in extensive discussion with a development group regarding a potential project or Planned Development on the south side of Hyde Park Square. After several months of public presentations, surveys, email dialogue, and meetings with our Zoning Committee, the development group requested that HPNC take a formal vote on their currently proposed concept/plan. In response, after additional discussion at the monthly meeting on November 12th, the HPNC trustees unanimously passed the following motion:

The Hyde Park Neighborhood Council (HPNC) supports redevelopment in Hyde Park Square. As discussed at our September monthly meeting, we are open to a development that is 50 feet tall at the perimeter, has upper floor setbacks similar to 3500 Michigan ("Michigan Terrace"; Lululemon), is no taller than 3500 Michigan, and that improves the overall parking situation in Hyde Park Square. Unfortunately, the proposed Planned Development is 60 feet tall at the sidewalk, has smaller setbacks than 3500 Michigan, is taller than 3500 Michigan, and appears to make the parking situation worse. As a result, HPNC opposes the proposed Planned Development. HPNC wishes for the existing CN-P zoning to remain in effect.

Please know that this does not mean HPNC is permanently opposed to a development project on Hyde Park Square. The key items we would like to see addressed are the uses, the sidewalk/perimeter, the roof and parapet heights, and the setbacks. To that end, we look forward to continuing the dialogue.

Best,

Tommy McEvoy
President, Hyde Park Neighborhood Council

CC: City of Cincinnati Zoning Administration
City of Cincinnati Planning Administration
HPNC Trustees

HYDE PARK SQUARE

Hyde Park Square Business Association
3443B Edwards Road
Cincinnati, OH 45208

January 1, 2025

City of Cincinnati Planning Commission
City of Cincinnati Zoning Department
City of Cincinnati City Council
Mayor Aftab Pureval
805 Central Ave.
Cincinnati, OH 45202

Re: Hyde Park Square Development Proposal

Dear Members of the City of Cincinnati Planning Commission, Members of the City of Cincinnati Zoning Department, Members of City Council and Mayor Pureval:

On behalf of the Hyde Park Square Business Association (HPSBA), we are writing to formally express our concerns regarding the scope of the proposed development in Hyde Park Square. We fully support the position taken by the Hyde Park Neighborhood Council (HPNC) on this matter, as outlined below:

The Hyde Park Neighborhood Council (HPNC) supports redevelopment in Hyde Park Square. As discussed at our September monthly meeting, we are open to a development that is 50 feet tall at the perimeter, has upper floor setbacks similar to 3500 Michigan ("Michigan Terrace"; Lululemon), is no taller than 3500 Michigan, and that improves the overall parking situation in Hyde Park Square. Unfortunately, the proposed Planned Development is 60 feet tall at the sidewalk, has smaller setbacks than 3500 Michigan, is taller than 3500 Michigan, and appears to make the parking situation worse. As a result, HPNC opposes the proposed Planned Development. HPNC wishes for the existing CN-P zoning to remain in effect.

The HPSBA stands in full support of any future motion passed by the HPNC regarding this development.

We would also like to emphasize that the HPSBA & HPNC have worked collaboratively over the last several years to advocate for pedestrian safety in Hyde Park Square. The current proposed development seems to undermine these efforts and the progress we have made toward a safer, more walkable environment for the community.

Our members are available to meet in-person or on a conference call to further discuss our concerns and continue the dialogue on this important matter.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

Eddie Walter, Co-President

Mark Walters, Co-President

HYDE PARK SQUARE BUSINESS ASSOCIATION

Mt. Lookout Community Council
P.O. Box 8444
Cincinnati, OH 45208

To City of Cincinnati City Council, City Planning Commission & other interested stakeholders:

The Mt. Lookout Community Council stands in support with our colleagues at the Hyde Park Neighborhood Council, and accordingly supports their position opposing the current planned development that PLK Communities, the Loring Group and Northpointe Group have designed for Hyde Park Square.

We believe developments should respect the applicable zoning code (CN-P in this case). This project fails to do so in its current form. Our City's zoning code was created with intention. It already allows developments of considerable scale in business districts such as Hyde Park Square. If developers are allowed to circumvent the zoning code, there is no purpose in having one. In recent years, community councils were given the opportunity by The City to change their zoning codes to reflect their desired futures for their neighborhoods. The City should respect the code that neighborhoods and their representatives in community councils chose to implement.

Like our neighbors in Hyde Park, we encourage development that respects the community's local nuances and values the perspective of its residents, many of whom have invested considerable time and treasurer toward the betterment of their community. Preserving the character of a neighborhood, while redeveloping and investing in its future, is a critical combination. This is important for our 204 year-old city to stand the test of time, and be appreciated by many for years to come. This project fails to meet that standard in its current form. We encourage the developers and the City of Cincinnati to work with the constituents of Hyde Park to find an alternative design.



Mike Cheetham
President, Mt. Lookout Community Council

Tommy McEvoy
President, Hyde Park Neighborhood Council
PO Box 8064
Cincinnati, OH 45208

January 21, 2025

Honorable Mayor Aftab Pureval, City Council, et al.
City of Cincinnati
801 Plum St., Suite 150
Cincinnati, OH 45202

Re: Planned Development for Hyde Park Square

Mayor Pureval, Councilmembers, Zoning Administration, and Planning Commission:

I am writing on behalf of the Hyde Park Neighborhood Council (HPNC) and the roughly 15,000 neighbors in the community we represent.

My fellow trustees and I have spent months engaging with our community about the proposed Planned Development for Hyde Park Square. We have held public meetings, hosted surveys, connected with members of City of Cincinnati government, and driven as much open dialog as practically possible regarding the Planned Development on the south side of Hyde Park Square.

I want to start by reminding you what our City of Cincinnati website states about Community Councils:

> *Community councils are a crucial link between the City and its many unique neighborhoods, and each council is as unique as the neighborhood it serves. These organizations ensure that neighborhood development responds to the needs and goals of its citizens. The councils are also a vehicle for communication and engagement throughout neighborhoods (https://insights.cincinnati-oh.gov/stories/s/Community-Councils/csw6-ps2a/).*

The City Council, as leaders of our wonderful city, have charged us, an elected council, with serving the neighborhood of Hyde Park. It is for this very reason that we return this charge, and implore you to listen to us, as the voice of our community, on this matter.

Before commenting on the proposed Planned Development, I would also like to refer to "Connected Communities," the package of zoning and land-use policy reforms put forward by Mayor Aftab Pureval, and Councilmembers Reggie Harris and Jeff Cramerding, in partnership with the Department of City Planning and Engagement. Our council opposed this legislation; however, since these policies were approved by City Council on June 5, 2024, and became effective only six months ago on July 1, 2024, we fully expect any new developments to adhere stringently to these policy reforms.

Chapter 1409 - COMMERCIAL DISTRICTS clearly states why these new designations were established, and how all underlying zoning still applies:

> *Three Connected Communities designations are established to enhance the base zoning district. The underlying zoning district map overlays apply where not inconsistent with the development regulations below.*

It also provides an unambiguous definition of what is now allowed within Neighborhood Business Districts:

a) *Neighborhood Business District 'B'.* This district designation is intended for areas located within established neighborhood business districts. The neighborhood business district 'B' designation is subject to the following development regulations:
    1. Two-family, three-family, and four-family uses are permitted, subject to the development regulations of the underlying zoning district, except as otherwise provided in subsections (a)(2) and (a)(3).
    2. Minimum lot-area-per-dwelling-unit regulations do not apply.
    3. Parking:
        i. No off-street parking is required for residential uses in a new building containing ten or fewer dwelling units.
        ii. Residential uses in a new building with more than ten dwelling units require one-half space per additional dwelling unit over ten dwelling units.
        iii. No off-street parking is required in a new commercial or mixed-use building if the building has 5,000 square feet or less of commercial space.
        iv. The underlying zoning district parking requirements are reduced by one-half for commercial uses in a new commercial or mixed-use building if the building has more than 5,000 square feet of commercial space.
        v. Additions to existing buildings are considered new construction for purposes of this section.
        vi. Accessory surface parking facilities shall be located in the rear yard.

Importantly, nowhere in this very recently adopted legislation, which received approval from the same Administration now taking this Planned Development under review at City Hall today, does it suggest that new buildings or developments in *Neighborhood Business Districts* may exceed the maximum height of the underlying zoning district. That privilege is reserved solely for new structures along *Transportation Corridors (T)*, of which Hyde Park Square is importantly not one.

In addition, the Connected Communities ordinance did not address how developments within Urban Design Overlay Districts shall be handled, other than to make clear, as quoted earlier, "…underlying zoning district map overlays apply where not inconsistent with the development regulations [herein]."

For the reasons outlined above, the feedback from our own community survey (data and analysis attached), the attached letters of support from our neighboring community council and the Hyde Park Square Business Association, and the feedback I and my fellow councilmembers have all received from the community we serve, we request the Planned Development, *as currently submitted*, not be considered for further review. This Planned Development does not meet the needs and goals of the citizens of Hyde Park.

Lastly, I leave you with the formal motion we adopted, with unanimous support, at our most recent monthly meeting, on January 14th:

> *The Hyde Park Neighborhood Council's motion of November 12, 2024 is revised and replaced by the following:*
>
> *The Hyde Park Neighborhood Council (HPNC) values the historic nature, architectural integrity, and pedestrian scale of our Neighborhood Business District. While we welcome new investment, we*

believe that keeping the current zoning regulations (CN-P-B and UDOD #4) intact and undiluted is integral to preserving what is not only a neighborhood gem but is also a Greater Cincinnati treasure.

HPNC supports and encourages the redevelopment of the underused parcels that currently have single story, non-contributing structures at 3434-3442 Edwards Road, 2719-2725 Erie Avenue, and 3439-3449 Michigan Avenue, subject to the following:

- *The proposed seven story buildings (85-90 feet) are too tall and, therefore, are unacceptable. Michigan Terrace (3500 Michigan Ave.) is not a relevant precedent for the proposed buildings' height.*
- *Unless explicitly stated otherwise below, a maximum height of 50 feet (as required by the current CN-P-B and UDOD #4 zoning), with minimal height variances (less than 10%, or 5 feet), is required for all new buildings.*
- *A variance for a new, five story mixed-use building at 2719-2725 Erie Ave. is acceptable, but the new building should not exceed the height of the A'Laise building (61 feet, +/-).*
- *A new, four story mixed use building fronting 3434-3442 Edwards Rd. and 3439-3449 Michigan Ave. with minimal height variances (less than 10%, or 5 feet) is acceptable.*
- *A Planned Development (PD) for a "boutique hotel" use is acceptable with the height restrictions, as defined above.*
- *Parking and loading spaces for all buildings and all uses in a new PD shall follow the requirements in Chapter 1425 of the Zoning Code of the City of Cincinnati.*
- *All signage and exterior lighting in a new PD shall follow the CN-P-B requirements in Chapter 1427 and Chapter 1437 UDOD #4 of the Zoning Code of the City of Cincinnati.*
- *The PD shall follow all sound and noise ordinances applicable to CN-P-B and UDOD #4 districts*

On behalf of the roughly 15,000 Cincinnatians represented by HPNC, we ask that the proposed Planned Development be rejected. The normal CN-P-B and UDOD #4 zoning should apply to these properties.

Best,



Tommy McEvoy
President, Hyde Park Neighborhood Council

Encl:

Survey results from our neighborhood-wide survey on the topic
Letter of support from Mount Lookout Neighborhood Council
Letter of support from Hyde Park Square Business Association

MOUNT WASHINGTON

Mt. Washington Community Council

Mt. Washington Community Council
P.O. Box 30387
Cincinnati, OH 45230

January 24, 2025

Subject: Hyde Park Square Development

To City of Cincinnati City Council, City Planning Commission & other stakeholders:

The Mount Washington Community Council Board (MWCC Board) is writing to express its deep concern about the size of the new planned development that PLK Communities is proposing for Hyde Park Square. The MWCC Board supports our colleagues and neighbors at the Hyde Park Neighborhood Council and their position opposing the current planned development that PLK Communities, the Loring Group and Northpointe Group have designed for Hyde Park Square.

Existing zoning regulations (CN-P) were specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the planned development in its current form and asked for the existing CN-P zoning to remain in effect – a position that MWCC supports. Please do NOT change the current zoning regulations on height, require PLK Communities to limit their project to 50 feet.

It should be compatible with, not destroy, the charm of Hyde Park Square.

Thank you for your attention,

Julie Rimer, Secretary

Mt. Washington Community Council Board Members:

Jack Diesel	Priscilla Elgersma	Teddy Morgan-Jablonsky	Rick Meador	Gary Noll
Margeaux Selig	Julie Rimer	Jon Young	Brian Zeschke	

February 6, 2025

Mr. Andrew Halt, AICP, PE
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Re: Proposed Hyde Park Development (2719 Erie Ave.)

Dear Mr. Halt,

We, the zoning committee of the Hyde Park Neighborhood Council (HPNC), are writing to formally oppose the petition for a zone change from CN-P-B to PD (Planned Development) for the proposed development project at 2719 Erie Avenue. **We do NOT believe the current application qualifies for approval based on our analysis of Section 1429-11 (a).**

Section 1429-11 City Planning Commission and Council Action.
Subsection (a) *City Planning Commission Action* requires that ALL of the four (4) listed criteria be met for approval of a PD. We do NOT believe the current application meets these four requirements, for the following reasons:

(1) The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

- The proposed development is NOT fully consistent with **Plan Cincinnati (2012),** for example:
  - A central goal of Plan Cincinnati is to create walkable neighborhood centers. Hyde Park is categorized as 'Maintain' (already quite walkable). As the Plan notes "The primary objective for the Maintain neighborhood centers is to enhance an area, building upon its existing character with small scale improvements." The proposed development is NOT compatible with this statement.
  - 'Compete' goals:
    - It does not retain existing businesses (it is displacing them).
    - It does not promote Cincinnati lifestyle (historic/characteristic architecture, walkability, etc).
  - 'Connect' goals:
    - It does not expand options for non-automotive travel.
    - It does not promote safe & sustainable travel systems (walking, biking, etc), because of the increased traffic.
  - 'Live' goals:
    - It does not create inviting & engaging public spaces.
    - It does not create a more walkable community.
    - It does not provide a full spectrum of housing options for all income levels and people at all stages of life.

- ‘Sustain’ goals:
  - It does not preserve or enhance the built environment/history of the neighborhood.
- ‘Collaborate’ goals:
  - It does not unite our community.
  - The plan notes that community organizations should be the foundation for neighborhood change; the applicant is NOT listening to the Hyde Park community organizations.

- The proposed development is NOT fully consistent with the **Hyde Park Square NBD Urban Design Plan (1984):**
  - Although 40 years old, one of the main recommendations of this plan had been to establish updated zoning protections for the square, including the establishment of an Environmental Quality-Urban Design (EQ-UD) District. The current zoning (CN-P-B and UDOD #4) reflect those goals and should be maintained.
  - A.4 under Policies & Recommendations states “Pursue a very selective approach to further physical expansion.”
  - Appendix F (Guidelines for Interim Development Control), Section 2 (Guidelines), Paragraph A (Location, Orientation, Size and Shape of Buildings), includes items 1 through 4 (paraphrasing):
    - The siting of new buildings should be similar to neighboring properties.
    - Architectural shape, massing, scale, and form of new buildings should be consistent with the character of the area and in harmony with neighboring buildings.
    - Heights of new buildings should be similar to the heights of neighboring buildings. Slightly taller than <u>average</u> buildings may be allowed <u>at street intersections</u> (i.e. corner buildings). Note that the <u>average</u> building height on the Square is about 3 stories currently.

- The proposed development is NOT consistent with the requirements of **UDOD #4** (Hyde Park Square Business District), specifically:
  - **N1** (new buildings shall be compatible with their surroundings, including bulk, shape, massing, scale, etc and in harmony with neighboring buildings): The scale and massing of this project is bigger and more massive than any other building(s) in the square. This project has (2) 85’ tall, 7-story buildings, one that is 400’ long; the tallest building on the square is 5 stories, and the tallest nearby is 6 stories (both built prior to the current 50’ high zoning limit). The other buildings on the square are 2 to 4 stories tall. The widest building on the square is less than 200’ wide; most are less than 50’ wide.

    The open space (artificial lawn area) and the service driveway provided in the project are awkwardly located between the main buildings of the square and the new apartment building. The open space sits against the <u>back</u> of the A L’aise building, and directly to the north of the proposed 7-story building where it will be shaded most of the day and year. Additionally, it does not complement, but competes with, Hyde Park

Square. The proposed concept plan detracts from the urban clarity of a central public square surrounded by a well-defined edge of buildings.

- **M1** (screening of mechanical equipment): The drawings do not show the mechanical equipment on the roofs, nor the required screening. This will add about 4'+ of structure and equipment on top of the roof, making the building(s) more like 90' tall.

- **Connected Communities (2024):**
  - Per the city website, Connected Communities includes "polices to increase walkability…to create more human-scale development in our city."
  - Hyde Park Square's current zoning (CN-P-B and UDOD #4), including the building height limit of 50', was reconfirmed during the Connected Communities process (presumably to preserve the human-scale of the neighborhood).
  - The proposed development at 85' to 90' tall is NOT consistent with this.

(2) The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

- Under the base regulations, the applicant could build apartment buildings with ground level retail, at least 3 stories of apartments (approx. 100+ units), and a smaller garage. This would be better from an urban design perspective, because (i) the scale of the buildings would be compatible with the neighborhood, (ii) it would provide the same street-level pedestrian retail benefits, and (iii) it would bring fewer cars (and thus traffic and pollution) into the heart of the square and the community.

- The base regulations, the existing CN-P-B zoning and UDOD #4, mandate a 'Pedestrian' community character that is compatible with the existing neighborhood. The scale of the proposed PD makes it an 'Auto-oriented' development, which undermines, instead of enhances, the urban design of the neighborhood.

- The applicant will argue that the PD will allow a hotel and claim that as a benefit. But from an urban design perspective, it is not. By fronting on the square, it will encourage (i) drop-offs out front (even if the official drop-off is in back), (ii) the elimination of parking on Erie in front of the hotel, and (iii) potential conflicts with pedestrians and vehicular traffic in the square. The applicant may decide an official drop-off on Erie is required; this would interfere with one of four pedestrian accesses to the park, the weekly farmers' market, Hyde Park Blast, and the Hyde Park Art Show. Additionally, a hotel, compared to a residential use in that location, will cause increased traffic, parking, and pollution, because a hotel in a ring neighborhood of the city is an auto-oriented use.

- The east end of the new apartment building fronts on Michigan. The concept plans show 'Utility' uses on the ground floor areas adjacent to the sidewalk. The resulting blank walls violate the requirement for ground-level retail and

transparency that the base (CN-P-B, UDOD #4) regulations would require. Additionally, this 'dead' zone (including the adjacent service drive) isolates the existing businesses to the south (Patty's Popcorn, Unwind, Poeme) from the rest of the businesses in the Square, potentially jeopardizing their viability. This is NOT superior urban design.

- As noted in (1) above, the development's proposed green space competes with, and thus detracts from Hyde Park Square, a nationally recognized community open space. Additionally, the main driveway abuts two sides of the development's green space, with no separation, which is not a good design for pedestrians or traffic.

(3) Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement; and

- The applicant will argue that by building taller, they will provide more housing and that's a benefit. The proposed new 7-story apartment building includes 164 units (per the concept drawings) and a (3) level underground garage, which will locate 350 cars into the middle of Hyde Park Square, increasing traffic, parking issues, pollution, and car/pedestrian accidents. Additionally, the buildings will loom over the neighborhood and increase the shading of the adjacent public areas. These are NOT benefits. There is not a residential, pedestrian-friendly development of this size in the area – most of the successful apartment buildings in the area are between 12 and 51 units. Therefore, the proposed scale of these buildings is NOT required for successful development, as demonstrated by the recent projects at 2633 Erie and 2741 Erie (The Skylar) that were built within the existing zoning regulations (with minor variances). The excessive density and associated negatives of the taller buildings of this proposed development do NOT outweigh the benefits.

- The applicant will argue that the hotel is a benefit. However, a hotel, compared to a residential use, will cause increased traffic, parking, and pollution, because a hotel in an outer neighborhood of the city is an auto-oriented use. The negatives of the hotel do NOT outweigh the benefits.

(4) The PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design and building location.

- The location of the new apartment building is awkward. Given a site like this, most architects and urban designers would locate the building(s) to front on the major neighborhood streets (Edwards and Michigan) and cluster the services on the interior of the block (not span a 400' building across the block at mid-block, with little frontage on either major street). This is a decidedly un-urban layout, which then requires a mid-block driveway/street with a number of issues.

- The traffic circulation is problematic, because there is little redundancy in the surrounding street system (especially this section of Edwards) which has already seen increased traffic pressure in recent years. The proposed development's main driveway is located just 120' from the signalized intersection at Erie and Edwards, which is an issue, especially when the Hyde Park School drop-off and pick-up traffic pattern (and associated congestion) along Edwards is considered. Secondly, garage patrons must drive deep into the heart of the site before even getting to the garage entrance, making load-in and exiting during rush hours inconvenient and congested. The driveway appears to be two-way in some renderings, but in plan, it looks too narrow for safe two-way traffic. The hotel drop-off is directly across from the garage entrance, which will create issues when the hotel drop-off is busy. Additionally, the hotel drop-off layout will encourage a huge increase of traffic on Michigan, currently a quiet, secondary street. Knox Preschool is located on Michigan, just south of the proposed driveway, and the increased traffic on a street barely wide enough for two-way traffic now, is a major safety concern.

- PD's are supposed to provide significant open spaces to compensate for the increased development. The proposed open space is both unhospitable and inadequate (as noted above). Additionally, the lawn is to be artificial/sports turf, there are no trees shown on the plans, and the other green strips are too narrow for meaningful plantings or use. The applicant has mentioned this green space is also for 'dog walking' and that it is easier to clean up after pets on artificial turf – that is not a friendly or inviting green space.

- The pedestrian circulation is awkward. The lobby for the apartment building is south of the service drive, so patrons need to walk across, or up or down the service drive to reach the Square, or the main sidewalks at Edwards or Michigan. Much of this area will be in shadow; this is not a pedestrian-friendly experience.

As a result, we believe the current PD application should be <u>DENIED</u>.

We also believe the application does not meet some of the other criteria listed in Section 1429-09, specifically:

<u>Section 1429-09 Concept Plan and Development Program Statement</u>.

1) **Subsection (e)** *Density and Open Space* requires calculations of these elements. The submitted Program Statement includes a 'Concept' square footage and a 'Maximum' square footage for the various uses (see page 8 of the Program Statement). The 'Maximum' square footage is **much, much larger** than the 'Concept' amount (for the rental apartments 60%, hotel 20%, parking 17%, and total development area 33%). Additionally, the concept plan drawings included in the submittal depict a version of the project closer to the 'Concept' amounts of square footage. The drawings show a 7-story building, but the 'Maximum' area amounts would lead to a 10-story building.

   As another example, the Component 1 description (page 7) states 300-350 parking spaces, the drawings show 351 spaces, but calculations using the square footages, uses, and unit counts, along with the Minimum Parking Ratios (page 9) produce a

number closer to 440 spaces. So, it is unclear what the applicant is actually proposing.

We do not believe submitting such huge ranges of density meets the intent of the PD process. For reference, Section 1429-12 *Amendments to a Planned Development Concept Plan* only allows the Director to approve 5% changes in floor area and requires changes of more than 10% to be approved by not only the City Planning Commission, but also City Council. Thus, Section 1429-12 puts tight controls on floor area changes, reinforcing the idea that the initial concept plan should be based on a set, firm square footage (or a small range like 5%) and not a huge range like 33% or 60%, as currently submitted. We believe the applicant should revise their submission accordingly.

2) **Subsection (f)** *Other Information* includes other information requested by the Director of City Planning or the City Planning Commission. Given the scale and potential negative impacts of this project on the neighborhood, we believe the following items should be provided both to the Planning Department and to the community (for their review and input) sufficiently **before** the staff report for the initial concept plan is finalized, so that any important finding can be incorporated into the report:
    a. Traffic Impact Study (TIS).
    b. Geotechnical Report for the site.
    c. Parking Study (nearly complete per the applicant).
    d. Storm Detention study and concept design for detention structure.
    e. Shading Study.
    f. Maintenance of Traffic Plan (to assess impact on nearby businesses during construction).

    We ask that the Director request this information from the applicant pursuant to Section 1429-09 (f).

Sincerely,

The HPNC Zoning Committee

Couper Gardner, AIA Emeritus
Scott Hassell
Molly Henning
Norman Lewis, PE
Michael Mauch, AIA
Tommy McEvoy, HPNC President
Murray Monroe, AIA
Sarah Ott Lautar
Thomas Petre
Gary Wollenweber, PE, ZC Chair
Valerie Woodham, HPNC Vice-President

cc: Katherine Keough-Jurs, FAICP, Director

Sayler Park Village Council
P.O. Box 33178, Cincinnati, Ohio 45233
secretary@saylerpark.org
www.sayerpark.org

February 20, 2025

Subject: Support of Hyde Park

To: Cincinnati City Council

Good Afternoon,

I am writing to request that The City of Cincinnati **support** the Connected Communities zoning code that went into effect July 1, 2024. Currently Hyde Park is being faced with a developer that is taking advantage of a loophole in the new zoning code to allow them to exceed the current 50 ft height limit for the Hyde Park business district. The proposed project would change the entire dynamic of the beloved Hyde Park community and allowing the change in height to 85 feet is not in the best interest of the citizens of Hyde Park. I am concerned that the impact of this decision will ripple out to all 52 neighborhoods, once the rule has been bent there will be no going back. This is an opportunity for the representatives of the city to do the right thing and consider the long term lasting impacts for all of Cincinnati.

The Connected Communities Zoning was NOT overwhelmingly supported when the zoning code passed in July. Now Hyde Park is being faced with exactly what was communicated by concerned citizens and community councils at the time. The needs and wants of the large powerful developer is taking priority over the small neighborhoods and its citizens. I urge The City of Cincinnati to listen to the voices of Hyde Park residents and uphold the current 50 ft height limit for the business district. Let us work together to ensure that any future development in our communities respects and enhances the character of the neighborhood, rather than detracting from it. Our neighborhood's identities and quality of life depend on it.

Tricia Jelinek
Sayler Park Village Council President

EAST PRICE HILL
IMPROVEMENT ASSOCIATION

February 23, 2025

SENT ELECTRONICALLY
City Planning Commision
City Council Members

To the City Planning Commission and City Council,

East Price Hill Improvement Association and the residents of East Price Hill support our neighbors' voice in Hyde Park to oppose the planned development that deviates from the established zoning code CN-P.

The residents of Hyde Park have beautifully developed their community for over 130 years. By honoring their voice and choice, you can preserve the neighborhood's integrity and special character. This will set a vital precedent for community-led engagement ensuring Hyde Park remains a unique and celebratory part of our city.

On February 17, 2025 at the East Price Hill Improvement Association (EPHIA) at the regularly scheduled monthly general body meeting that is always open to the public a motion was made from the floor and passed supporting this motion.

For your consideration,

President, East Price Hill Improvement Association
On behalf of the Board of Directors and the Residents of East Price Hill

513-341-8430
president@ephia.org
www.ephia.org

Mt. Airy Town Council
P.O. Box 53737
Cincinnati, OH 45253

February 24, 2025

To City of Cincinnati City Council, City Planning Commission & other stakeholders:

The Mt. Airy Town Council (MATC) supports our colleagues at the Hyde Park Neighborhood Council (HPNC) and is writing to express concern about the size of the new planned development for Hyde Park Square. We believe that the HPNC has met their due diligence with both the Business Association and Hyde Park residents in speaking against the current planned development that PLK Communities, the Loring Group and Northpointe Group have designed for Hyde Park Square.

Our zoning codes were created for a reason and should be adhered to. This development disregards these regulations that are meant to safeguard neighborhoods unique characters. This project fails to meet that standard in its current proposal. For this reason we are requesting the City to uphold the City zoning regulations, 2012 City Wide Plan, and the Hyde Park Neighborhood Plan and deny the Hyde Park South Block Redevelopment Concept petition for a zone change to Planned Development and Application for Demolition.

MATC, like our Hyde Park Neighbors are very much for meaningful development that respects a community's character. We encourage the developers and the City of Cincinnati to work with Hyde Park constituents to find a more acceptable design.

Thank you for your attention.

The Mt. Airy Town Council

TJ Smith	Mark Menkhaus	Belle Walsh	Jason Winbush	Terry Crooker
President	*Vice President*	*Secretary*	*Treasurer*	*Member at Large*

To: Andrew Halt, Senior City Planner

From: Gary Wollenweber

Subject: HPNC and Michigan Terrace Zoning History (circa November 2003)

The intent of this letter is to correct and clarify recent public statements regarding Hyde Park Neighborhood Council (HPNC) support of variances for Michigan Terrace located at 3500 Michigan Avenue in Hyde Park. I believe the speaker(s) to be uninformed or have misrepresented the facts.

I am currently HPNC Trustee and Zoning Committee Chairman. In 2003 and 2004, I was serving in those same roles. I participated in the Michigan Terrace variance discussions with the developers, represented HPNC to Staff Reviewing Authority and may have participated in the variance hearing.

When the permit and variance applications were submitted in 2003, the project now known as Michigan Terrace had the address 2740 Erie Avenue and was in a B-2 zoning district. The building permits for 2740 Erie Avenue were approved in 2004 but zoning hearing took place on November 5, 2003 under the zoning code in effect at the time application. The B-2 zoning district permitted building heights up to 85 feet, did not require front yard setback and required 37 feet minimum rear setback. The B-2 zoning district Sec.1437-400 Requirements are detailed at the end of this letter.

With the assistance of Emily S. Ahouse, City of Cincinnati Zoning Administrator, three documents relevant to the zoning hearing were recovered. I have transmitted those documents in two files with this letter to corroborate the facts I have summarized for you.

- 2740 Erie Avenue_EQ-UD-4, Case 005-03 Staff Report.pdf (first page) is a Revised Recommendation from Staff Reviewing Authority dated November 12, 2003
- 2740 Erie Avenue_EQ-UD-4, Case 005-03 Staff Report.pdf (pages 2 to 8) is the Staff Reviewing Authority Report dated November 4, 2003.
- 2740 Erie Avenue_EQ-UD-4, Case 005-03 Decision.pdf is the November 5, 2003 Hearing Decision issued November 13, 2003.

Highlights in the Staff Report:

- The proposed height to be “approximately seventy-feet (75) feet” (page 2). (SIC)
- HPNC supported a rear yard set-back variance in return for a front yard setback to better align with abutting property to east (page 5-Section G). Another purpose of the front setback was to deemphasize the corner by rounding, provide a small public seating plaza (pedestrian benefit) and better align with Columbia building (2728 Erie) across Michigan to west. The front yard setback, terrace and rounding of the corner are shown in Figure 1.
- **HPNC also “recommended reducing the height of the building to that of the Columbia Building or approximately 50 feet”** (page 5-Section G).
- Approximately 21 persons sent comments, most opposed the project or “supported HPNC recommendations” (to reduce height). A petition is also mentioned but not available from City records according to Emily Ahouse.
- Staff recommended increasing the east façade setbacks of upper floors five and six to “mitigate the overall visual height of the project” (page 7, H Recommendations paragraph 3).

Fact 1: There was no variance for building height, up to 85 feet height was permitted by code.

Fact 2: The only variance mentioned in the hearing documents is a rear yard setback. HPNC supported the variance to enable the front setback.

Fact 3: There is no evidence in any hearing document that HPNC supported the six story, 75 feet height of the proposed (Michigan Terrace) building.

Fact 4: There is evidence that HPNC recommended reducing the height of the proposed (Michigan Terrace) building to that of the Columbia Building or approximately 50 feet.

Fact 5: There is evidence that properly sized setbacks (or step-backs) of the upper floors were a part of the Staff Report.

I recall working with Al Neyer company representatives, applicant and developer, to minimize the apparent height of the building by using effective setbacks on all four sides of the fifth and sixth floors. The upper floor setbacks were part of the negotiation resulting in HPNC's support of the rear yard setback variance.

At the time of the Staff Report, 66 parking spaces were proposed on two levels vs. the 50 required spaces (page 3). The planned uses at time of staff report were retail, office and only 11 residential units with 1 space/unit (page 2). I do not know how many parking spaces were actually built but I would assume about ½ (33) with the reduction to one level of parking. This was approved by zoning staff because the retail was subdivided into multiple units, each less than 2000 sq. ft. Later, when leasing began, multiple units were recombined for the Lululemon store.

Sometime after the November 5, 2003 zoning hearing the second floor was converted from office use to four additional residential condos to the current 15 units.

Andrew, I humbly request:

- You make this letter and two attached documents part of the 2719 Erie Avenue case record.
- You include statements in your report to Planning Commission that "HPNC did not support the six story, 75 feet (80'-8" in Oct 8 PLK document) height of the proposed (Michigan Terrace) building and HPNC recommended reducing the height of the proposed (Michigan Terrace) building to that of the Columbia Building or approximately 50 feet."
- If there are statements made at Planning Commission that are contrary to the facts I have outlined above and the supporting documents, you will correct the statements for Planning Commission.

Sincerely.

Gary Wollenweber, PE
HPNC Trustee and HPNC Zoning Committee Chairman
mobile (513) 608-3342

Copies: Kathleen Keogh-Jurs, Stacey Hoffmann' HPNC President, HPNC Trustees, HPNC Zoning Committee



Figure 1 - Michigan Terrace from SW corner Erie and Michigan by the fire station. Note the effectiveness of the upper floor setbacks, the rounded corner and the small public plaza under the awnings.

SEC. 1437-400. REQUIREMENTS. Uses of the B-2 District shall be subject to the requirements specified in (a) through (i) of this section and restated in Table "B" of Chapter 1469. The requirements set forth in this section and in Table "B", may, under certain circumstances, be modified subject to conditions specified in SEC. 1469-200 through SEC. 1469-270.

(a) MINIMUM LOT AREA. NONE.

(b) MINIMUM ROWHOUSE LOT AREA. Same as SEC. 1437-400(c).

(c) MINIMUM LOT AREA PER DWELLING UNIT:

(1) Efficiency Dwelling Unit - 1,200 sq. ft.

(2) Intermediate Dwelling Unit - 1,200 sq. ft.

(3) Regular Dwelling Unit - 1,500 sq. ft.

(d) MAXIMUM FLOOR AREA RATIO. NONE.

(e) MAXIMUM HEIGHT. 85 feet.

(f) MINIMUM SETBACKS:

(1) Front Yard. NONE.

(2) Least Width Side Yard. NONE.

(3) Sum of Side Yard Widths. NONE.

(4) Rear Yard. Residential occupancy - 25 feet plus an additional 3 feet per story over 2 stories. Non-residential occupancy - NONE.

(g) MAXIMUM BUILDING COVERAGE. NONE.

(h) PARKING AND LOADING. As specified in Chapter 1471.

(i) SIGNS. As regulated in SEC. 1473-309.

LAA

OFFICE OF THE HEARING EXAMINER
CITY OF CINCINNATI
REPORT AND DECISION

November 13, 2003

APPLICANT: Al Neyer, Inc.
10151 Carver Road #100
Cincinnati, Ohio 45242

FILE NO.: EQ-UD-4
CASE NO.: 005-03
RE: 2740 Erie Avenue

SUMMARY OF REQUEST:
The applicant proposes to construct a mixed use (retail, office and housing) building and requests a variance of the required rear yard setback.

SUMMARY OF RECOMMENDATION AND DECISION:
Division of Transportation Planning & Urban Design--Approval with Conditions
Hearing Examiner--Approval with Conditions

REVIEWING AUTHORITY REPORT:
Received by the Hearing Examiner on November 4, 2003.

PUBLIC HEARING:
After reviewing the Department of Transportation and Engineering, Division of Transportation Planning and Urban Design's report, examining available information on file with the application and visiting the subject property and surrounding area, the Hearing Examiner, Steven A. Kurtz, as required by SEC. 1459-408 of the Zoning Code, Chapter 113 of the Cincinnati Municipal Code, conducted a public hearing on the application, prior notice of the time and place of the hearing having been published in *The City Bulletin* and mailed to the applicant/petitioner and owner in this application and to all abutting property owners and other interested parties. The hearing was opened on November 5, 2003 at 10:00 A.M.

SUMMARY OF MINUTES:
After explaining the hearing process and affirming the persons wishing to testify, the Hearing Examiner asked Michael Moore of the Division of Transportation Planning and Urban Design to summarize the staff report. A tape recording was made of the hearing and is available for review and transcription.

FINDINGS:
1. SEC. 1401-300 and SEC. 1401-202 of the Zoning Code and map designate the property in question to be in Environmental Quality-Urban Design District No. 4 (EQ-UD-4 -- Hyde Park).

2. The Department of Transportation Planning, Division of Transportation Planning and Urban Design reported the issues, findings of facts and departmental recommendations in this matter and that report is hereby attached as Exhibit A and incorporated in this report by reference as if set forth in full herein.

3. It should be noted that a number of people both for and against the project testified at the hearing.

CONCLUSIONS:
It is the opinion of the Hearing Examiner that approval of the application for development to construct a mixed use building and requests a variance at 2740 Erie Avenue is in accordance with the applicable provisions of SEC. 1459-201 and SEC. 1401-300 and SEC. 1401-202 of the Zoning Code and that approval would neither contrary to the public interest or the intent and purpose of the code nor would it be injurious to the properties in EQ-UD-4 or the vicinity of the premises in question.

DECISION:
Therefore, it is the decision of the Hearing Examiner, as empowered by SEC. 1459-408 and SEC. 1477-416 of the Zoning Code, to approve the application for development permission at 2740 Erie Avenue and to authorize the issuance of the applicable certificates and/or permits.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval is based on the revised drawings submitted at the hearing and attached to this decision.

2. Spandrel panels above the fifth and sixth floor windows shall be changed to brick infill or to a substitute material subject to staff reviewing authority's review and the hearing examiner's approval.

3. Railings around the proposed balconies shall be metal railings similar to those railings indicated at the elevated plaza.

4. Brick shall be substituted in lieu of the concrete masonry units indicated at the east and north elevations of the project.

5. The setback at the front yard shall be 13'-8¼" as indicated in the revised drawings (D0a and D1). The narrowest dimension with this alignment is 10'-8¼" measured at the midpoint of the property line (again, as indicated in the revised drawings).

6. The following items are <u>not</u> approved as part of this application and will require an application(s) for development permission in an EQ District for review and approval for future proposals.

    a. Signage
    b. Awnings additional to those indicated in the revised drawings
    c. Conditional Uses for outdoor dining
    d. Exterior building lighting
    e. The proposed focal element at the elevated plaza.

7. That the development shall be constructed substantially in accordance with the plans reviewed by the Hearing Examiner, Exhibit B.

8. All building permits necessary for the prosecution of work shall be obtained within one (1) year from the date of this decision.

9. That the proposed development meets all applicable codes and regulations of the City of Cincinnati.

ORDERED THIS 13th day of November 2003.

Hearing Examiner

TRANSMITTED this 13th day of November 2003, by certified mail to:

Al Neyer, Inc.
10151 Carver Road #100
Cincinnati, Ohio 45242

TRANSMITTED this 13th day of November 2003, by interdepartmental mail to:

Clerk of Council
Community Development and Planning, Land Use Management
Community Development and Planning
Buildings and Inspections
Zoning Administration
Plan Examination
Transportation Planning & Urban Design

TRANSMITTED this 13th day of November 2003, by regular mail to:

Matthew Walsh
1345 Michigan
Cincinnati, Ohio 45208

Carl Uebelacker
2851 Victoria Avenue
Cincinnati, Ohio 45208

Evelyn B. Hodory
2756 Erie Avenue
Cincinnati, Ohio 45208

Drew Gorss
3125 Wold Avenue
Cincinnati, Ohio 45207

Chris Knueven
10151 Carver Road, Suite 100
Cincinnati, Ohio 45242

Jessica Murdaugh
2854 Victoria Avenue
Cincinnati, Ohio 45208

Robert Malloy
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

Jane M. Saunders
2643 Erie Avenue
Cincinnati, Ohio 45208

Todd Munro
2645 Erie Avenue
Cincinnati, Ohio 45208

Rob Thrun
10151 Carver Road
Cincinnati, Ohio 45242

Galen R. Warren
2752 Erie Avenue
Cincinnati, Ohio 45208

Lea Beck
Hyde Park Neighborhood Council
3625 Brentwood
Cincinnati, Ohio 45208

Tim Hodory
PO Box 43297
Cincinnati, Ohio 45243

Lorraine Downing
3539 Shaw
Cincinnati, Ohio 45208

Leon Spitz
3559 Shaw Avenue
Cincinnati, Ohio 45208

Michael Doty
10151 Carver Road, Suite 100
Cincinnati, Ohio 45242

Michael Mauch
2711 Observatory Avenue
Cincinnati, Ohio 45208

David Leurck
3608 Shaw Avenue
Cincinnati, Ohio 45208

Vince Bryant
1040 St. Gregory
Cincinnati, Ohio 45202

City of Cincinnati

Architecture & Urban Design
Correspondence Sheet

Date: Nov. 12, 2003

To : Steven Kurtz – Hearing Examiner, Community Development and Planning

From : Michael R. Moore – Staff Reviewing Authority, Transportation & Engineering

Copies To : file

Subject : Revised Recommendation for 2740 Erie Avenue, Michigan Terrace, EQ-UD-04-005-03

Based upon the testimony presented at the hearing, and upon revised drawings received by the Staff Reviewing Authority subsequent to the hearing, Staff recommends that the Hearing Examiner approve the Application and Variance, subject to the following conditions:

1. The following items are not approved as part of this Application and will require an Application(s) for Development Permission in an EQ District for review and approval for future proposals.
    a. Signage
    b. Awnings additional to those indicated in the revised drawings
    c. Conditional Uses for outdoor dining
    d. Exterior building lighting
    e. The proposed focal element at the elevated plaza

2. Spandrel panels above the fifth and sixth floor windows shall be changed to brick infill or to a substitute material subject to Staff Reviewing Authority's review and the Hearing Examiner's approval.

3. Railings around the proposed balconies shall be metal railings similar to those railings indicated at the elevated plaza.

4. Brick shall be substituted in lieu of the concrete masonry units indicated at the east and north elevations of the project.

5. The setback at the front yard shall be 13'- 8 ¼" as indicated in the revised drawings (D0a and D1). The narrowest dimension with this alignment is 10'- 8 ¼" measured at the midpoint of the property line (again, as indicated in the revised drawings).

Attachment: Neyer Drawings, dated November 7, 2003
Hyde Park EQ Committee Recommendation, dated November 12, 2003

City of Cincinnati

Interdepartment Correspondence Sheet

November 4, 2003

To: **Steven Kurtz** - Hearing Examiner, Community Development & Planning

From: **Michael R. Moore** - Staff Reviewing Authority, Architecture and Urban Design

Copies To: **file**

Subject: **2740 Erie Avenue / EQ-UD-04-005-03**

Date of Hearing Examiner's Hearing
November 5, 2003 – 10:00 am
City Planning Department
Two Centennial Plaza, Suite 720
805 Central Avenue
Cincinnati, Ohio 45202
File No. EQ-UD-04-005-03

A. **SUMMARY OF REQUEST:** The Applicant is proposing to construct a new mixed-use (retail, office, & residential) at 2740 Erie Avenue. Due to the inclusion of the residential use in the project, the Applicant is requesting a variance from the required rear yard setback of thirty-seven feet.

1. **Applicant:** Al Neyer, Inc.
   10151 Carver Road #100, Cincinnati, Ohio, 45242

2. **Owner:** Hyde Park Real Estate LLC
   3805 Edwards Road #130, Cincinnati, Ohio 45209

3. **Location:** 2740 Erie Avenue, at the northeast corner of the intersection Erie and Michigan Avenues.

4. **The Property:** The property is a former gas station site located immediately adjacent to Hyde Park Square. The property measures approximately one hundred by one hundred fifty feet.

5. **Zoning**: B-2/EQ-UD 4

6. **Notification:** Approximately fifty-four (54) owners of neighboring properties, community leaders, and community organizations were mailed hearing notices. The application was also circulated to the City of Cincinnati Departments of Transportation & Engineering, Community Development & Planning, Buildings & Inspections, and Water Works, and the Metropolitan Sewer District.

7. **Pre-Hearing Conference:** A pre-hearing conference was held on October 28, 2003 in offices of the Staff Reviewing Authority. Approximately sixteen people, including the Applicant, attended. Following the Applicant's presentation of the project, an hour-long session of questions, answers, and debate ensued. A copy of the attendees' sign-in sheet is attached.

B. **PURPOSE OF REQUEST:** Same as A.

C. **HISTORY OF ZONING:** The property is currently zoned B-2, Community Business District. The former gas station operation was a non-conforming use within the B-2 district.

D. **PHYSICAL LAND CHARACTERISTICS:** The property slopes gently upward from Erie Avenue toward the rear of the site.

E. **APPLICABLE GUIDELINES:** The City of Cincinnati Zoning Code and the City of Cincinnati Zoning Code Environmental Quality Urban Design Business District EQ-UD No. 4 Development Guidelines.

F. **IMPACT ON THE ENVIRONMENT:** The Applicant is proposing to construct a new mixed-use building with ground floor retail uses, second level office uses, and residential uses on the upper stories. The project will also include two levels of parking below grade to support the retail, office, and residential developments. The property is located within the B-2 Community Business Zoning District and is abutted by parking lots for Hyde Park Medical Arts Building on the east and north sides. The property fronts Erie Avenue along the south property line and Michigan Avenue along the west property line. The proposed development will accommodate an elevated area adjacent to the sidewalk that will serve as access to the retail storefronts along Erie Avenue and may accommodate some outdoor seating. A yet-to-be determined sculpture or focal area may be provided at the corner.

The building is primarily a four-story mass, with two additional stories set back from the Erie and Michigan facades. The height of the four-story portion of the building measures approximately fifty-five (55) feet; this height is slightly taller than the Columbia Building immediately across Michigan Avenue. The building has a total height of approximately seventy-five (75) feet.

Zoning issues:

Setbacks: The B-2 Zoning District requires no setback for the front yard, least side yard, sum of side yards, and rear yard when there is no residential occupancy for the building. The inclusion of the residential occupancy requires a setback of thirty-seven (37) feet (25 feet plus an additional 3 feet per story over 2 stories). The project proposes five-foot setbacks along the rear yard and eastern side yard. No setback is proposed along the rear portion of the Michigan Avenue frontage; however, the building is setback approximately three feet along the southern portion of the frontage. A setback measuring approximately seven feet (at the closest point to the property line) is proposed on the Erie Avenue frontage; however, offsets in the façade closer to the intersection create a distance approximately seventeen feet from the property line.

The Applicant is requesting a variance from strict adherence to the requirements of the rear yard setback of thirty-seven (37) feet.

It should be noted that the site is the last property zoned B-2 east of the Square. The adjacent zoning district to the north and east is an O-1 Suburban High-Density Office District.

Height: The maximum height within the B-2 Zoning District is eighty-five (85) feet. The project is proposed to be approximately seventy-feet (75) feet.

Parking: The proposed development has approximately eight thousand (7660) square feet of retail with a parking requirement of twenty-four (24) spaces (one space for each 250 square feet in excess of 2000 square feet.) The office component of the development measures approximately 11,100 square feet and will require approximately fifteen (15) parking spaces. The parking requirement for the proposed residential component is one space per dwelling unit for a total requirement of eleven

(11) spaces. The total parking requirement for the development is fifty (50) spaces. The project is proposing to construct a total of sixty-six (66) spaces.

Due to the size of the office and retail floors (less than 30,000 square feet and 8000 square feet respectively), no loading spaces are required.

Environmental Quality District issues:

Location, Orientation, Size, and Shape of Buildings: The Guidelines indicate that new buildings "should conform to a setback from property lines similar to the setbacks of buildings on neighboring properties." The proposed development is setback from Erie Avenue consistent with the two-story "companion" property (2652 Erie - Key Bank) at the west side of the Square; however, it sets forward of the property immediately to the east at 2752 (Hyde Park Medical Arts). The property immediately to the west on the Square is built to the property lines and the property immediately to the south (Hyde Park Baptist Church) is set back from the street. The proposed building is in line with the facades to the east; however, this line of facades is not parallel to the curb line of Erie.

The proposed project is taller than other adjacent buildings; however, it is relatively comparable in height to buildings diagonally opposite it on the southwest corner of the Square, and the Applicant has endeavored to mitigate the height by setting the upper floors back from Erie and Michigan. The Guidelines do allow for "slightly" taller buildings at street intersections.

Building Materials and Appurtenances: The proposed building materials are generally consistent with the materials currently located within the Square and the District. The base of the building along the principal street frontages is proposed to be clad in a natural cut stone or cast stone material. This base along the east and north facades will be "rendered" in precast concrete to match the color and pattern of the street frontage stonework. The upper stories are proposed to receive a red brick cladding compatible with existing brick colors in the area. Glass-fiber reinforced materials will be utilized at the cornice line to "terminate" the principal façade of the building. The two upper-most stories are proposed to be clad in a light brick material and will be "capped" above the windows by a trellis or sunshade.

Windows and storefront frames are proposed to be anodized dark bronze frames in keeping with the Guidelines. The pattern of windows consists of a series of approximately square openings. This pattern could relate more strongly to the vertical emphasis of openings found elsewhere through the Square.

The building's materials are utilized to "break" the building into smaller volumes. Volumes clad with brick respond to the pattern of smaller lots within the district; the volume with the curved façade is clad continuously in stone to transition around the property corner. Similarly, the upper stories are set back front the front faced to mitigate the overall height of the building and "break" the building height into smaller component parts.

The consistent nature of the punched window openings and storefronts does not reinforce the strong pattern of retail storefronts with show windows along the street. A greater ratio of glass to structure should be employed at the building base to strengthen this relationship with other retail development in the Square. This Application is also submitted at an early point in the project's development in order to determine and resolve design issues early in the development process; consequentially, the drawings lack a level of detail regarding the materials and composition that would provide better insight and evaluation of the design.

No awnings are indicated in the Application. Residential units on the third and fourth floors are proposed to receive balconies that will overhang the sidewalk along Michigan Avenue. (The Applicant should note this condition additionally requires a Revocable Street Privilege from the

City's Department of Transportation and Engineering.)

Signs: No signage is currently proposed in this Application.

Lighting: Lighting issues are acknowledged in the Application's narrative, but are not indicated in the plans or elevations.

G. **ADDITIONAL INFORMATION:** The Staff Reviewing Authority has received e-mail correspondence from Mr. Norm Lewis, Chairperson of the Hyde Park East EQ Review Committee. Mr. Lewis indicated the Committee reviewed the Application, and that the Committee was in approval with the high-density mixed-use development concept. However, the Committee had concerns regarding the overall level of detail in the plans, the level of inconsistencies within the Application, and lack of compatibility with the character and nature of other buildings in the Square. The Committee recommended a postponement of the proceedings until an acceptable design is worked out and that the designer examines buildings and their details within the district for a better understanding of the Committee's expectations. A copy of Mr. Lewis' e-mail is attached.

Staff also received a copy of a Zoning Report prepared by Mr. Gary Wollenweber, Chairperson of the Hyde Park Neighborhood Council Zoning Committee. This report was presented to the community at large at a special meeting of the Neighborhood Council and recommends approval in concept of the Variance for rear yard setback contingent upon the Applicant's revision of the proposal to create a front yard setback consistent with that of the 2752 Erie Avenue, Hyde Park Medical Arts Building and to reduce the height of the building to that of the Columbia Building, or approximately fifty feet. It is Staff's understanding that the recommendation was passed by the Hyde Park Neighborhood Council by a vote of 6-3. A copy of Mr. Wollenweber's report is attached.

Staff has received formal comments from approximately 21 individuals and businesses. (The form of communication and a brief synopsis of the nature of the comments follow each person's name and address. Copies of all written comments received by Staff are attached.)

Comments that may be described as generally favorable to the project were received from the following:

Wes Munzel, 3598 Saybrook, via e-mail, favors the mixed-use concept, density, and siting, indicating the siting would provide better definition to the Square, felt there would be minimal increase in traffic, and indicating the variance may be justified due to the mixed use, despite the lack of topographic or lot configuration complexities normally required.

Comments that may be described as generally unfavorable to the project were received from the following:

Bob Berling, on behalf of Columbia Development, 250 E. Fifth Street, via telephone, concerned regarding the height and setbacks.
Nancy Strubbe, no address given, via voice mail, concerns regarding traffic congestion, that the appearance of the Square would be spoiled, fire access up Michigan, and the general need for another building.
Susan Haines, 1181 Edwards Road, via e-mail, requesting consideration of neighborhood residents' concerns and concerned the Medical Arts (HP Professional) Building's setting would be impaired.
Jim and Dianne Cahill, 3521 Victoria Place, via e-mail, requesting we "honor the recommendations" of the Neighborhood Council and indicating concern regarding the height and setback of the development.
Johan Kars, 3563 Shaw Avenue, via e-mail, indicating support of the Neighborhood Council's recommendations.
Kathy Heekin, no address given, via e-mail, indicating support of the Neighborhood Council's recommendations.

Mary Wood-Constable and James Constable, 3524 St. Charles Place, via e-mail, indicating support of the Neighborhood Council's recommendations, and concerned regarding the height, setback, and traffic generation of the new development.
Bill and Lorraine Downing, 3539 Shaw Avenue, via e-mail, indicating support of the Neighborhood Council's recommendations, and concerned over the size, density, and traffic generated.
Vinson Bidlingmeyer, 3860 Broadview Drive, via e-mail, indicating concerns regarding the height, setback from Erie Avenue, selection of building materials, and construction traffic.
Danielle Mason, 3222 Observatory Avenue, indicating her concerns that the height of building would compromise the integrity of the Square, and suggesting the design reflect more of the details currently in the Square. Ms. Mason also indicated her approval of the below grade garage.
Dr. Jessica Murdaugh, 2854 Victoria Avenue, via e-mail, indicating support of the Neighborhood Council's recommendations.
Dr. Rick Singel, 2752 Erie Avenue, Suite 9, via e-mail, indicating his strong support of the Neighborhood Council's recommendations, and indicating his concerns with the proposed development's obstruction of the view to and from the Square, and it's impact of "disconnecting" the businesses east of the development from the Square.
Carl Uebelacker, 2851 Victoria Avenue, via e-mail, indicating his concerns that the Application fails to meet the setbacks, harmonious scale relationships, height requirements, and compatibility of architectural character required by the Guidelines, and indicating that the proposal should be denied and the developers required to submit new plans more in keeping with the guidelines and the community's expectations.
Margaret H. Wyant, Grandin Properties, 312 Walnut Street, Suite 3540, via hand delivered letter, indicating their objection to any variances to the current zoning.
Dr. Bruce Younger, 2752 Erie Avenue, via fax, indicating his concerns regarding parking demand generated by the development and conflicts with adjacent parking lots, and indicating his opposition to the proposal until parking arrangements can be agreed upon.
Peggy Curtin, 3538 Michigan Avenue, via fax, indicating her opposition to the project, specifically the setback requirements and the negative impact the scale of the project would have on the ambiance of the Square, and indicating her concerns regarding traffic generated by the development.
Dr. Richard Greenberg, 2752 Erie Avenue, Suite 6B, via fax, indicating his concerns regarding the impacts of the size of the building on the visual appearance of the Square and on traffic generated by the new development, and indicating his concerns for the safety of pedestrians and motorists trying to exit the adjacent parking lot.
Elizabeth Metz, 3575 Michigan Avenue, via fax, indicating her concerns that the scale and size of the project would negatively impact the appearance of the Square and creates traffic congestion on Michigan, and indicating support of the Neighborhood Council's recommendations.
Phillip V. Metz, 3554 Michigan Avenue, via fax, indicating support of the Neighborhood Council's recommendations and indicating his opposition to the Variance.
Evelyn and Tim Hodory, 6222 Coachlight Way, via fax, indicating their objection to the request for variance and design approval due to the negative impact of the building's height, setbacks, lack of harmony with other buildings in the district, and traffic generated by the garage.

Also attached are seven pages of petitions indicating various people's opposition to the project.

Staff also forwarded copies of the Application to City Departments for review and comment. Comments from Water Works and the Metropolitan Sewer District are attached.

No other correspondence or communication was received.

H. **RECOMMENDATIONS:** The Staff Reviewing Authority recommends that the Hearing Examiner approve the Application and Variance, subject to the following conditions:

1. The following items are not approved as part of this Application and will require an Application(s) for Development Permission in an EQ District for review and approval for future proposals.
    a. Signage
    b. Awnings
    c. Conditional Uses for outdoor dining
    d. Exterior building lighting

2. The following items shall be submitted for the Staff Reviewing Authority's review and the Hearing Examiner's approval to the issuance of any permits for construction:
    a. Railings around the elevated access area and the focal element at this location
    b. An enlarged fragment of the elevation at the brick portion of the building's facade and a wall section at the same location, indicating all building materials and significant details
    c. An enlarged fragment of the elevation at the stone (curved) portion of the building's façade and a wall section at the same location, indicating all building materials and significant details
    d. Revised elevations indicating building materials, heights, and openings, and including revisions to create a greater glass to structure ratio at the ground floor to emphasize the Square's pattern of first floor retail development, and revised window patterns to create a greater vertical emphasis of openings consistent with the character of the Square.

3. The Applicant shall set back the upper two stories (Fifth and Sixth levels) of residential units from the east face of the building an additional four to five feet at the Fifth level (for a total offset of nine to ten feet) and an additional four to five from the outside wall of the Fifth level at the Sixth level (for a total offset of thirteen to fifteen feet from the outside face of the building) to mitigate the visual height of the building from the westbound approach to the Square. These offsets from the façade below, both as currently included in the plan and as indicated by Staff, will mitigate the overall visual height of the proposal.

4. The mixed-use concept of development has driven the Applicant's request for a Variance of the rear yard setback, and there is general consensus that this concept and mix of uses is appropriate and desirable in the District. Removal of the residential component of the project would remove the need for this request, but would also be detrimental to the overall project. Given these circumstances, Staff recommends approval of the Variance from the rear yard setback requirement.

NANA North Avondale Neighborhood Association

Cincinnati's Best Address; Beautiful Homes, Great Neighbors, and Civic Passion

February 26, 2025

mayor.pureval@cincinnati-oh.gov
citymanager@cincinnati-oh.gov
clerkofcouncil@cincinnati-oh.gov
katherine.keough-jurs@cincinnati-oh.gov

City of Cincinnati
801 Central Avenue
Cincinnati, Ohio 45202

RE: Support for Hyde Park Community Council's Opposition to the Hyde Park Square Planned Development Proposal

Dear Mayor Pureval, City Council Members, and City Officials,

On behalf of the North Avondale Neighborhood Association (NANA), I am writing to express our formal support for the Hyde Park Community Council in their opposition to the current planned development proposal for Hyde Park Square by PLK Communities, the Loring Group, and Northpointe Group.

It is our understanding that this proposed development not only faces strong opposition from the Hyde Park community but also fails to conform to the applicable City Zoning Code and the guidelines outlined in the Hyde Park Square Neighborhood Business District Urban Design Plan. As the Mt. Lookout Community Council aptly stated in their letter of support to the Hyde Park Community Council, *"If developers are allowed to circumvent the zoning code, there is no purpose in having one."*

Cincinnati's resilience and recent growth have been sustained by the strength, vibrancy, and character of its neighborhoods. Our community councils and engaged citizens have been essential in protecting these assets. When development proposals disregard established zoning codes and urban design guidelines, the integrity of our neighborhoods is threatened.

While we recognize the role of the recent Connected Communities zoning revisions, we are deeply concerned that these changes may diminish the voices of citizens and community councils in the development process. This proposed development, which requires additional code variances beyond what Connected Communities grants, underscores these concerns.

We believe that neighborhood councils should continue to play a critical role in shaping their communities. Therefore, we respectfully urge the City to give full consideration to the concerns raised by the Hyde Park Community Council and compel this proposed development to conform to all applicable City Codes and Urban Design Guidelines.

Thank you for your attention to this important matter.

Sincerely,
Dawn Johnson
President
North Avondale Neighborhood Association
President@nanacincy.org

Cincinnati Preservation

February 27, 2025

RE: PD

Dear Cincinnati Planning Commission,

Cincinnati Preservation is a non-profit organization that serves Greater Cincinnati as the recognized resource and champion for the preservation, reuse and celebration of historic and cultural resources; we accomplish this through advocacy, education and community building.

We are writing to oppose the development at 2719 Erie Avenue as designed and presented by the developer PLK Communities in their petition to rezone a 1.78 acre project site in Hyde Park Square from the existing CN-P-B (Community Neighborhood-Pedestrian-Business) to Planned Development (PD) in order (i) to build taller buildings (86' instead of the existing height limit of 50') and (ii) to include a hotel in the development. The proposed development includes two 86' tall buildings – a 7-story hotel that would front onto the square and a 7-story apartment building that is a full block long (400' +/-) that spans from Edwards Road to Michigan Avenue.

Hyde Park Square is protected by an Urban Design Overlay District (UDOD), specifically UDOD #4 – Hyde Park Square Business District. This Overlay District was approved in 2004 by the City, after working with the Hyde Park community. Two purposes of a UDOD are to protect and enhance the physical character of the business district and to ensure infill development does not adversely affect the physical character of the area. UDOD #4 specifically requires that the "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." If the site is rezoned Planned Development (PD), which establishes its own design criteria, those existing UDOD #4 protections would no longer be applicable. The scale and massing of the proposed PD development is not in harmony with the neighboring buildings and is out of proportion with Hyde Park Square, where the average building height is 3 stories and the tallest building on the Square is 5 stories tall (the tallest nearby is 6 stories). The widest building on the square is less than 200' wide; most are only about 50' wide.

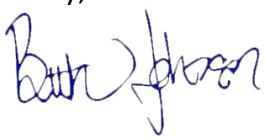
Hyde Park Square is one of the business districts affected by the recent Connected Communities legislation. Per the City's website, Connected Communities includes polices "to increase walkability…to create more human-scale development in our city." The Hyde Park Square building height limit of 50', which was originally established in 2004, was NOT increased during the 2024 Connected Communities review nor upon adoption of the new zoning. A zone change to PD that allows 85' to 90' buildings would undermine the intent of the Connected

Cincinnati Preservation

Communities legislation a mere eight months after it was passed, by creating a development that would not support walkability due to increased traffic and would create a massive building that is not human-scale.

Cincinnati Preservation requests that the City abide by the existing UDOD overlay that was adopted over two decades ago by the Hyde Park community. The buildings proposed for this Planned Development do not comply with the UDOD overlay. Cincinnati Preservation believes that a crucial step in equitably growing the City is to ensure that the City follows approved City overlays, design guidelines and neighborhood plans - also approved by communities. This policy promotes community building, ensures that the voices of communities are heard and valued, and ensures that important and unique historic community structures and places are preserved.

Sincerely,



Executive Director

812 Dayton St. | Cincinnati, OH 45214
513.721.4506 | info@cincinnatipreservation.org | www.cincinnatipreservation.org

Outlook

[External Email] Hyde Park Square PD application

From Paddock Hills Trustee <paddockhillsassembly@gmail.com>
Date Thu 2/27/2025 7:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Chris Fries <chris@ownerlandrealty.com>; Pierrette Wallace <one.pierrette@gmail.com>; Suresh Nirody <snirody@gmail.com>; Emma Kitzmiller <emma.kitzmiller@gmail.com>; Annie Stephan <anniestephan517@gmail.com>; Kyle McGrath <kylemcgrath859@gmail.com>; Lina Orr <TurnerOrr2@gmail.com>; Luekiucius Brown <lkbanks@earthlink.net>; Robert Fecher <fecherrm@gmail.com>; Elizabeth Swain <ecswain@fuse.net>

You don't often get email from paddockhillsassembly@gmail.com. Learn why this is important

External Email Communication

Good Day Mr Halt,
I hope this message is well received. I am reaching out regarding the Planned Development application being submitted for Hyde Park Square. We have listened, researched and attended meetings regarding this development and voted as a board to support saving Hyde Park Square.

The Paddock Hills Assembly supports the petition to deny the PD application being submitted for new development at Hyde Park Square.
Reasons cited:

- **Most recent zoning codes (CN-P-B and UDOD #4) passed in July 2024 are not being adhered to in the new development proposal** - The building is 70% bigger than what zoning allows.
- **Misleading presentation by the developer to the community** - The original design concepts presented to the community a 50' building, no hotels. The renderings displayed at the follow up community meeting showed an 85' building and a Hotel.
- **Ignoring Public outcry and concerns** - Over 2,200 people have signed a petition against the application. More than 300 people participated in the Planning Department's public staff meeting on January 28th. 63 people spoke and of those more than 90% asked the City to deny the application because of zoning concerns for height and use (a neighborhood business district does NOT allow hotels), as well as pedestrian safety, traffic, and preserving the integrity and characteristics of Hyde Park Square.
- **Negative Side effects on existing businesses** - 10 or more businesses have endured significant hardship. Some hardships have resulted in closing decades-old businesses or forced relocation because of the developer's choices in their approach to this project. Examples given are non renewable leases and unrealistic price increases.

We are hopeful that the City of Cincinnati City Council and Planning Commision respect and protect the integrity and defining characteristics of our city's neighborhoods, by requiring that developers

work within the intention, parameters and policies of the City Zoning Code, the 2012 City-Wide Plan, and each respective neighborhood plan.

Thank You,

Pierrette Wallace
President
Paddock Hills Assembly
paddockhillsassembly.org

PLK-HPNC Zoning History

To: Honorable Planning Commission

From: Gary Wollenweber, Resident, HPNC Trustee, HPNC Zoning Committee Chair

Date: February 27, 2024

I am personally opposed to the proposed development and in agreement with HPNC Trustees voted position on the proposed Planned Development. The most obvious reasons are:

- The PLK proposed seven story, 80 feet tall development with apartment, retail and auto oriented hotel use belong in a CC-M zoning district (like PLK Ila Apartments at Wasson between Michigan and Shaw) and Hampton Inn (on Madison at Wasson Way), not in a specially created 1.8 acre auto-oriented Planned Development in the middle of an 18 acre pedestrian oriented CN-P zoning district.
- Municipal Code § 1429-11. (a) (2) requires that "The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved". The proposed design fails the "superior urban design" test for many reasons, most notably 1) the 80 feet vertical wall formed by the south façade of the apartment building, 2) the "tunnel" formed by the new narrow street flanked by 80 feet tall walls on either side, 3) the ineffective step backs (or setbacks) of the fifth to seventh floors (above 50 feet), 4) the auto orientation of the hotel element 5) the absence of any pedestrian friendly elements that are the heart of the existing CN-P district.
- In addition, it is pertinent that you understand how HPNC engaged with PLK over the past few months:

1. HPNC Sept 10, 2024 ZC Concept – Mr. Lingenfelter included the HPNC Zoning Committee (ZC) September 10, 2024 redevelopment concept in his January 28 Staff Conference presentation with the implication that PLK PD Petition was doing what HPNC requested. This is not true when the details are examined. I measured HPNC ZC concept at 2719 Erie and 3434 Edwards and made a few comparisons to the "strategic" setbacks (step backs) on page 9 of PLK Petition.

Maximum Stories

HPNC ZC concept=6 PLK Petition=7

Upper floor (above 50') set back from Erie

HPNC ZC concept=70 feet (see Figure 1)

PLK Petition ~15'-4" step back to 75'-0" parapet, 44'-4" step back to 85'-6" parapet

Upper floor (above 50') set back from Edwards

HPNC ZC concept=85 feet (see Figure 1)

PLK Petition ~12'-0" step back to 53'-6" parapet, 33'-4" step back to 85'-6" parapet

Maximum height

HPNC ZC concept=80 feet

PLK Petition 85'-6"

- **The September 10, 2024 HPNC ZC concept did not have any structure above 50’ closer than 65’ to public sidewalk**

- **The purpose of allowing structure up to 80 feet tall was to accommodate parking on lower levels, residential above. The HPNC ZC goal was to increase available parking**

- **HPNC ZC concept did not mention of a hotel or a new street.**

- **There was no motion or vote on the September 10, 2024 HPNC ZC concept. It wasn’t a voted position of HPNC Trustees.**

- **PLK is not proposing a development height and mass anything close to HPNC ZC concept**

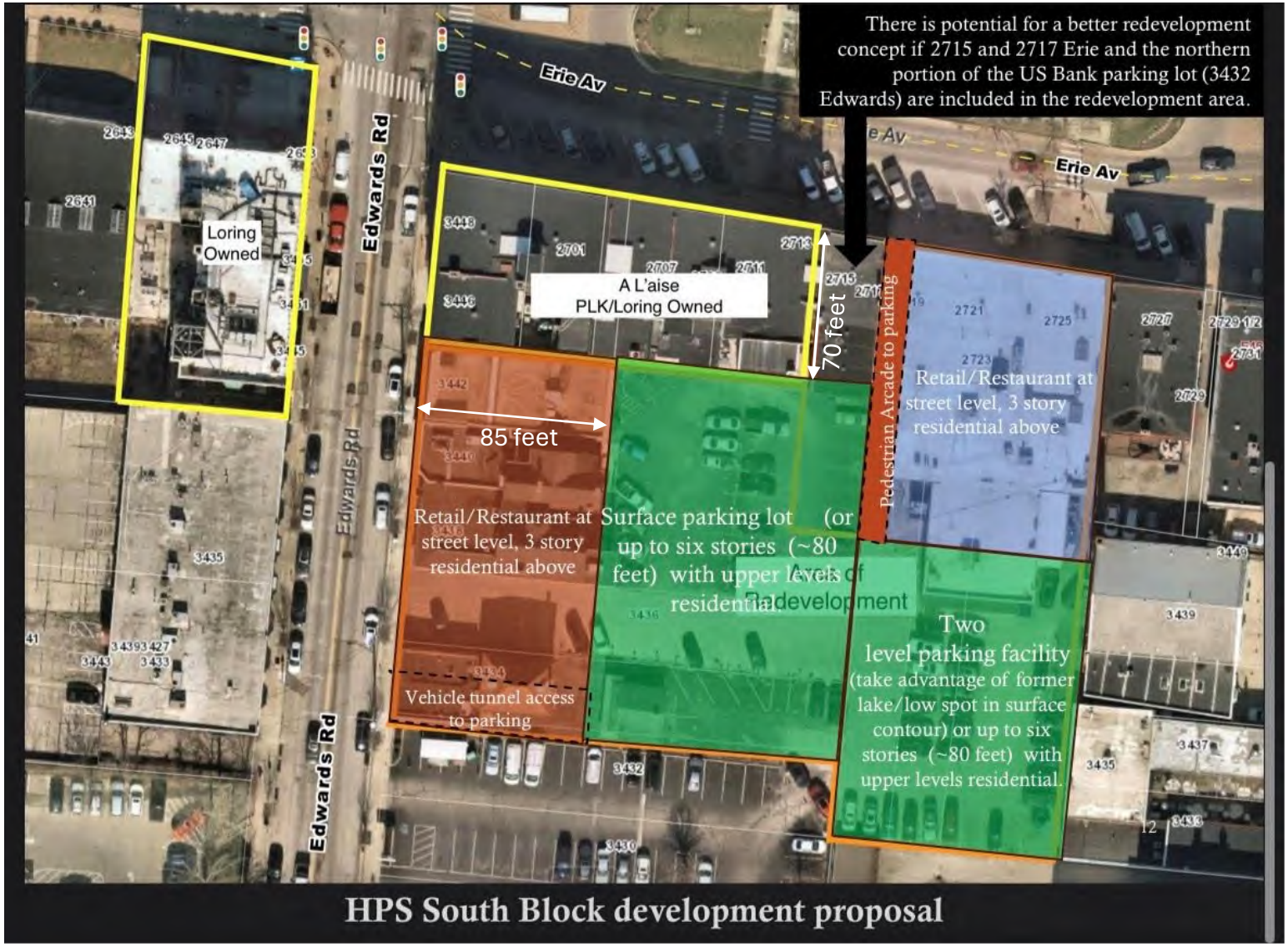


Figure 1 - September 10, 2024 HPNC Zoning Committee Concept

2. PLK October 30 Plan and HPNC November 11, 2024, motion

After reviewing the documents[1] provided to HPNC by Nick Lingenfelter (Fri, Nov 8, 2024 at 12:34 PM) and discussed with Zoning Committee (Nov 11, 2025), at the November 12, 2024 Monthly Meeting of the HPNC, following motion was offered to the Trustees and passed:

The Hyde Park Neighborhood Council (HPNC) supports redevelopment in Hyde Park Square. As discussed at our September monthly meeting, we are open to a development that is 50 feet tall at the perimeter/sidewalk, has upper floor setbacks similar to 3500 Michigan ("Michigan Terrace"; Lululemon), is no taller than 3500 Michigan, and the improves the overall parking situation in Hyde Park Square. Unfortunately, the proposed Planned Development is 60 feet tall at the perimeter/sidewalk, has smaller setbacks than 3500 Michigan, is taller than 3500 Michigan, and appears to make the parking situation worse. As a result, HPNC opposes the proposed Planned Development. HPNC wishes for the existing CN-P zoning to remain in effect.

This motion was developed by ZC recognizing 1) the proposed height is greater than Michigan Terrace, 2) the upper floor setbacks are much smaller than Michigan Terrace and are not present on south side of apartment building, 3) the parking calculation ratio table, residential units, hotel rooms do not agree with the 351 spaces shown on the drawings.

3. PLK Upper floor setbacks vs. Michigan Terrace upper floor setbacks

PLK wants to use Michigan Terrace as the precedent for the proposed new building using the smorgasbord approach. PLK proposes to use the heights but not the same setbacks as Michigan Terrace. Figure 2 ELEVATION FROM SOUTH in the PLK application displays the inadequacy of upper floor "strategic set-backs".

- Examine the proposed PROJECT building set-backs on Edwards Rd (left) to the Michigan Ave set-backs (right) in Figure 3. Edwards side set-backs are at 80 degrees rise vs. 71 degrees rise on Michigan).
- Compare the Michigan Ave set-backs of Michigan Terrace top two floors (behind Skylar/Terrex) to Michigan side of PROJECT building in Figure 3. The Michigan Terrace set-backs are much lower rise (45 degrees or less vs 81 and 70 degrees rise on PROJECT)
- Michigan Terrace upper two floors (five and six) set-backs are on all four sides, PROJECT building set-backs on only two sides.
- PROJECT is one story higher than Michigan Terrace but with much smaller, ineffective set-backs on only two sides.

If Michigan Terrace is to be used as a precedent for Phase 1 approval, then ALL of the Michigan Terrace height and mass features, particularly those to reduce apparent height to pedestrians MUST be incorporated.

[1] Development Statement HPS_FINAL.pdf (4 MB) and HPS_ARCH.pdf (3 MB)



Figure 2 - Height of the Proposed Parapets

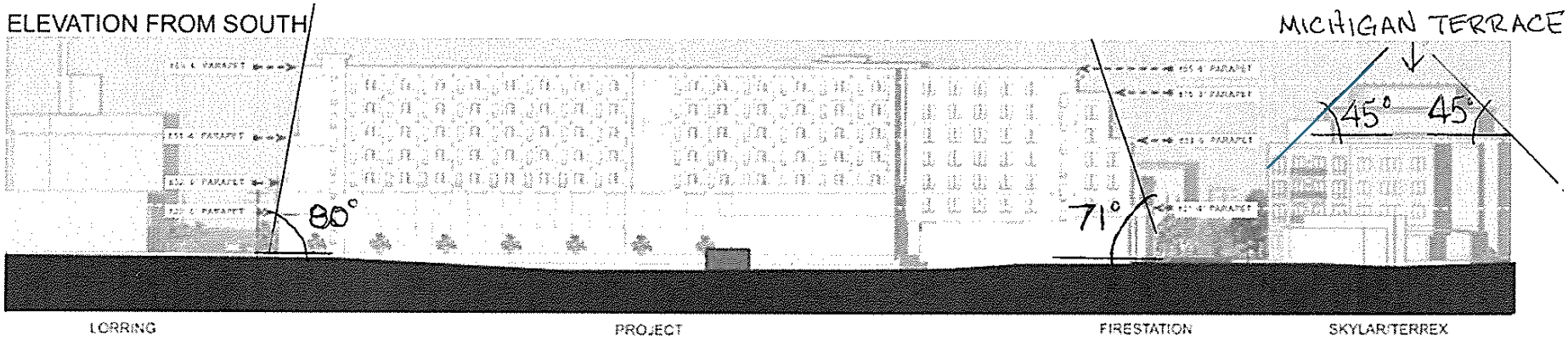


Figure 3 - Angle of the Upper Floor Setbacks from Horizontal

Sincerely

Gary Wollenweber
1330 Edwards Road, Cincinnati OH 45208
(513) 608-3342

Department of City of Cincinnati Planning Commission
City of Cincinnati Zoning Department
City of Cincinnati Council
Mayor Aftab Pureval
805 Central Ave.
Cincinnati, OH 45202

February 27, 2025

RE: Hyde Park Square Development Proposal 2719 Erie Avenue

Dear Members of the Department of City of Cincinnati Planning Commission, City of Cincinnati Zoning Department, City of Cincinnati Council, and Mayor Aftab Pureval:

As per our letter of January 1, 2025, the Hyde Park Square Business Association ("HPSBA") remains steadfast in our opposition to a zone change from CN-P-B to Planned Development (PD) with respect to the application by PLK Communities. HPSBA supports measured, thoughtful growth and development achieved within the current zoning requirements. However, in light of the troubling Traffic Impact Study ("TIS") and the equaling troubling Department of Transportation & Engineering ("DOTE") response thereto, in combination with the developer's "revised" application removing approximately 30% of the proposed parking, we have significant concerns regarding the negative impact that this development will have on current and future business owners in Hyde Park Square.

TRAFFIC IMPACT STUDY

The HPSBA, the Hyde Park Neighborhood Council ("HPNC") and the community at large have been requesting the TIS since the collection of data in October, 2024. When it was finally made available at the eleventh hour to be considered for a 3/7/25 CPC agenda, it was clear why the results were withheld until the waning moments for eligibility. The conclusions of this report as well as the DOTE response are staggering, and quite frankly, devastating to the business community.

The TIS and its conclusions are fatally flawed from the outset. The data collected is minimal. The study covers data collected on two days, at 7:30 am (before most businesses are open) and at 4 pm (well after the Hyde Park School pick up is complete). Further, the TIS appears to have focused solely on Edwards Road. However, this development, both during and after construction, will have significant impact on the surrounding roads of Erie Ave, Observatory Ave. and Michigan Ave. The impact on surrounding roadways was either ignored or summarily dismissed; as such, this TIS is woefully incomplete.

The plan set forth on page 38 of the TIS (Figure 9) removes all 23 parking spaces on the east side of Edwards Rd. while restricting the parking on the west side between 12 pm – 6pm, i.e. DURING normal business hours. The DOTE letter suggests that the loss of parking could be offset by the proposed garage, but the developer has since reduced the available parking by 30% making this statement

inaccurate. This leaves the Square with a significant parking deficit. NO BUSINESSES CAN SURVIVE WITHOUT ACCESS TO PARKING. This is simply not a viable solution.

We understand that the job of a traffic engineer is to determine how best to move traffic from point A to point B. They are not charged with determining community impact or feasibility. The fact that the only solution to mitigate the traffic impact of this development is to remove all on street parking for local businesses is a fairly strong indication that this development IS JUST TOO BIG. We cannot support the removal of on-street parking and the devastating impact that would have on HPSBA businesses.

This developer has driven out over 10 thriving small businesses and is removing thousands of square feet of retail space, all in the name of "revitalizing" a "failing" business district. To the contrary, this developer is dismantling the vibrant business district we have come to count on for so many years. The construction period alone will put significant strain on a business district that has recently dealt with significant road closures and repairs, as well as the construction of the Skyler Building. This developer is usurping our neighborhood business district, removing or significantly handicapping vibrant businesses and to what end? The lifeblood of Hyde Park Square are the unique, locally-owned businesses operated by our community members.

MAINTENANCE OF TRAFFIC STUDY

The City's website states that the vision for City Planning is "To create an aesthetic, vibrant, urban center that is a model for cities nationwide." Hyde Park, a self-contained, walkable neighborhood with a vibrant business district on and around the Square has received recognition by *Forbes* and urban designers as a "Best Neighborhood." More than 125 years old, Hyde Park Square and its businesses have long been a destination for neighborhood residents and visitors. Its shops are unique and reflect the character of its residents.

The City's Zoning code is in part established to provide those who invest in a specified area an assurity and stability. Zoning codes provide a shield or border from "anything goes." However, the planning and application for the proposed development project, with the request to change from Hyde Park Square's CN-P-B and UDOD#4 to a PD has already damaged Hyde Park Square's stability. As previously mentioned, over 10 businesses have suffered financial hardship or been forced to close due to the actions of this developer, some that had been open for decades. As a result of these damages, as well as ongoing and future hardships to current businesses, we request that the City require the developer to conduct a **Maintenance of Traffic Study** in advance of any decision by City Council on the PD application. The businesses deserve to understand the projected risks and potential challenges that will be faced during the more than three years of construction, including traffic and safety issues, as well as any potential financial ramifications. The developer should also be required to present a plan to mitigate or eliminate these damages during the construction period.

SHORT TERM PARKING

A potential means to ease some of the strain on parking in the Square would be the implementation of short-term parking in each quadrant. Many businesses would benefit from parking turnover and the availability of short-term parking would encourage customers to look for parking on the Square rather than assuming that there will never be open parking spots. These short-term spots could be flipped to longer term parking after business hours for use by restaurants. HPSBA would invite a conversation with the City to discuss this possibility and other means of improving the existing parking in the Square.

COMMUNITY OPPOSITION

HPSBA took note at both the community meeting at Hyde Park School and the 1/28/25 Staff Conference that there is staggering community opposition to the size and scope of this project. Furthermore this assessment by the community is aligned with the recent evaluation of Connected Communities Ordinances effective July 1,2024 that no zoning changes were necessary for our community.

Hyde Park Square is one of the crown jewels of Cincinnati neighborhoods; it is a place that other neighborhoods seek to emulate. These small business owners cannot keep absorbing losses due to circumstances outside of their control. Beginning with pandemic closures, through the construction of the Skyler Building, and road closures due to utility maintenance, these small businesses are just starting to get back to acceptable levels of success. PLEASE do not allow these developers to strip our character, our charm and the businesses that are uniquely Hyde Park, presumably in favor of generic national retailers who are able to absorb premium retail rent payments. That is a detriment both to our neighborhood community and the City at large.

Sincerely,

Eddie Walter
HPSBA Co-President
Owner, Awakenings Coffee & Wine

Mark Walters
HPSBA Co-President
Owner, Delamere & Hopkins

Hyde Park Businesses from 1 to 103 Years, and Counting

Hyde Park Square Retail & Restaurants	Years in Business	Important Notes
Al Posto	2 Years	
Alfio's	12 Years	
Alligator Purse	23 Years	Moved to HPS in 2005
Allure	4 Years	
Annabelle Arthur Boutique	1 Year	
AR Workshop	8 Years	Lease terminated by PLK; Moved to new HPS space in December
Arthur's Bar & Grill	78 Years	Current owners started as bussers/servers
Awakenings Coffee	32 Years	Current owner since 2017
Breadsmith	9 Years	
Castle House	71 Years	Current owner since 2014; 4th Owner
Churchill's Fine Teas	4 Years	Lease terminated by PLK; Moving to Madisonville
Cockerill	23 Years	Second location in HPS
Corporate	18 Years	
Delamere & Hopkins	30+ Years	
Diane Firsten Boutique	25+ Years	Moved from O'Bryonville. This is their second location in HPS.
E+O Kitchen	10 Years	
Echo Restaurant	80 Years	Current owner since 1995

EYE1	25 Years	
Fazel Rug Gallery	9 Years	
Fig Leaf	30 Years	Third locatuion in square
Framery	44 Years	
Graeter's Ice Cream	103 Years	
Green Farm Juicery	6 Years	
Goldsmith Cardel	38 Years	Moved from East Hyde Park to HPS in 2018
Hyde Park Floral & Garden	28 Years	Moved to HPS in 2018; New owner since 2024
Hyde Park Salon	40 Years	
J McLaughlin	13 Years	
Jacob James	6 Years	
Khakis	40 Years	Second location in HPS
Knicker's	16 Years	Current owner since
Leeli + Lou	12 Years	
Lovisa Salon	2+ Years	
Lululemon	16 Years	Started as a pop up in HPS; Moved to current space in 2011
Macaron Bar	8 Years	
Mexcantina	7 Months	
Miller Gallery	60 Years	
Nest	14 Years	Moved from Oakley; Lease Terminated by PLK

Neko Sushi	4 Years	
North Star	4 Years	Opend by Castle House owner
Ossie	9 Years	
Parkside	1+ Years	
Patty's Old Fashioned Popcorn	14 Years	
Peace, Love & Little Donuts	5 Years	
Poeme	24 Years	Moved from Mt. Lookout Square to HPS in 1998; Lease terminated by Baptist Church; moved to new HPS location on 2021
Salon Two Thirteen on The Square	7 Years	This space has been a salon for over 20 years
Sit Still	1 Year	
Soho	16 Years	
Tanya's	25 Years	
Unwind	13 Years	
45/46	14 Years	

STRAUSS TROY
attorneys at law

MATTHEW W. FELLERHOFF mwfellerhoff@strausstroy.com
JEFFREY A. LEVINE jalevine@strausstroy.com

February 27, 2025

VIA ELECTRONIC MAIL

Andrew Halt, AICP, PE
Senior City Planner
City of Cincinnati Department of City Planning and Engagement
andrew.halt@cincinnati-oh.gov

Re: Hyde Park Neighborhood Council Comments Regarding Proposed Planned Development of 2719 Erie Avenue

Mr. Halt:

We have been retained by the Hyde Park Neighborhood Council, a non-profit corporation ("HPNC"), to submit comments on its behalf and appear before the City of Cincinnati Planning Commission regarding the pending Petition for Change of Zoning ("Petition") of 2719 Erie Avenue from CN-P-B to Planned Development ("PD"). In accordance with the Notice of City Planning Commission Meeting, we hereby submit this letter to be shared with the Planning Commission and included with the Staff Report packet for the hearing before the Planning Commission on March 7, 2025.

This letter supplements the letter that was previously submitted to you by HPNC's Zoning Committee on February 6, 2025 (before HPNC's retention of counsel), which set forth several concerns about the content of the Petition in its then-current form. A copy of the February 6, 2025 letter is attached hereto as Exhibit A. This letter hereby incorporates HPNC's February 6, 2025 letter by reference and provides additional support for the arguments set forth in that letter. This letter also sets forth arguments related to the applicant's "Proposed Adjustments to Final PD Zoning Submission" ("Adjustments"), which were recently made available on February 21, 2025. Finally, an account of HPNC's engagement with the applicant, which was requested by you via email on February 11, 2025, is attached hereto as Exhibit B.

At the outset, we would like to bring attention to the fact that HPNC is not categorically opposed to development in Hyde Park Square. However, HPNC vehemently opposes an unjustified permanent transformation of the character of Hyde Park Square. HPNC is not anti-development – it simply desires compliance with the current zoning code that protects the integrity of Hyde Park Square. The passionate concerns of the Hyde Park community must be considered. The applicant has every right to develop the subject property in compliance with the current zoning code, as several other developers have done recently in the Hyde Park Square area. And, if the applicant needs a justified variance, it can request one in accordance with the current zoning code. However, the applicant is not entitled to the maximal and destructive development sought in the Petition.

The Applicant's Recent Adjustments to the Petition

We have diligently analyzed, during a limited timeframe, the Adjustments that were made available 6 days ago. The information contained in the Adjustments was not provided to or discussed with HPNC prior to submission to the Department of City Planning and Engagement. Further, the Adjustments did not take into account the required staff discussion, or the reactions of interested parties, prior to submission. For these reasons, we believe that an additional staff meeting must take place before the Adjustments are prematurely submitted to the Planning Commission for consideration.

Further, the original Petition sought a simultaneous submission of a PD application and an Urban Design Overlay District (UDOD) application. However, the Adjustments propose that the PD application be considered first, with the UDOD considered later. This is improper as several items that will be decided in connection with the PD application will automatically dictate items related to the UDOD application – essentially predetermining those items prior to analyzing them under applicable UDOD standards. This improper procedure would be contrary to the purpose of the UDOD application process, and would nullify the UDOD analysis.

The applicant fails to justify its proposed dramatic alteration of the current zoning code, which was recently reaffirmed through the "Connected Communities" legislation. The applicant's only justification is unstated, but ostensible – to maximize profits. The maximization of a developer's profits is not a justification for ignoring a zoning code that was intended to protect treasured business districts and community squares such as Hyde Park Square. The applicant is a highly sophisticated developer and elected to purchase the subject property with full knowledge of the existing zoning code.

The Applicant's Proposal Fails to Comply with Current Zoning Code Standards

According to Section 1429-11 of the City of Cincinnati Zoning Code, in order to approve an application for reclassification to PD District, the Planning Commission must find that all of the following circumstances apply:

(1) The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

(2) The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

(3) Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement; and

(4) the PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design and building location.

The applicant's proposal does not comply with any of the aforementioned requirements, and does not justify a rezoning. The proposed development will result in the permanent transformation of the character of Hyde Park Square, and will severely harm the businesses and residents in its vicinity. Most importantly, it will set a dangerous precedent for similar destructive developments. The applicant's proposal seeks, without justification, a wholesale deviation from current zoning requirements that were designed to protect the integrity of Hyde Park Square.

The Applicant has Misrepresented its Community Engagement Efforts

The applicant has never genuinely engaged with the community about this proposal. Despite numerous meetings, the applicant never made any changes to its initial proposal until the most recent Adjustment, which removed 94 parking spaces in conjunction with a minor reduction in height – nowhere near the limit set by the current zoning code.

The applicant initially produced a "survey" that it created as part of its alleged community engagement. However, the survey was not approved by HPNC and presented questions that presented the maximal development as a forgone conclusion, with questions proposing excessive height and lost parking as an "either/or" proposition rather than asking whether each was desired independent of the other. HPNC repeatedly expressed its objection to the contrived survey, and, in response, created its own survey. A copy of HPNC's survey results is attached hereto as Exhibit C. Despite this survey, and HPNC's repeated attempts to work with the applicant, the applicant has refused to consider these inputs from the community.

The applicant continued to make misrepresentations in the recent Adjustments, specifically, where the applicant claims that "[o]ur original plan exceeded requiring parking ratios at significant expense, in direct response to community feedback from our surveying, which showed that the majority of Hyde Park residents preferred the increased height in exchange for additional public parking. Since we are reducing height at an increased cost, we must reduce public parking to zoning code minimums." This is an intentional continued misinterpretation of public opinion. As of the date of this letter, over 2,550 people have signed a Change.org petition requesting the City to require the applicant to adhere to the current zoning code. And, despite HPNC's protest, the applicant continues to double down on its stilted surveys.

It is abundantly clear that the applicant never engaged in a good faith negotiation with the community, nor has it offered any genuine compromise. Instead, the applicant has attempted to forcibly impose its PD upon the community and has failed to make any of the changes that were requested. The community has repeatedly expressed that parking and building height are not a mutually exclusive choice, and that it is improper to frame the issues in that fashion.

The Applicant has Mischaracterized Applicable Precedent

The applicant has not only mischaracterized its purported community engagement efforts, but also the applicable zoning precedent in the Hyde Park Square area. Ironically, the applicant's arguments actually justify the denial of the Petition. The applicant cites 2 primary examples as alleged precedent to support its request for a drastic increase in building height limitations. The first example is the Hyde Park School building (at the corner of Edwards Road and Observatory Avenue), which was constructed in 1902. Although that building is a Hyde Park landmark, it is not located directly on Hyde Park Square. Further, it was constructed with substantial setbacks that ensure distance from the roadway and has a large sloping gable roof. Although the top of the gable is approximately 100 feet tall, the section of the building that is 80 feet tall is only 75 feet wide, which is a fraction of the proposed new apartment building, which will be over 400 feet long. Finally, the Hyde Park School building was built under a completely different set of rules. It does not serve as proper precedent for the current state of Hyde Park Square.

The applicant's second example is the Michigan Terrace building (at the corner of Michigan Avenue and Erie Avenue containing the lululemon™ store), which was constructed in 2003. The Staff Report that was prepared during the approval process for Michigan Terrace clearly indicates that HPNC objected to the proposed height and "recommended reducing the height of the building to that of the Columbia Building or approximately 50 feet." The Staff Report also notes several other community objections to the increased height. As a result of that development, the zoning code was amended in 2004 to limit the height of buildings to 50 feet. *See* Zoning Code § 1409-09. This height issue was reconsidered when the "Connected Communities" legislation passed less than a year ago. The "Connected Communities" legislation allowed for an increase of 12 feet to building heights in communities in transportation corridors – but did not alter the 50-foot limitation for Hyde Park Square. Rather, it affirmed the 50-foot limitation. The applicant seeks to reverse that calculated decision, yet simultaneously claims that its proposal is supported by precedent.

The applicant also fails to address more recent precedent that demonstrates successful redevelopment in accordance with the current zoning code, including: (1) the 4-story condominium structure located at 2770 Observatory Avenue, which was constructed in 2016 and contains 30 units; (2) the 4-story mixed-use Skyler building located at the southwest corner of Hyde Park Square, which was constructed only months ago; and (3) the 3-story mixed-use building at 2633 Erie Avenue (next to Parkside), which was constructed during the past several years. All of these developments comply with the 50-foot height limitation (with one minor height variance that was granted in accordance with the applicable zoning code) and preserve the unique character of Hyde Park Square. This is how zoning should operate effectively – by facilitating responsible development while preserving neighborhood character. The applicant, however, proposes transformational and maximal development that eviscerates neighborhood character.

The Proposed Project Will Set a Dangerous Precedent

If the Planning Commission approves the applicant's request, it will set a dangerous precedent that renders carefully-crafted zoning codes meaningless, incentivize similar

developments, and ultimately transform Hyde Park Square into an unsightly urban canyon. This project does not affect a single property – it affects the entire community.

The Applicant's Justifications for the Increased Building Height Lack Credibility

The applicant's only basis for its request for a drastic change in building height maximums is its allegation that the development must be at least 7 stories in order to accommodate "the necessary height to support the development's economic viability and underground parking." In addition, the minutes to the January 28, 2025 staff conference indicate that "the applicant team indicated that the additional floors were needed to pay for the 3-story underground parking garage." However, no data has been provided to support these assertions. A mere cursory review of the parking figures provided by the applicant in its Amendments confirms that this development will not provide any excess parking to the community's benefit. The parking only benefits the development. Even if excess parking was provided for the benefit of the community, any benefit is negated as the Amendments indicate that the 5.5-foot height reduction will result in the loss of 94 parking spaces. The applicant's argument that the parking must be paid for by additional height ignores the fact that, in the absence of the requested additional height above 50 feet, fewer parking spaces would be necessary. This circular argument does not justify the increased height.

In any event, the applicant has indicated that it does not intend to pay for the garage itself but rather to impose the cost of the garage upon the taxpayers through tax increment financing (TIF) funding. At the October 29, 2024 HPNC meeting, representatives of the applicant indicated that they "may seek funding from the city in the form of tax abatements because of the public nature of the parking garage" (*see* page 3 of Minutes of October 29, 2024 HPNC meeting, attached hereto as Exhibit D) and that "[t]hey are exploring whether they can get TIF" (*see* page 6 of same). The applicant's cost argument bears no credibility if the applicant will not actually incur the cost of constructing the garage.

The applicant has never explained why the additional height will make this project economically viable. While it is obvious that the additional height (and, therefore, additional units) will enable the applicant to earn more profit, this is not a justification for the inclusion of additional height. This is not a distressed area that needs special treatment. These will be market-rate units located in one of the most desirable markets in the City.

The applicant's revised proposal results in a net loss of 16 on-street parking spaces for other visitors of Hyde Park Square, not to mention the possibility of additional daytime losses due to expected adjustments to the parking along Edwards Road between Erie Avenue and Observatory Avenue in order to accommodate this massive development.

Finally, the revised parking garage space counts appear to provide too few spaces for the amount of commercial space and residential units indicated in the plans. As a result, the development's parking needs will inevitably spill into the surrounding streets and take public spaces away from the community.

The Shade Study

The community has repeatedly requested a "shade study" to analyze the impact of the excess building height on the sunlight provided to Hyde Park Square. The applicant's Amendments will delay the requested shade study until after the PD is approved. The entire purpose of the shade study is to analyze concerns about the height before the request is approved. The completion of the shade study after approval of the PD defeats its entire purpose. Also, according to the traffic study, the access drive will move to the southern property line, which means the apartment building will likely need to move in the northern direction, further minimizing the sunlight provided to Hyde Park Square.

The Traffic Study

The traffic study was just recently provided, and there has been very little time to perform an analysis of it. However, HPNC intends to provide substantive comments about the traffic study at the March 7, 2025 hearing. As mentioned above, it is notable that the letter addressing the traffic study indicates that the driveway access from Edwards Road will be moved to the southern property line of the development. This proposed change is also identified in a comment bubble on the Amendments. Those same comments indicate a similar realignment of the Michigan Avenue access. If this is the case, it will necessitate a complete revision of the site layout. As such, it is clear that the submitted plan is inadequate and underdeveloped. It must be resubmitted so that the Planning Commission can consider the plan that will actually move forward.

The revised application's relocation of the driveway on both Edwards Road and Michigan Avenue would move it closer to both Hyde Park School and Knox Presbyterian Church preschool, increasing traffic congestion and, more importantly, safety concerns for the many children and caregivers who walk to and from school. Hyde Park School encourages walkers to stay on the east side of Edwards Road in order to avoid walking across its driveway. The east side of Edwards Road is where the proposed development's new access driveway will be located. The applicant appears to assume that walkers can use the west side of Edwards Road – but this is not a fair or realistic assumption.

The Proposed Hotel is Prohibited

The proposed hotel is a prohibited use under the current zoning code. While HPNC initially expressed a willingness to at least consider the possibility of a hotel as part of the applicant's development, HPNC will not support a hotel at the height currently proposed – particularly when coupled with the height proposed for the adjacent apartment building.

Conclusion

HPNC is not categorically opposed to development in Hyde Park Square. However, HPNC vehemently opposes the permanent transformation of Hyde Park Square into an unsightly urban canyon. HPNC desires to work with the applicant on an appropriate development that complies with the current zoning code. The scale of the applicant's proposed project fails to comply with

the current zoning code and poses an imminent threat to the character of Hyde Park Square. Therefore, the Hyde Park Neighborhood Council respectfully requests that the applicant's Petition be denied.

Sincerely,

STRAUSS TROY

/s/ Matthew W. Fellerhoff
Matthew W. Fellerhoff, Esq.

/s/ Jeffrey A. Levine
Jeffrey A. Levine, Esq.

EXHIBIT A

February 6, 2025

Mr. Andrew Halt, AICP, PE
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Re: Proposed Hyde Park Development (2719 Erie Ave.)

Dear Mr. Halt,

We, the zoning committee of the Hyde Park Neighborhood Council (HPNC), are writing to formally oppose the petition for a zone change from CN-P-B to PD (Planned Development) for the proposed development project at 2719 Erie Avenue. **We do NOT believe the current application qualifies for approval based on our analysis of Section 1429-11 (a).**

Section 1429-11 City Planning Commission and Council Action.
Subsection (a) *City Planning Commission Action* requires that ALL of the four (4) listed criteria be met for approval of a PD. We do NOT believe the current application meets these four requirements, for the following reasons:

(1) The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

- The proposed development is NOT fully consistent with **Plan Cincinnati (2012),** for example:
  - A central goal of Plan Cincinnati is to create walkable neighborhood centers. Hyde Park is categorized as 'Maintain' (already quite walkable). As the Plan notes "The primary objective for the Maintain neighborhood centers is to enhance an area, building upon its existing character with small scale improvements." The proposed development is NOT compatible with this statement.
  - 'Compete' goals:
    - It does not retain existing businesses (it is displacing them).
    - It does not promote Cincinnati lifestyle (historic/characteristic architecture, walkability, etc).
  - 'Connect' goals:
    - It does not expand options for non-automotive travel.
    - It does not promote safe & sustainable travel systems (walking, biking, etc), because of the increased traffic.
  - 'Live' goals:
    - It does not create inviting & engaging public spaces.
    - It does not create a more walkable community.
    - It does not provide a full spectrum of housing options for all income levels and people at all stages of life.

- 'Sustain' goals:
  - It does not preserve or enhance the built environment/history of the neighborhood.
- 'Collaborate' goals:
  - It does not unite our community.
  - The plan notes that community organizations should be the foundation for neighborhood change; the applicant is NOT listening to the Hyde Park community organizations.

- The proposed development is NOT fully consistent with the **Hyde Park Square NBD Urban Design Plan (1984):**
  - Although 40 years old, one of the main recommendations of this plan had been to establish updated zoning protections for the square, including the establishment of an Environmental Quality-Urban Design (EQ-UD) District. The current zoning (CN-P-B and UDOD #4) reflect those goals and should be maintained.
  - A.4 under Policies & Recommendations states "Pursue a very selective approach to further physical expansion."
  - Appendix F (Guidelines for Interim Development Control), Section 2 (Guidelines), Paragraph A (Location, Orientation, Size and Shape of Buildings), includes items 1 through 4 (paraphrasing):
    - The siting of new buildings should be similar to neighboring properties.
    - Architectural shape, massing, scale, and form of new buildings should be consistent with the character of the area and in harmony with neighboring buildings.
    - Heights of new buildings should be similar to the heights of neighboring buildings. Slightly taller than <u>average</u> buildings may be allowed <u>at street intersections</u> (i.e. corner buildings). Note that the <u>average</u> building height on the Square is about 3 stories currently.

- The proposed development is NOT consistent with the requirements of **UDOD #4** (Hyde Park Square Business District), specifically:
  - **N1** (new buildings shall be compatible with their surroundings, including bulk, shape, massing, scale, etc and in harmony with neighboring buildings): The scale and massing of this project is bigger and more massive than any other building(s) in the square. This project has (2) 85' tall, 7-story buildings, one that is 400' long; the tallest building on the square is 5 stories, and the tallest nearby is 6 stories (both built prior to the current 50' high zoning limit). The other buildings on the square are 2 to 4 stories tall. The widest building on the square is less than 200' wide; most are less than 50' wide.

    The open space (artificial lawn area) and the service driveway provided in the project are awkwardly located between the main buildings of the square and the new apartment building. The open space sits against the <u>back</u> of the A L'aise building, and directly to the north of the proposed 7-story building where it will be shaded most of the day and year. Additionally, it does not complement, but competes with, Hyde Park

Square. The proposed concept plan detracts from the urban clarity of a central public square surrounded by a well-defined edge of buildings.

- **M1** (screening of mechanical equipment): The drawings do not show the mechanical equipment on the roofs, nor the required screening. This will add about 4'+ of structure and equipment on top of the roof, making the building(s) more like 90' tall.

- **Connected Communities (2024):**
  - Per the city website, Connected Communities includes "polices to increase walkability…to create more human-scale development in our city."
  - Hyde Park Square's current zoning (CN-P-B and UDOD #4), including the building height limit of 50', was reconfirmed during the Connected Communities process (presumably to preserve the human-scale of the neighborhood).
  - The proposed development at 85' to 90' tall is NOT consistent with this.

(2) The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

- Under the base regulations, the applicant could build apartment buildings with ground level retail, at least 3 stories of apartments (approx. 100+ units), and a smaller garage. This would be better from an urban design perspective, because (i) the scale of the buildings would be compatible with the neighborhood, (ii) it would provide the same street-level pedestrian retail benefits, and (iii) it would bring fewer cars (and thus traffic and pollution) into the heart of the square and the community.

- The base regulations, the existing CN-P-B zoning and UDOD #4, mandate a 'Pedestrian' community character that is compatible with the existing neighborhood. The scale of the proposed PD makes it an 'Auto-oriented' development, which undermines, instead of enhances, the urban design of the neighborhood.

- The applicant will argue that the PD will allow a hotel and claim that as a benefit. But from an urban design perspective, it is not. By fronting on the square, it will encourage (i) drop-offs out front (even if the official drop-off is in back), (ii) the elimination of parking on Erie in front of the hotel, and (iii) potential conflicts with pedestrians and vehicular traffic in the square. The applicant may decide an official drop-off on Erie is required; this would interfere with one of four pedestrian accesses to the park, the weekly farmers' market, Hyde Park Blast, and the Hyde Park Art Show. Additionally, a hotel, compared to a residential use in that location, will cause increased traffic, parking, and pollution, because a hotel in a ring neighborhood of the city is an auto-oriented use.

- The east end of the new apartment building fronts on Michigan. The concept plans show 'Utility' uses on the ground floor areas adjacent to the sidewalk. The resulting blank walls violate the requirement for ground-level retail and

transparency that the base (CN-P-B, UDOD #4) regulations would require. Additionally, this 'dead' zone (including the adjacent service drive) isolates the existing businesses to the south (Patty's Popcorn, Unwind, Poeme) from the rest of the businesses in the Square, potentially jeopardizing their viability. This is NOT superior urban design.

- As noted in (1) above, the development's proposed green space competes with, and thus detracts from Hyde Park Square, a nationally recognized community open space. Additionally, the main driveway abuts two sides of the development's green space, with no separation, which is not a good design for pedestrians or traffic.

(3) Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement; and

- The applicant will argue that by building taller, they will provide more housing and that's a benefit. The proposed new 7-story apartment building includes 164 units (per the concept drawings) and a (3) level underground garage, which will locate 350 cars into the middle of Hyde Park Square, increasing traffic, parking issues, pollution, and car/pedestrian accidents. Additionally, the buildings will loom over the neighborhood and increase the shading of the adjacent public areas. These are NOT benefits. There is not a residential, pedestrian-friendly development of this size in the area – most of the successful apartment buildings in the area are between 12 and 51 units. Therefore, the proposed scale of these buildings is NOT required for successful development, as demonstrated by the recent projects at 2633 Erie and 2741 Erie (The Skylar) that were built within the existing zoning regulations (with minor variances). The excessive density and associated negatives of the taller buildings of this proposed development do NOT outweigh the benefits.

- The applicant will argue that the hotel is a benefit. However, a hotel, compared to a residential use, will cause increased traffic, parking, and pollution, because a hotel in an outer neighborhood of the city is an auto-oriented use. The negatives of the hotel do NOT outweigh the benefits.

(4) The PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design and building location.

- The location of the new apartment building is awkward. Given a site like this, most architects and urban designers would locate the building(s) to front on the major neighborhood streets (Edwards and Michigan) and cluster the services on the interior of the block (not span a 400' building across the block at mid-block, with little frontage on either major street). This is a decidedly un-urban layout, which then requires a mid-block driveway/street with a number of issues.

- The traffic circulation is problematic, because there is little redundancy in the surrounding street system (especially this section of Edwards) which has already seen increased traffic pressure in recent years. The proposed development's main driveway is located just 120' from the signalized intersection at Erie and Edwards, which is an issue, especially when the Hyde Park School drop-off and pick-up traffic pattern (and associated congestion) along Edwards is considered. Secondly, garage patrons must drive deep into the heart of the site before even getting to the garage entrance, making load-in and exiting during rush hours inconvenient and congested. The driveway appears to be two-way in some renderings, but in plan, it looks too narrow for safe two-way traffic. The hotel drop-off is directly across from the garage entrance, which will create issues when the hotel drop-off is busy. Additionally, the hotel drop-off layout will encourage a huge increase of traffic on Michigan, currently a quiet, secondary street. Knox Preschool is located on Michigan, just south of the proposed driveway, and the increased traffic on a street barely wide enough for two-way traffic now, is a major safety concern.

- PD's are supposed to provide significant open spaces to compensate for the increased development. The proposed open space is both unhospitable and inadequate (as noted above). Additionally, the lawn is to be artificial/sports turf, there are no trees shown on the plans, and the other green strips are too narrow for meaningful plantings or use. The applicant has mentioned this green space is also for 'dog walking' and that it is easier to clean up after pets on artificial turf – that is not a friendly or inviting green space.

- The pedestrian circulation is awkward. The lobby for the apartment building is south of the service drive, so patrons need to walk across, or up or down the service drive to reach the Square, or the main sidewalks at Edwards or Michigan. Much of this area will be in shadow; this is not a pedestrian-friendly experience.

As a result, we believe the current PD application should be <u>DENIED</u>.

We also believe the application does not meet some of the other criteria listed in Section 1429-09, specifically:

<u>Section 1429-09 Concept Plan and Development Program Statement</u>.

1) **Subsection (e)** *Density and Open Space* requires calculations of these elements. The submitted Program Statement includes a 'Concept' square footage and a 'Maximum' square footage for the various uses (see page 8 of the Program Statement). The 'Maximum' square footage is **much, much larger** than the 'Concept' amount (for the rental apartments 60%, hotel 20%, parking 17%, and total development area 33%). Additionally, the concept plan drawings included in the submittal depict a version of the project closer to the 'Concept' amounts of square footage. The drawings show a 7-story building, but the 'Maximum' area amounts would lead to a 10-story building.

   As another example, the Component 1 description (page 7) states 300-350 parking spaces, the drawings show 351 spaces, but calculations using the square footages, uses, and unit counts, along with the Minimum Parking Ratios (page 9) produce a

number closer to 440 spaces. So, it is unclear what the applicant is actually proposing.

We do not believe submitting such huge ranges of density meets the intent of the PD process. For reference, Section 1429-12 *Amendments to a Planned Development Concept Plan* only allows the Director to approve 5% changes in floor area and requires changes of more than 10% to be approved by not only the City Planning Commission, but also City Council. Thus, Section 1429-12 puts tight controls on floor area changes, reinforcing the idea that the initial concept plan should be based on a set, firm square footage (or a small range like 5%) and not a huge range like 33% or 60%, as currently submitted. We believe the applicant should revise their submission accordingly.

2) **Subsection (f)** *Other Information* includes other information requested by the Director of City Planning or the City Planning Commission. Given the scale and potential negative impacts of this project on the neighborhood, we believe the following items should be provided both to the Planning Department and to the community (for their review and input) sufficiently **before** the staff report for the initial concept plan is finalized, so that any important finding can be incorporated into the report:
    a. Traffic Impact Study (TIS).
    b. Geotechnical Report for the site.
    c. Parking Study (nearly complete per the applicant).
    d. Storm Detention study and concept design for detention structure.
    e. Shading Study.
    f. Maintenance of Traffic Plan (to assess impact on nearby businesses during construction).

    We ask that the Director request this information from the applicant pursuant to Section 1429-09 (f).

Sincerely,

The HPNC Zoning Committee

Couper Gardner, AIA Emeritus
Scott Hassell
Molly Henning
Norman Lewis, PE
Michael Mauch, AIA
Tommy McEvoy, HPNC President
Murray Monroe, AIA
Sarah Ott Lautar
Thomas Petre
Gary Wollenweber, PE, ZC Chair
Valerie Woodham, HPNC Vice-President

cc: Katherine Keough-Jurs, FAICP, Director

EXHIBIT B

Summary of HPNC's Engagement with Applicant

In early May 2024, Austin Heidt set up a meeting at his restaurant, Al-Posto, to facilitate an introduction among Tommy McEvoy, Colleen Reynolds, and Ryan Dean. Ryan and Colleen outlined their vision for a large development project on the south side of Hyde Park Square, and shared with Tommy that, at some point, they would need input and involvement from HPNC. Nothing was requested of HPNC President Tommy McEvoy at this meeting beyond future engagement.

August 2024 Engagement

Tommy McEvoy did not hear from anyone from the development group until July 17, 2024, when Colleen Reynolds reached back out to discuss engagement. Tommy McEvoy and Colleen Reynolds met on August 2, 2024. At this meeting, Collen shared a high-level overview of the development area, mentioned that they would like standing time at all HPNC meetings from that date forward, and shared (via her computer screen) a rough draft version of the survey that the development group planned to share. She asked if Tommy was okay with the survey as currently drafted. Tommy indicated that the developers could share any survey they wished, but made the point that HPNC would need to perform its own independent survey as well. Colleen reiterated that this was a first step, and agreed. Colleen also indicated that she would share another draft of the survey before it was to be published. Notably, the developers' survey did not include questions about specific building heights, specific parking allocations, or the changes the development would make to Hyde Park Square. Nothing was requested of HPNC President Tommy McEvoy at this meeting beyond future engagement.

On August 13, 2024, the final draft of the developers' survey was shared with Tommy McEvoy. This was the first time since Tommy and Colleen initially met and discussed the survey that another draft was shared. Despite what Colleen Reynolds and Nick Lingenfelter have indicated on numerous occasions, HPNC never had a chance to provide additional input on the developers' survey. Later on August 13, 2024, Ryan Dean first introduced the comprehensive concept during the HPNC monthly meeting. Immediately following that meeting, the Cincinnati Business Courier published a story about the development. The developers also shared their survey around this time.

A few days later, on August 19, 2024, in an effort to cooperate in good faith, Tommy McEvoy shared the developers' survey on the HPNC website, and sent a link to the survey to the roughly 700 subscribers to HPNC mailings. HPNC also posted the survey to its Facebook page on September 4, 2024.

September 2024 Engagement

At the September 10, 2024 HPNC meeting, Colleen Reynolds presented data from the developers' survey. Architects Terry Shook and Tom Goodwin led a discussion about the proposed location, size, and scale of the project. In addition, Gary Wollenweber of HPNC's Zoning Committee then presented a concept that the Zoning Committee had prepared 20 years ago about a possible redevelopment of Hyde Park Square. This concept was presented as a rough draft, as it had not been voted upon or approved by either HPNC or HPNC's Zoning Committee. Since the Zoning

Committee had just learned about the comprehensive development plans a mere month earlier, they had not yet had the time to formulate a comprehensive response to the developers' proposal. The draft included 12 slides, one of which happened to include a single reference to a structure of up to 6 stories (80 feet) that took up no more than 40% of the total development footprint. All other slides referenced adherence to zoning standards, limiting height, staying at 4 stories, etc. Despite this, Nick Lingenfelter and the development group have chosen to take one small note from the last slide of the presentation and falsely suggest that HPNC fully supports a massive 80-foot building would be acceptable. Nothing could be further from the truth.

Between this meeting and the next HPNC meeting on October 8, 2024, Nick and Tommy engaged in additional dialogue. Nick shared the developers' survey results. Tommy again shared with Nick that HPNC would need to complete its own independent survey, and would share it after HPNC received more specifics about the proposal. Tommy also shared with Nick that HPNC would need to host a special meeting dedicated solely to a discussion about the proposed development as the regular meetings do not provide sufficient time for that discussion. That meeting was scheduled for October 29, 2024, but met with much resistance from Nick.

October 2024 Engagement

The development group next presented at the October 8, 2024 HPNC regular monthly meeting. Nick Lingenfelter, Colleen Reynolds, and Lisa Scovic presented more information about the proposed project and answered questions from the audience.

Then, on October 15, 2024, the developers hosted "office hours" for the community from 4:00 p.m. – 6:00 p.m. at the Hyde Park library. However, they failed to reserve a room and had to switch hastily switch locations to Awakenings Coffee. On this same day, Tommy McEvoy sent a letter to the developers containing 19 questions and requested that the developers plan to answer the questions at the October 29, 2024 special meeting. Nick responded the following day, stating:

> "…I will review this with our design team and have copied Sean Suder, our counsel, who is assisting with zoning. I want to ensure we have appropriately addressed all requirements for the preliminary PD based on the City's guidelines. **Additionally, I'd like to clarify that the A L'aise building is currently not part of our application. It's an operating building and a separate legal entity.** Unless Sean advises us otherwise, the current process we are following is that of a typical rehab…"

On October 17, 2024, HPNC shared formal notice about the special meeting planned for October 29, 2024. The notice included a survey from HPNC with more fair-minded and pointed questions about height, parking, hotel vs. apartments, etc. The survey was also posted on Facebook around the same time. On October 18, 2024, the developers again hosted "office hours" for the community from 8:00 a.m. – 9:30 a.m. at Hyde Park Gourmet Food & Wines. On October 29, 2024, HPNC hosted the Special Meeting mentioned above.

November and December 2024 Engagement

At the November HPNC monthly meeting, the project was again reviewed and discussed. HPNC passed its first motion in opposition to the Planned Development. At the December HPNC monthly meeting, HPNC Trustee Scott Hassell reviewed the motion from the November meeting and explained that HPNC's Zoning Committee had received no further communications from the developers about the refinement of their plan.

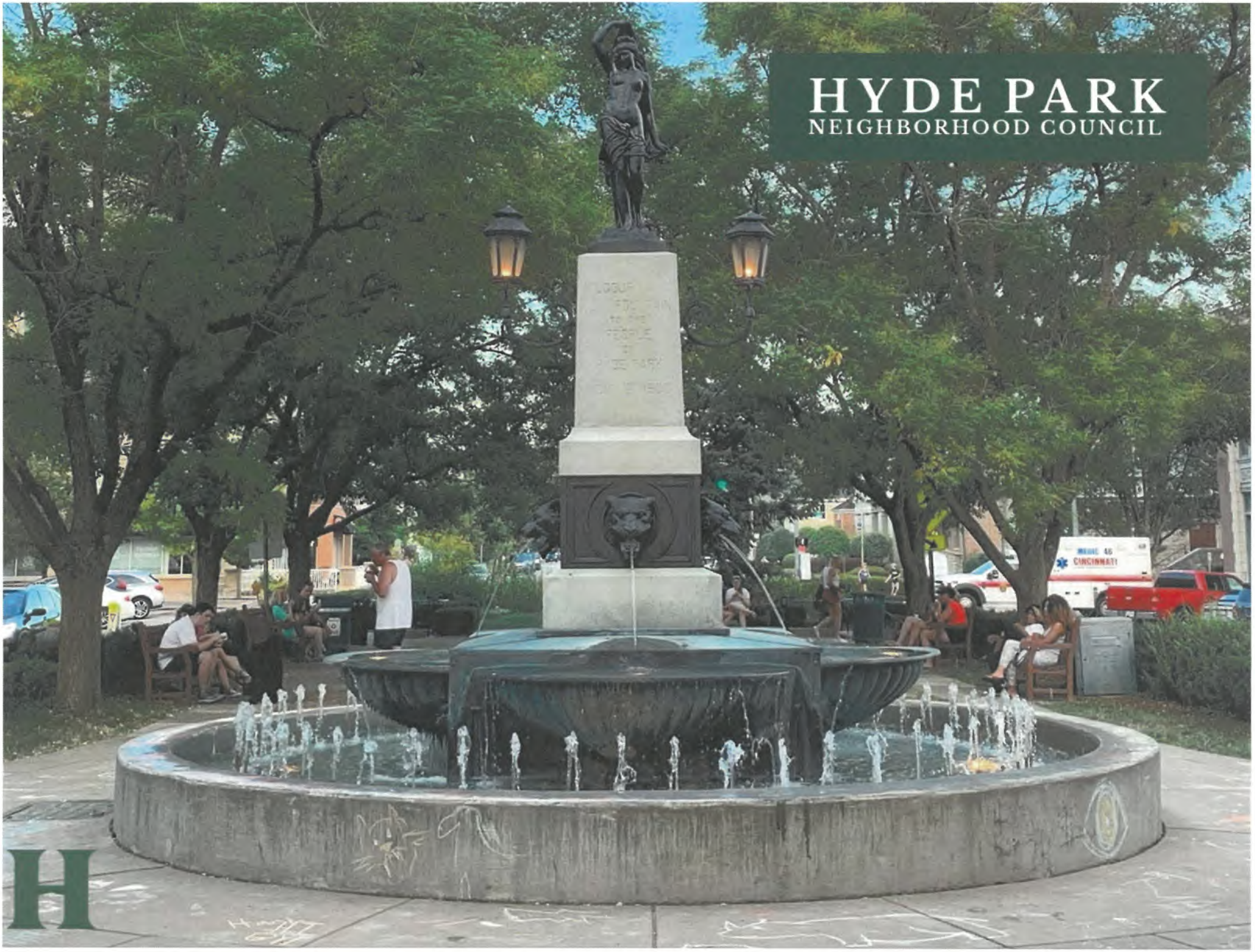
January 2025 Engagement

At the January HPNC monthly meeting, the project was again discussed with the community. Based on input from HPNC's Zoning Committee, HPNC voted to revise/refine their motion from November. A public staff conference for the proposed Planned Development was held with City Planning staff. At that staff conference, the issue of the developers' survey came up yet again, with the developer again claiming that HPNC had approved the survey. HPNC rejects that assertion and believes that the developers' survey is flawed.

At the February HPNC monthly meeting, the project was again discussed with the community. HPNC voted unanimously to support the letter sent by HPNC's Zoning Committee to the City detailing several reasons why the proposed PD should be rejected. HPNC also voted unanimously to retain legal counsel.

Throughout this process, the developers' representatives have continued to insist upon relying on their flawed survey despite HPNC's repeated objections. Since the plan was first presented, there has been no change in the plans related to HPNC's concerns. The most recent plan change, which was only received last Friday, and is being promoted without the benefit of a staff conference, was not shared with HPNC. It continues to rely on the developers' faulty survey as justification for a drastic reduction in parking.

EXHIBIT C


HYDE PARK
NEIGHBORHOOD COUNCIL
CINCINNATI

PLANNED DEVELOPMENT PROPOSAL

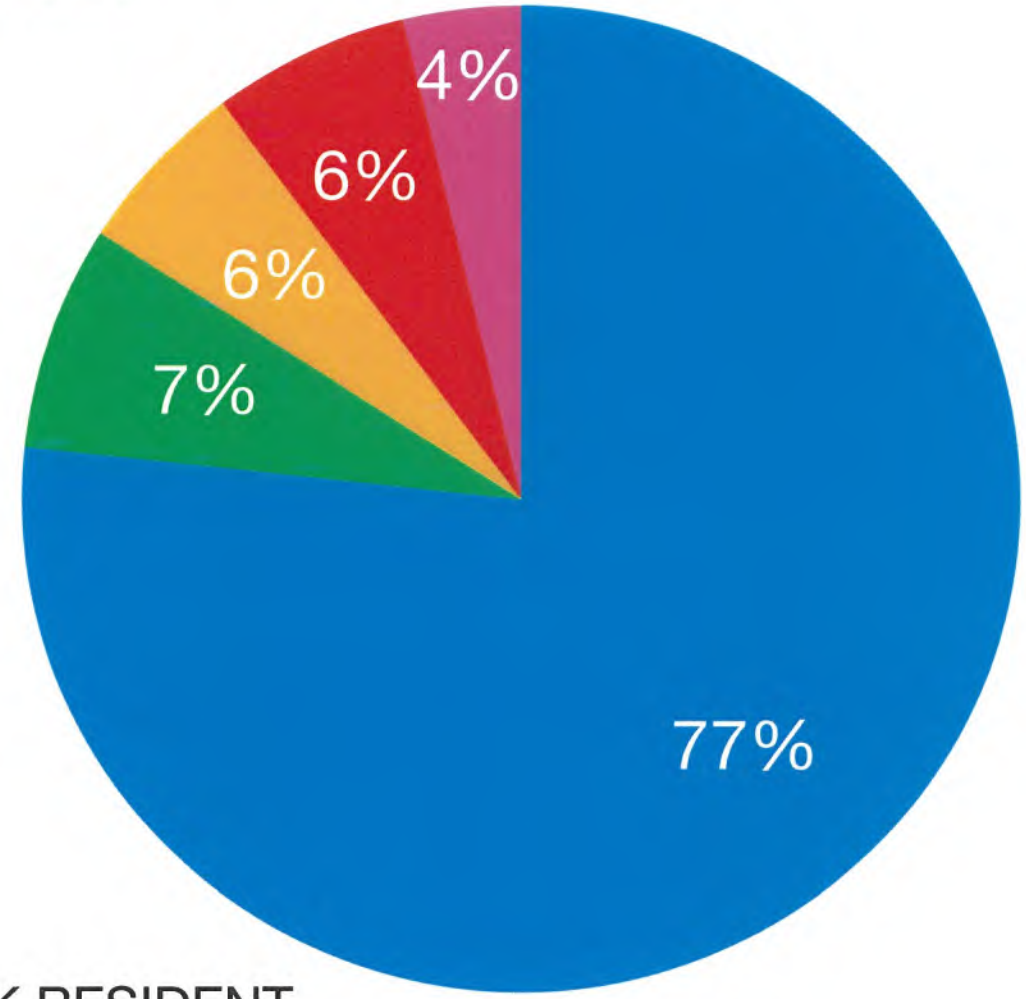
SURVEY DATA AND INSIGHTS

10/28/24



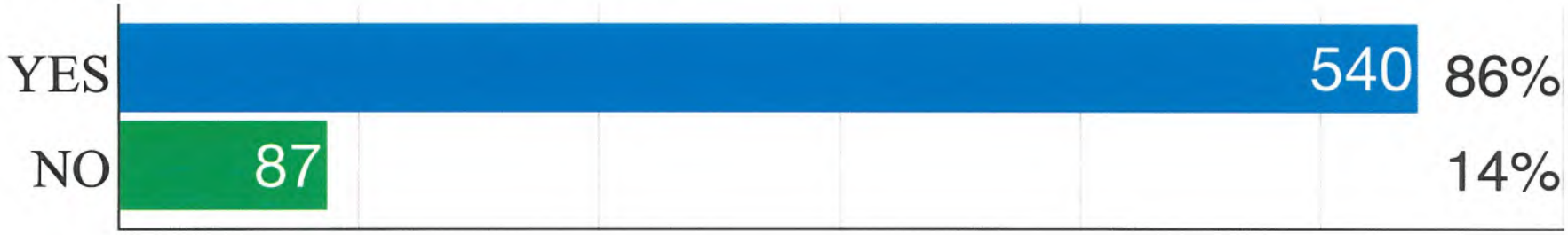
WHICH GROUP BEST DESCRIBES YOU?

627 RESPONSES

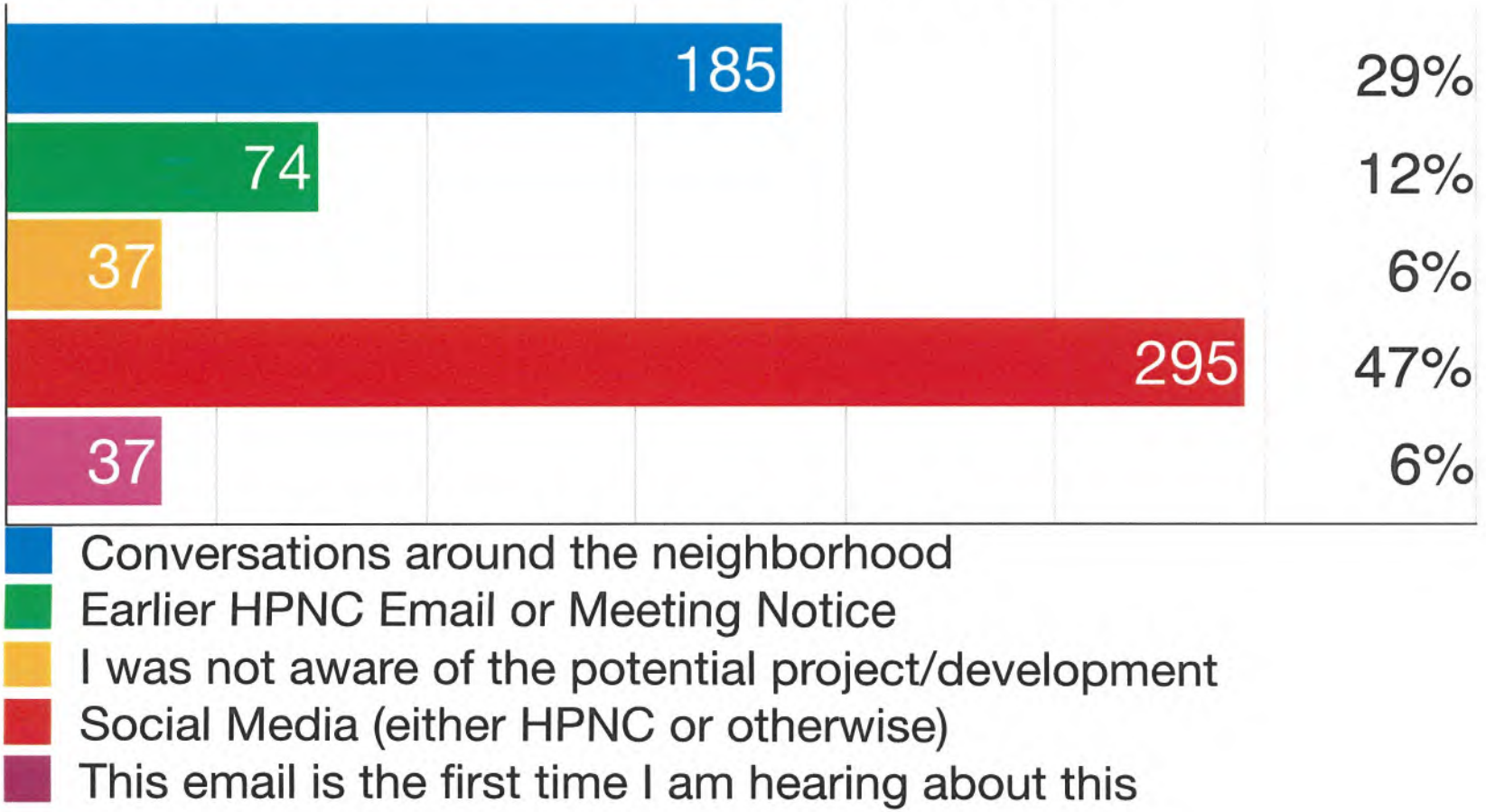


- HYDE PARK RESIDENT
- FORMER HYDE PARK RESIDENT
- HYDE PARK BUSINESS OWNERE/EMPLOYEE
- CONCENRED CINCINNATIAN
- OTHER (Neighboring Resident, Parent of Hyde Park School Children, Other)

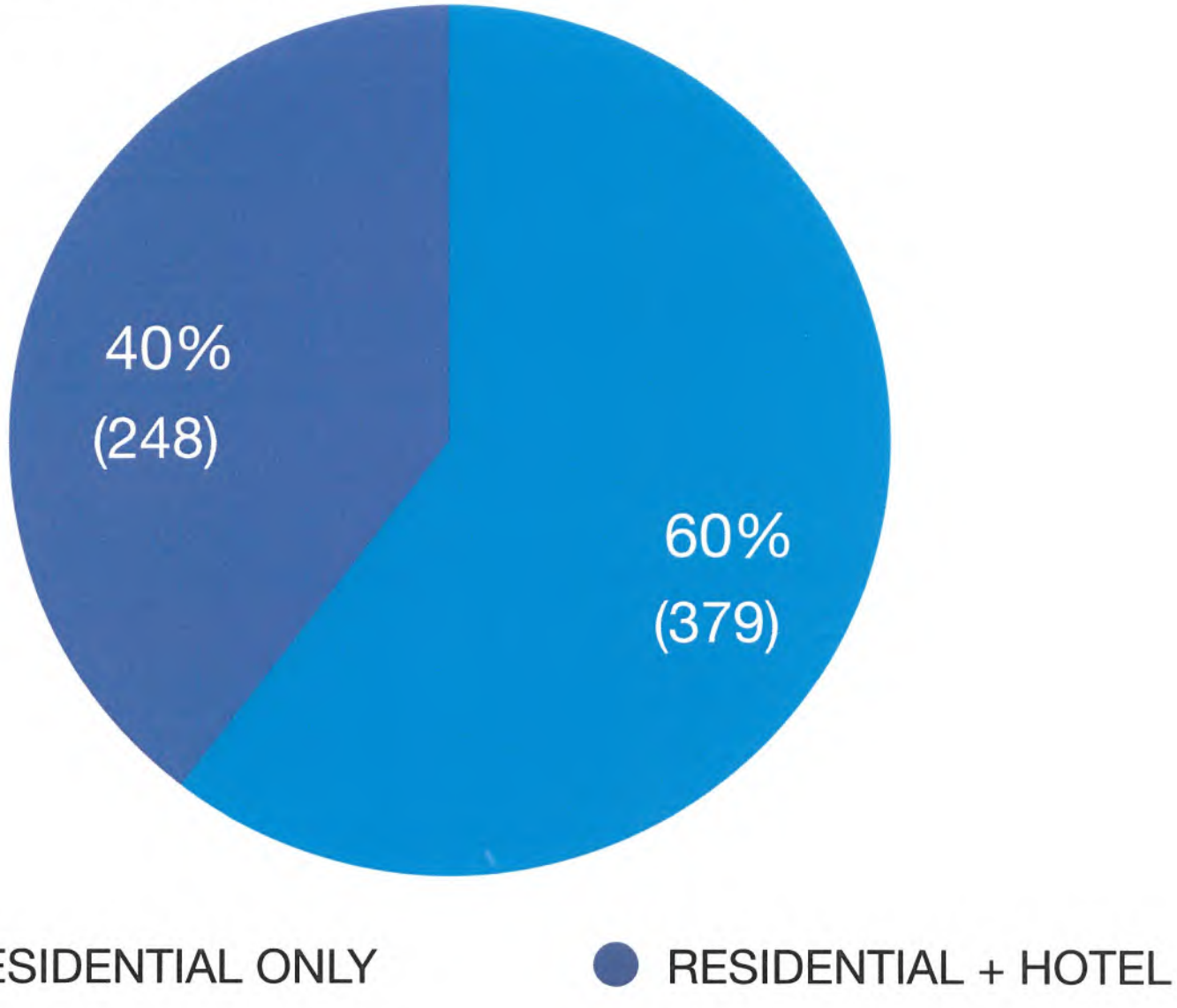
ARE YOU AWARE OF THE PROPOSED NEW DEVELOPMENT FOR HYDE PARK SQUARE?



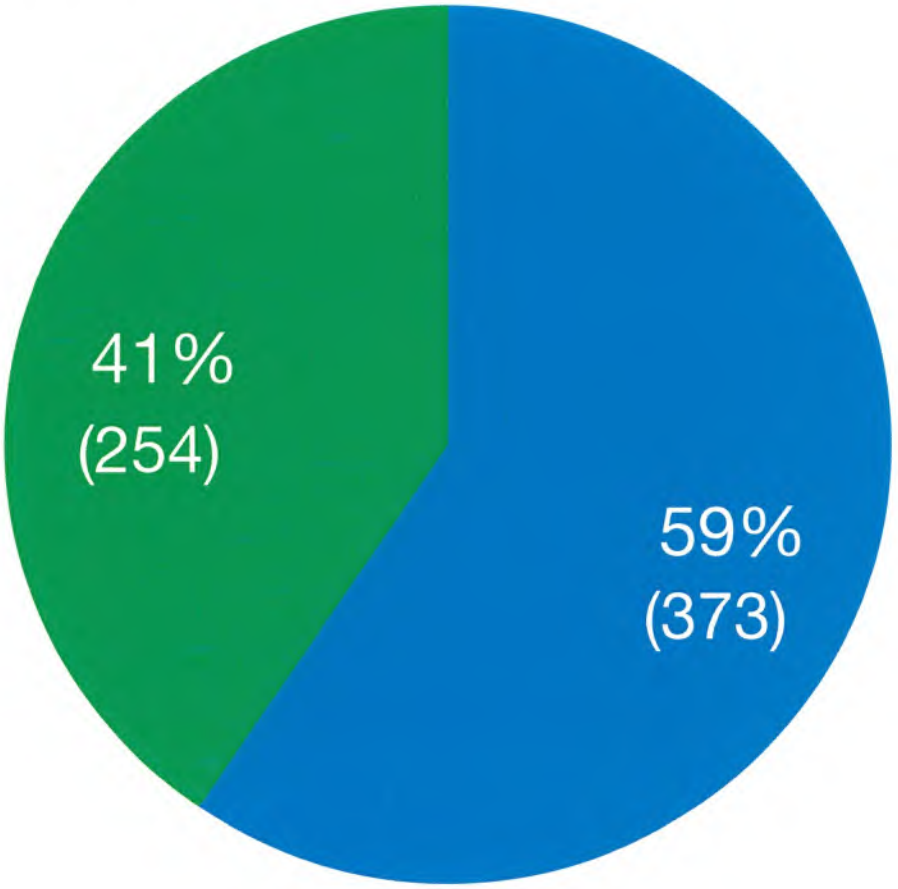
HOW DID YOU HEAR ABOUT THE PROJECT?



IF THE PROPOSED DEVELOPMENT MOVES FORWARD, WOULD YOU PREFER MORE RESIDENTIAL SPACE, EXCLUSIVELY, OR A COMBINATION OF RESIDENTIAL SPACE AND A BOUTIQUE HOTEL?



THE DEVELOPER'S PROPOSAL OFFERS A TRADE-OFF BETWEEN BUILDING HEIGHT AND ADDITIONAL PUBLIC PARKING (For reference, the A'laise (Alligator Purse) building is ~66 feet tall). IF THE PROPOSED DEVELOPMENT MOVES FORWARD, WOULD YOU PREFER:



- A building that is similar in height to the A'laise building that doesn't include public parking
- A building that is 20-30 feet taller than the A'laise building that includes public parking.

QUALITATIVE ANALYSIS OF COMMENTS SUMMARY:

The feedback illustrates a community grappling with the implications of new development. While there is support for revitalization and increased vibrancy in Hyde Park Square, significant apprehensions exist regarding parking, traffic, building height, and the preservation of the area's character and community businesses. Residents call for thoughtful planning that balances development with the needs and desires of the community, ensuring that any changes enhance rather than detract from the unique qualities of Hyde Park Square.

QUALITATIVE ANALYSIS OF COMMENTS
COMMON THEMES:

- **Parking Concerns**
- **Development Scale and Height**
- **Community and Local Business Impact**
- **Aesthetics and Compatibility**
- **Safety Concerns**
- **Mixed Opinions on Hotel Development**
- **Distrust of Developers**

QUALITATIVE ANALYSIS OF COMMENTS
COMMON THEMES:

Parking Concerns:

- **Need for Parking:** Many residents emphasize the importance of ample, preferably free, parking. Comments suggest that without sufficient parking, visitors may avoid the area.
- **Traffic Issues:** There are significant concerns about increased traffic congestion due to the proposed development, particularly regarding safety for pedestrians, especially children.

Development Scale and Height:

- **Building Height:** Several comments express apprehension about the height of new buildings, with some advocating for structures that match the existing aesthetic and scale of the neighborhood.
- **Density vs. Community Character:** There's a tension between the desire for more density (like residential units and hotels) and the fear that it will overwhelm the existing charm and character of Hyde Park Square.

Community and Local Business Impact:

- **Preservation of Local Businesses:** Residents worry about the potential negative effects on existing small businesses and the unique character of the area. Many express a desire to support local shops over chain stores.
- **Community Engagement:** Some comments criticize the perceived lack of community involvement in the planning process, indicating that residents feel overlooked or that their voices are not being adequately considered.

QUALITATIVE ANALYSIS OF COMMENTS
COMMON THEMES:

Aesthetics and Compatibility:

- **Design Considerations:** There is a strong desire for new developments to reflect the historical and aesthetic qualities of Hyde Park. Residents want to avoid "cheap" modern constructions that clash with the neighborhood's character.

Safety Concerns:

- **Pedestrian Safety:** Many comments highlight the need for improved pedestrian safety measures, particularly with the anticipated increase in traffic and foot traffic from new developments.

Mixed Opinions on Hotel Development:

- **Support vs. Opposition:** While some residents are in favor of a boutique hotel as a means to enhance local vibrancy and bring in foot traffic, others question the need for another hotel given existing options nearby.

Distrust of Developers:

- **Developer Reputation:** Several comments reflect skepticism towards the developer, citing concerns about their track record and intentions. Residents express a belief that developers prioritize profit over community needs.

EXHIBIT D

Proposed Hyde Park Square Development Project Meeting
Tuesday, October 29, 2024
Meeting Minutes

A special community meeting at Hyde Park School was called to order by HPNC President Tommy McEvoy.

Trustees in Attendance: *B. Frappier Schirmang , D. Hapner, S. Hassell, S. Lauter, D. Lee, K. Michel Marks, T. McEvoy, S. Mullin, M. Olson , E. Paff, R. Sweeny, B. Whitney, G. Wollenweber, V. Woodham*

Developers in Attendance: Nick Lingenfelter (PLK Communities), Colleen Reynolds, Lisa Scovic (NorthPointe Group), Ryan Dean (Loring Group)

Meeting Overview

Tommy McEvoy began by explaining what a neighborhood council does and what HPNC can and cannot do relative to this project. He also explained the rules of conduct for the meeting.

Developer Presentation

The developers begin by reviewing the timeline:

- August 2025: They Introduced the site in the August HPNC meeting. Engagement began, and they started collecting survey data.
- September 2025: They introduced the site plan in the September HPNC meeting and explained what will be demolished and what won't be.
- October 2025: They provided details on the proposed building heights and the hospitality concept in the October HPNC meeting.
- November 2025: At the November HPNC meeting, they plan to request a letter from HPNC of support for the concept and height as part of their application for a preliminary planned development.
- December 2025 and January 2026: They plan to present information in the December and January HPNC meetings on site access and pedestrian safety.
- May 2026: Targeted date for the beginning of construction.

They stress that they have engaged with the HPNC zoning committee throughout this process. They say they are also committed to continuing community engagement throughout the duration of the project, especially through construction.

Nick notes they put out a survey through news, Facebook, etc. and received approximately 960 survey responses. People responded saying that they need additional community green space and additional public parking, for example.

The total site represents 1.5 acres for development. The developers' challenge has been to figure out how to solve a mix of concerns with the limited area. Any project must include street level interest and walkability. They also want to design a project that will attract the right type of businesses. Anything they design must have ground floor commercial space because of the current Commercial Neighborhood Pedestrian (CNP) zoning. They have tried to figure out how they design a project that will enhance what we already have in Hyde Park Square and make any new structures new fit in.

From the survey they know that people are interested in reasons to come to the square—such as activities they can do with their children, or family friendly restaurants. People want additional green space without having to cross the street. They have heard concerns about pedestrian safety. They will be undergoing parking and traffic studies. They also want to establish standard hours across businesses—minimum operating hours so that the district stays active through the day.

The project will include the creation of a new road through the middle of the development for trucks, etc. This road will run parallel to Erie and Observatory between Michigan and Edwards Rd.

They discuss the known heights—they want to make height along the square consistent for "one visual look" at the height of the A'Laise bldg. The ground floors would be commercial, with residential spaces above, and they want to build a boutique hotel. A hotel is not allowed in the current CNP zoning.

They give a brief explanation of the buildings owned by the developers. The front of the proposed hotel would be 64' in height, which is the same height as the A'Laise building and the Cooper building (Mexican restaurant). The top two floors would be stair-stepped back from the front view.

The proposed apartment building would be7 stories above ground. The proposed hotel and apartment buildings are above 85'. They note that St. Mary's church is as well.

Review of Hyde Park Neighborhood Council's Survey Results

Tommy McEvoy presents the results of the survey conducted by the Hyde Park Neighborhood Council and the overall AI analysis of the collected comments. He states that the survey data will be shared to our website.

Public Questions and Comments

- Dave Statzer: He says that he has been a merchant on Hyde Park square since 1977. He says it used to be a premier shopping area in the 1970s and 1980s that drew people from other cities because we had a great collection of high end stores. He has seen the square change and says that there are too many offices on the ground floors in the square. What he sees in the presentation looks like all the new buildings that will overwhelm the square. He points out the rounded corners on the Michigan Terrace building as an example of what he would like to see.

  Developer: We appreciate you having a business for so long. In 1983, Hyde Park did a study of the business district. The City is judging them against that plan. Until we know what uses are for the buildings, they cannot comment on the appearance of the buildings.

- Bill Baumann: Just a clarification—How many new parking places will there be in total? What will the overall total of parking spaces be?

  Developer: They are currently working on a parking study. They anticipate 300-375 spaces. There's only 41 total currently, with no dedicated parking for businesses. They will be adding parking for apartments that don't currently have any parking. They expect to add a minimum of additional 50 units of public parking possibly.

- Glen Showers: I currently live up on Peasenhall and lived in Wyoming and Glendale previously. He is happy with everything currently. His concern is that even if they provide for the traffic/safety, the car traffic is going to change the ambience of the whole neighborhood.

- Dennis Fenney: He is a resident of Hyde Park and has 3 concerns that he didn't see addressed in the drawings or presentation. Will there be tax abatement for this project? He saw a view of the side of the development along Edwards but saw no view of the backside of the apartment building from Observatory. He is concerned that it will overwhelm the block. Where will the entrance to the hotel be? He notes that if the entrance is on Erie Ave, they will wipe out 6 parking spaces there.

  Developer: They are not at that point yet. The entrance will be on the private drive between Edwards and Michigan. He says there will be no vehicular drop offs on Erie. They say they will work with architects to make sure that the building is designed to visually break up its mass.

- Kathleen W (?): She is worried that Hyde Park Square will become "Manhattan" because of the quantity of units. She has more questions about why a project in a non-depressed part of the city would qualify for a tax abatement.

  The developers answer that they may seek funding from the city in the form of abatements because of the public nature of the parking garage. They have had one meeting with the department of Economic Development with a focus on the public parking garage. They will work with city and Port Authority on this part of the project. Parking in the garage will be paid.

  The developers are targeting some form of city funding to help finance the parking structure. For example, the city could be giving them a credit.

- Michael Miyosato: Can't believe that they didn't check on tax credits for a new structure. What brought them to Hyde Park Square? He wants to know what is involved with the traffic study and what about HP School traffic and safety?

  Ryan Dean with the Loring Group explains that businesses on the square for the last 7-8 years. Why? Because people love Hyde Park Square, but businesses can't survive currently. Two residents of Hyde Park talked to him about the Coldwell Banker building and how it doesn't fit with the rest of the square. The concept for the proposed development grew from that conversation. They are trying to figure out how to make the square better and says they are listening and talking to business and apartment tenants.

  The traffic study will include Hyde Park School. Traffic trends have changed since Covid—there is now a steady flow of traffic throughout the day, rather than large amounts at rush hour only. Current data indicates that Observatory is the busiest road in the neighborhood.

- John McHenry: Why? Why put 140 apartments in? Why put in a hotel? You are putting a tremendous burden on the square.

- Tony Covatta: Concerned about height of the building, especially of the hotel. He cites examples of what he sees as successful new buildings that better conform to the neighborhood, including the 2401 building on Erie, designed by architect Jose Garcia, the new 4 story Skyler building, and the 4 story condo building at 2770 Observatory. He contrasts these with the 6 floor Ila development that "dwarfs" Wasson Way. He says, "setbacks are a false economy," and he feels like the Michigan Terrace building is a failure. Why the boutique hotel? Are the other local hotels successful? He is worried about another national developer having to take over operation of the boutique hotel.

  The developer responds about the boutique hotel. If it has 90 rooms and is 70% occupied, that's a significant number of people shopping and dining on the square. Hotel guests eat out most nights. He notes that the hotel ensures a consistent stream of customs for businesses. He also explains in terms of price that the hotel rooms will be priced in the upper 10% of local rooms—comparable to a Hotel Covington type place with a restaurant. He notes that he believes it will "activate" the square.

- Michael Mauch: He has heard that another developer had worked on this concept and couldn't come up with a solution. He notes that he serves on the HPNC Zoning Committee and on HPNIC. He is curious to hear details about things that go on the building that aren't included in the current drawings, such as HVAC, etc. What about dumpsters? When will they be picked up?

  The developers explain that their goal is to put trash in the parking structure.

- Leigh Peterson: Asks a question about the tax abatements and when will they be applied for. She is concerned because they affect the public schools. She also asks about the green space and its proximity to the valet parking. She is concerned about the setbacks and the architectural appeal of the new buildings. She also asks about the length of time for the construction.

  The construction duration will be roughly 2 years, partly because the garage itself will take 10-12 months to build. The developers want it to be open for use on the project.

- Rick White: He asks that the developer talk about the disruption that the project will bring to the square during the project. He wants to know what the impact will be on sidewalks, etc.

  The developers answer that at this point, they don't know the entirety of what the disruption will be. They state they want to impact the pedestrian space as little as possible. They promise to share more about that in the spring.

- Michael Hinkley: "My office is the dead space on the square." He notes that he is a lifelong Hyde Park resident, and that 225 agents work out of the Hyde Park Square Coldwell Banker office. He notes that Lululemon is already 1 floor above code. Will there be office space in the development? Will current tenants be given first dibs on that space?

  The developer notes that Hyde Park Square is in an Urban Design Overlay District (UDOD). The City dictates what can and can't be demolished, materials, etc. He explains that the Michigan Terrace building had to seek a variance on height. Because of the hotel, the UDOD analysis will also go on through the Planned Development process. He notes that the City will use Michigan

Terrace as a precedent for evaluating heights in the new development. The developers are open to including office space, and he states that current tenants will have first dibs on those leases.

- Adair Hiestand: She is a lifelong resident of Hyde Park and has had two children at Hyde Park School. Commentary who were in the first wave of children when it housed the gifted school. Back then, she says the kids could walk to Graeter's after school by themselves, and that she felt good about kids visiting the square. For her, Hyde Park feels like a small community, and she is interested in maintaining that. She asks that the developers consider minimizing the project to reduce the impact on the community.

- Jenn Millman: She says the more parking you provide, the more traffic you invite. She grew up in Hyde Park and lived on Mooney Ave. for 35 years. "What a big bite they are taking out of the square." She is worried about trash and dog use of the park on the square from future apartment residents.

- Emmy Cooper Rittenhouse: "My family built this square." She states that she is mostly for the project, because if you don't evolve, you die. She would like to see the community to evolve for young families. "Evolution is a good thing, even if it's scary." She says that the side of the square that is proposed for development is the "worst side of the square because it's dark." She asks if the developers could make the hotel 6 stories not 7? And the thanks them for proposing underground parking.

- Jane Buening: She says that Hyde Park Square was intended historically to serve residents and not to function as a major commercial district. She points out that Edwards Rd. and Michigan Ave. will not get bigger to accommodate increased traffic. She asks whether there will there be an event center in the hotel.

  The developers answer that 5000 square feet of meeting space is planned n the hotel to facilitate corporate meetings, etc. They do not envision it as a massive event center.

- Jen Melman: She lives in Hyde Park and works in the square. She thanks neighborhood council and asks them to lean on the businesses. She says she runs a successful business on the square and doesn't want the project to become "Newport on the Levee" (lots of empty retail space).

- Liz Stites: She is the Hyde Park Farmers' Market proprietor. She asks the developer how the project will impact the market on Sunday mornings and during construction. She says, "If you're looking at paid parking, you will be taking spaces that people use on Sunday morning for the Farmers' Market." She asks for free parking on Sunday. She doesn't see how this suits the needs of young families. She says that the project isn't reinforcing what makes the community so special.

  Developer: The market should not be affected by the construction, but they want to review logistics with Ms. Stites. He doesn't know if apartment residents will have kids or not. But if they don't or if they do eventually, he wonders if maybe they will purchase a home in the community.

- Molly Henning: She has lived in Hyde Park her entire life close to the square. She used to work for the City Planning Department and "knows how these things go." She says that there is already an overlay district that governs projects on Hyde Park Square. She says everyone needs to know that it is already part of the zoning rules. She believes that some of the project is exciting, and she applauds the developers for wanting to improve the square. She notes that

Hyde Park Square is one of the oldest UDOD districts, but that the current City Council is very pro-development. She stresses that whatever is built today or tomorrow, if it's taller than 50', it sets the precent for what gets built next. She says that because of Connected Communities, there is zero protection for existing structures along Erie and Observatory. She asks people to call the City Manager who is on the planning commission and who used to work for one of the developers. She asks people to call City Council members. She says residents should go to planning committee meetings and "Let you distaste be heard." She says to instruct the city to use the UDOD guidelines to create the plan. She concludes by saying that if the developers are allowed to build to 7 stories on this project, that the next project be 9 stories tall.

- Mark Monroe: He is an architect and urban designer. He notes that the project meets the base criteria of walkability and says that retail on ground floor is great. He states that the boutique hotel idea is intriguing and could bring activity to the square if done properly. The elevation of the north facade at 5 stories is good on Erie. However, in the other renderings, massing becomes a huge concern. He stresses that the 7 story sections of the hotel and apartment building don't work. He explains that there was never a view of the project from Observatory included in the presentation and speculates that is because it would be a "scary rendering." He says that the planned green space will be shaded most of the time and may not be as pleasant as shown in the renderings. He asks the developers: "Can't you make this work with 5 story buildings?"

  Developer: The garage is designed to put some parking below ground, but that the cost is significant at $40-45,000/parking space. They note again that they are using the Michigan Terrace building as the precedent for height. He also explains that they included a question in their survey about what was more important to residents-- parking or building height.

- Sarah Goldman: She asks, "If the city doesn't help with funding for the garage, will the project go forward? "

  The developer says that at this point, the city doesn't have money for this. They are looking at the Port Authority as a possible funding source. They are exploring whether they can get a TIFF.

- Shawn McGrory: He states that he is board president of Wasson Way, part of the PLAN Hyde Park planning group, and he has lived in Hyde Park since he was 4 years old. He says that Hyde Park Square needs an upgrade. He wants to share some level setting perspective about city's priorities. He notes that because of Covid and corporate work-from-home policies, that fewer people working downtown. He asserts that the city needs residents, and that every neighborhood must take some new residents. He states that Hyde Park's census peaked in 1970 at 17,000 people. Currently, he says, Hyde Park has slightly over 14,000, so we can afford new residents, but it he stresses that it has to be the right balance.

- Lisa Gallagher: She is that parent of 2 children who attend Hyde Park school. She is scared about the traffic and safety implications of this project. She offers to the developers that in lieu of a traffic study, they should just come and ride in her car through carline. She says it is "petrifying" to cross Observatory near the school. What are they going to do to get involved in the school? She urges them to present plans at a PTO meeting. She also notes that the school is operating at capacity.

Lisa Scovic states that she is also a parent of 2 kids. She volunteers to attend the next PTO meeting at Hyde Park School, and she says she wants to invite Lisa Gallagher to collaborate when the traffic study comes in.

- Maddie Barter: She has lived in Hyde Park for most of her life. She asks why there needs to be trade-off between building height and public parking. And she asks about what the developers plan to do for businesses who are impacted during the construction process.

  Colleen Reynolds explains the cost tradeoff between height and public parking and states that they are trying to hit pre Connected Communities parking minimums In terms of the impact to businesses, the notes that their intention is to not do major shutdowns of roads during construction.

- Kitty Conklin: She moved here from Oak Park, Illinois which is she believes is a similar community. She says that Oak Park used to have a dying business district but that it went through a lot of development concerns 5-10 years ago. She asks if HVAC units will be on top of 7 story buildings? She asks how many of the apartment are 1, 2, or 3 bedrooms? She points out that the proposed green space will not survive. She explains that Oak Park asked for setbacks on backs of buildings. She says she would hate to see an astroturf dog park for the green space.

  The developer is planning on a mix of apartment types but have no numbers. For parking planning, they are using pre-Connected Communities numbers which require 1-1.5 spaces for a studio or 1 bedroom apartment and 2 for 2 bedroom. The hotel will also use the same garage as the apartments for guest parking. He notes that they are planning to use a higher end turf for the grass.

- Erin Fay: She says she is nervous to speak because she supports the project. She works in the Coldwell Banker building. She feels that the square has more potential. She moved here because it is a walking neighborhood that has an incredible community of people, pets, and people of all ages and sizes. She uses downtown Loveland and Ann Arbor, Michigan as examples of thriving small business districts. She believes that more people will ultimately force there to be less traffic. She also believes that change brings growth, which would be a good thing.

- Libby Meisman: She has lived in Hyde Park for 10 years. She walks around the square often and has students at Hyde Park school. She thinks that having more people living around the square will result in safer streets. She lives down the street from the new Ila building on Wasson and says that traffic has not been a concern since the building was constructed.

- Tanya Tieman: She is the owner of Tanya's Salon on Hyde Parks Square. She has seen many businesses come and go over 25 years in business. She believes that more foot traffic will be beneficial to businesses. She likes the idea of an architecturally beautiful building and of adding parking. She states that stores are closing constantly because of high rent. She asks the community to please patronize all square businesses and explains that she supports projects that help support the community.

- Mark Hogan: He is worried about the development. He notes that the project involves 4 square blocks with 4 traffic lights. He says that he is waiting to see the results of the traffic study. He explains that he has no credentials other than he drives through the area often, now. He is worried about what a mass of trucks, people, traffic will do to the community. He notes that you can't cross Michigan at Observatory safely, so any possibility of increased traffic is concerning.

- John Matulaitis: He says he moved here from New York and moved here because Hyde Park isn't New York. He doesn't want the negative impact that could come from the development. He would like the traffic and parking studies to be done by local people.

  The developer explains that a local company will conduct the traffic study. The parking study is being done by a group out of Indianapolis because they specialize in below ground parking.

Blair Whitney, Recording Secretary

Exhibit O

Outlook

FW: [External Email] Traffic pattern study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Allison Berning <groenean@gmail.com>
Sent: Tuesday, October 29, 2024 10:35 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic pattern study

You don't often get email from groenean@gmail.com. Learn why this is important
External Email Communication

Hi,

I am requesting a traffic pattern study be done for the new proposed project on Hyde Park square in Cincinnati. The traffic at the square is abhorrent at peak hours and a study would be necessary for civilian safety.

Allison Berning

Outlook

FW: [External Email] Hyde park square proposed project

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:36 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Amanda Fairbanks <amanda.fairbanks23@gmail.com>
Sent: Tuesday, October 29, 2024 10:14 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc: Mark Fairbanks <Fairbanks.16@osu.edu>
Subject: [External Email] Hyde park square proposed project

You don't often get email from amanda.fairbanks23@gmail.com. Learn why this is important
External Email Communication

To whom it may concern:

Please do a traffic pattern study done for the new proposed project on the square.

In addition, I do not want a variance allowed for 7 stories and a hotel.

Issues with the proposed project:
- The plan is SEVEN stories!
- They are going to put an entrance right by the elementary school. So that's an extra 500ish cars a day that can hit kids or worse. Also have fun with kid drop off and pick up…
- They want a variance for the hotel
- They want to tax abate which means guess who gets to pay for it: locals.
- They said they want businesses that will have minimum open hours which essentially means it will have to be big chains and won't be small businesses because we cannot keep up with the hours and have a family/life
- they want to put an event center in the Hotel which means even more cars and people that don't live here coming here.
- The buildings will most likely impede all light from the square itself so goodbye to the nice grass. It won't grow.

Could this be done tastefully- yes.
Are they doing that - absolutely NOT!

Thank you,
Amanda Fairbanks

Outlook

FW: [External Email] Traffic Pattern Study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Erin Mosellen <emosellen@gmail.com>
Sent: Tuesday, October 29, 2024 9:46 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic Pattern Study

[You don't often get email from emosellen@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I'd like to have a traffic pattern study done for the new proposed project on Hyde Park Square to assess how traffic flow will be impacted in the area.

Thank you,
Erin Mosellen

Outlook

FW: [External Email] Traffic pattern Hyde park hotel

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Katie King <katelewnard@gmail.com>
Sent: Tuesday, October 29, 2024 9:54 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic pattern Hyde park hotel

You don't often get email from katelewnard@gmail.com. Learn why this is important
External Email Communication

Hi,
I learned of the new hotel plans for Hyde Park square. I am a very concerned local citizen of Hyde Park/Mt lookout. Please show traffic pattern at peak hours. I am worried for safety of kids and pedestrians.

I am a runner that has been astonished lately with all the traffic, especially from construction and have almost gotten hit multiple times from distracted drivers or angry drivers (running red lights, etc). It is very unfortunate and unsafe for the community.

Thank you,
Katie King

Outlook

FW: [External Email] Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Kelly Litster <litster.kelly@gmail.com>
Sent: Tuesday, October 29, 2024 9:49 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square

You don't often get email from litster.kelly@gmail.com. Learn why this is important
External Email Communication

Hello,
I would like to voice my support for a traffic pattern survey to be done for the proposed project on the square.

Thank you,
Kelly Litster

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Traffic Pattern Study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Laura Dwyer <dwyerle@gmail.com>
Sent: Tuesday, October 29, 2024 10:01 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Traffic Pattern Study

You don't often get email from dwyerle@gmail.com. Learn why this is important
External Email Communication

Please do a traffic pattern study before allowing any development on Hyde Park Square. The neighborhoods already congested.

Outlook

FW: [External Email] Potential Hyde Park Project

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Megan Baker Rivet <meganbaker83@gmail.com>
Sent: Tuesday, October 29, 2024 10:27 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Community Development <communitydevelopment@cincinnati-oh.gov>
Subject: [External Email] Potential Hyde Park Project

Some people who received this message don't often get email from meganbaker83@gmail.com. Learn why this is important
External Email Communication

Good evening,

I'm emailing as a resident of Hyde Park (Eastside Ave) and parent of 2 young children who attend and walk to Hyde Park School everyday. I'm very concerned by the new project, not that I don't want the square to be developed, but the infrastructure cannot support the influx of cars that are projected to come with the hotel/apartment/event space.

Please conduct a traffic pattern study during the hours the school is arriving/dismissing. 720-8 and 2-2:30. Speeding and lack of following traffic laws is already terrible on Observatory and our entire neighborhood - Perkins, Edwards, etc (District 2 refuses to assist even during school arrival, it's apparently a shift change), I can't even imagine adding more cars of frustrated people in a hurry.

Also, please do not allow a variance for a 7 story building in the square. That would be an eyesore and take away all of the historic charm the square has been able to retain.

Our family loves Hyde Park, and we're excited for new ideas, however the entire infrastructure needs to be considered and construction as a whole before agreeing to this large of a project.

Thank you,

Megan Baker Rivet

MeganBaker83@gmail.com
513.802.1822

Outlook

FW: [External Email] Hyde park square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: nicole craker <nicole.craker@gmail.com>
Sent: Tuesday, October 29, 2024 9:47 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde park square

You don't often get email from nicole.craker@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,

I am writing to voice concerns about the proposed redevelopment project planned for Hyde Park Square.

As a resident of Hyde Park, I am writing to ask that a traffic pattern study be conducted to determine the traffic in this area at peak hours prior to further development.

I am also writing to ask that a variance not be granted for a 7 story hotel. Please save our beautiful square.

Sincerely,
Nicole Starr, MD, MPH
3511 Clarkwood Pl, Cincinnati, OH 45208

Sent from Gmail Mobile

Outlook

Fw: [External Email] Hyde Park Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 7:36 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Raquel Lopez <rlopez890@yahoo.com>
Sent: Tuesday, October 29, 2024 10:09 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Development

[You don't often get email from rlopez890@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

I have been informed of the new plans for Hyde Park Square. Our family does not want a variance allowed for 7 stories and a hotel. The area can not afford more traffic, increased speeding by new residents, and congestion. There is a community school right in that area that will suffer from these changes.

- communitydevelopment@cincinnati-oh.gov

Thank you,
Raquel Lopez Humphreys

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Build

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Raquel Lopez <rlopez890@yahoo.com>
Sent: Tuesday, October 29, 2024 10:05 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Build

[You don't often get email from rlopez890@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern;

After hearing the plan for the new development in Hyde Park I am requesting a “Traffic Pattern Study” done for the new proposed project on the square.

Our children will attend Hyde Park School and the traffic is already concerning with child drop off. There is no room for such a large development in this area.

Thank you,
Raquel Lopez Humphreys.
Sent from my iPhone

Outlook

FW: [External Email] Traffic Pattern Study - Hyde Park Square Construction

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:39 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

This one has a question posed in it…

From: amy@belltoweradvertising.com <amy@belltoweradvertising.com>
Sent: Wednesday, October 30, 2024 8:20 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic Pattern Study - Hyde Park Square Construction

You don't often get email from amy@belltoweradvertising.com. Learn why this is important
External Email Communication

Good Morning,

What is the process to request a traffic patter study? The proposed construction for the Hyde Park Square seems excessive and will negatively impact the Hyde Park Square as well as the elementary school. The number of cars that will be directed there will dramatically increase. The elementary school is already a very crowded drop-off/pickup area. My contact info is below.

Thank you,
Amy
Amy Gray
3047 Observatory Ave
Cincinnati, OH 45208
513-652-6909

Outlook

FW: [External Email] HP Square new development concern

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 10/31/2024 8:42 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Ally Kohler <kohlerally@gmail.com>
Sent: Wednesday, October 30, 2024 9:19 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] HP Square new development concern

You don't often get email from kohlerally@gmail.com. Learn why this is important
External Email Communication

Hello,

As a teacher at Hyde Park School, I am writing to express deep concerns about the proposed seven-story development near our school and the serious impact it will have on our students, families, and neighborhood.

The planned entrance near our school will add an estimated 500 cars each day to an area where hundreds of young children are regularly present. This increased traffic, especially during morning and afternoon school hours, poses significant safety risks. Parents and staff already face challenges with congestion during drop-off and pick-up times, and this influx would only worsen these conditions, putting our students' safety in jeopardy.

Additionally, the requested variance for a hotel and event center means even more traffic from visitors, changing the community's atmosphere and potentially limiting local business opportunities by favoring chain operations over small businesses. Further, the proposed height of the building could cast shadows on the square, affecting green spaces that our community cherishes.

On behalf of our school and neighborhood, I strongly urge you to require a full Traffic Pattern Study to assess the impact on peak traffic times, and to deny the variance for a hotel. This project could be more thoughtfully scaled to better suit our community's needs and safety.

Thank you for considering the voices of our community in this matter.

Sincerely

Outlook

FW: [External Email] Traffic pattern study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:43 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Ally Kohler <kohlerally@gmail.com>
Sent: Wednesday, October 30, 2024 9:23 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic pattern study

You don't often get email from kohlerally@gmail.com. Learn why this is important
External Email Communication

Hello,
As a teacher at Hyde Park Elementary School I am requesting a traffic pattern study be completed for the new proposed project on the square. I have serious concerns that the influx of traffic could potentially endanger children at my school. I have seen many near misses of children almost being hit by cars around my school, and that is before the new development is even in place. I implore you to please do best by kids and look seriously into this.

Thank you for your time,
Ally Chasnoff

Outlook

FW: [External Email] Hyde Park Square Development Project

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 9:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Ana Musgrave <anammusgrave@gmail.com>
Sent: Wednesday, October 30, 2024 8:49 AM
To: Community Development <communitydevelopment@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development Project

Some people who received this message don't often get email from anammusgrave@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,
My name is Ana Musgrave and I am a mother of a Hyde Park School Student. I am reaching out to you because I am extremely concerned about the possibility of ONCE AGAIN ignoring the safety of children when protecting new developments in the city.
The children at Hyde Park School deserve that all precautions are taken in order to ensure their safety. The crosswalks around Hyde Park/Oakley are already well known for the frequent accidents and this development would only worsen this precarious situation.
I want to not only raise my concerns but also request a traffic pattern study as the first step in reaching a "safe solution" for the children in the school. This is truly an atrocity and I am appalled that we even have to bring the safety of children to your attention.
Please do not hesitate to reach out to me at anytime if you have further questions at 414.241.5655.
Thank you

--
Ana M Musgrave

Outlook

FW: [External Email] Hyde Park Square development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 9:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: rebecca dewell <ms.beckyjohnson@yahoo.com>
Sent: Wednesday, October 30, 2024 8:46 AM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Community Development <communitydevelopment@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square development

[You don't often get email from ms.beckyjohnson@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I'm writing because I'm concerned about planned development in HP Square. It appears it will destroy the character and quality of life of HP residents.

Okay for anyone who didn't go to the meeting about the monstrosity going in at the square:
!
- They are going to put an entrance right by the elementary school. So that's an extra 500ish cars a day that can hit kids or worse. Traffic before and after school is already challenging. This will make it significantly worse.
- They want to tax abate which means guess who gets to pay for it: locals. I don't support that.
- They said they want businesses that will have minimum open hours which essentially means it will have to be big chains and won't be small businesses because we cannot keep up with the hours and have a family/life
- they want to put an event center in the Hotel which means even more cars and people that don't live here coming here.
- The buildings will most likely impede all light from the square itself so goodbye to the nice grass. It won't grow.

Please listen to the residents and reconsider the scale of this development. A variance for a seven story

hotel plus an event center is not appropriate for this location.

Sincerely,
Becky Johnson

Outlook

FW: [External Email] New development in Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:39 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: rebecca dewell <ms.beckyjohnson@yahoo.com>
Sent: Wednesday, October 30, 2024 8:41 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] New development in Hyde Park Square

[You don't often get email from ms.beckyjohnson@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

I am highly concerned about the traffic impact of the planned development at Hyde Park Square. I'd like the city to reevaluate and go do a traffic study. It's already challenging during morning and afternoon school pickup and drop off and this will make things worse.

Thank you,
Becky Johnson

Outlook

FW: [External Email] Hyde Park

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:42 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Cheri Rulli <tillch@yahoo.com>
Sent: Wednesday, October 30, 2024 7:11 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park

[You don't often get email from tillch@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello
I grew up in Hyde park and own property in near by Madisonville. I shop, eat and go to church in Hyde park. I am completely against these new plans for Hyde park square This will completely change it and destroy what the square has been for generations
Please reconsider and stop this construction Thank you Cheri Rulli Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Development Proposal

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 11:46 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Catherine Swisshelm <catherine.eifrig8@gmail.com>
Sent: Wednesday, October 30, 2024 10:26 AM
Subject: [External Email] Hyde Park Development Proposal

You don't often get email from catherine.eifrig8@gmail.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

External Email Communication

Hello,

I am reaching out as a concerned citizen and property owner in Hyde Park about the proposed development in Hyde Park Square.

This proposed development would be a HUGE mistake for the neighborhood for a multitude of reasons.

First being that the entrance/exit to this development would be along the same road as a school. This road is already horrible during school drop off and pick up, I encourage you to try to get through during that time, additional traffic would be terrible. Not to mention it would be dangerous to the dozens of children that walk to and from school, increasing the chances of a terrible accident. We already have issues in the neighborhood of people not slowing down or stopping for pedestrians, and we want to increase traffic in a highly walkable zone?

Second, the development is requesting a variance to be SEVEN stories. My favorite part of Hyde Park is the charm, the old square feeling. A seven story building would destroy what makes the square what it is. Not only that the building's location would block sunlight to the square, effectively killing the plants in the square around the fountain and closing off the restaurants from beautiful weather that attracts patrons.

Third, the developers want a tax abatement which puts the cost of this monstrosity that no one wants on us. My taxes have been raised each year I have lived in the city, while I support many initiatives that our taxes pay for the idea that my hard earned money would go towards this initiative is appalling. This

developer has millions, the owner alone owns two massive properties, I'm sure they could afford the taxes. Better yet, have a LOCAL developer design something. Not someone who lives in a completely different neighborhood on multiple acres of land. We do not want a glass and concrete block of a building and we for sure don't want to pay for it.

Fourth, the developers state that the businesses in the first floor of the project would have specific business hours to keep. Which means it would likely NOT be local small businesses moving in. This again is backwards for what the community wants. We want local businesses, we want community, we don't want chains. And when asked about this at the community council meeting, the developers were extremely condescending to attendees. Claiming they knew what we wanted - I think I've made my point that this is far from true.

I ask you to please not allow this development to happen. Run a traffic study, LISTEN to us residence, and think this through. This square is already THRIVING. We don't want or need a giant hotel or other development monstrosity.

Thank you for your time.

Catherine Swisshelm

Outlook

FW: [External Email] Hyde Park Square Traffic Study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:41 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Catherine Swisshelm <catherine.eifrig8@gmail.com>
Sent: Wednesday, October 30, 2024 10:05 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Traffic Study

You don't often get email from catherine.eifrig8@gmail.com. Learn why this is important
External Email Communication

Hello,

I am emailing as a concerned citizen about the prospered development in Hyde Park Square. The proposed development would be a HUGE mistake for our community and our neighborhood.

I am demanding a traffic study be done for the new proposed project on the square. I believe the proposed development would be a serious risk to children in the area and would increase traffic to the detriment of the community.

Please reconsider approving this development.

Thank you,

Catherine Swisshelm

Outlook

FW: [External Email] Hyde park square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 9:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Erin DeFilippo <edefilippo89@gmail.com>
Sent: Wednesday, October 30, 2024 7:37 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde park square Development

You don't often get email from edefilippo89@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,
As a mother of students at Hyde Park Elementary I am very concerned about the proposed development on the square. This area is already highly congested and can be very dangerous to students walking to and from school. There is no doubt this development will make the area less safe for our students by adding hundreds more cars.
I am very proud to be a part of this community and to have the option to send my children to such a great school. I know Hyde Park School is a huge draw to many families looking for a place to live. Making this area less safe will greatly impact the excellence of this school and make it less desirable to many parents.
I am asking you, please put the safety and well being of our children over the profits of businesses. Especially a business that has already shown in other local neighborhoods they do not care or respect the people or existing businesses that make this city great.

Sincerely,
Erin DeFilippo
513-702-9632

Outlook

FW: [External Email] Traffic Pattern Study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Erin DeFilippo <edefilippo89@gmail.com>
Sent: Wednesday, October 30, 2024 7:20 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic Pattern Study

You don't often get email from edefilippo89@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,
As a concerned citizen and mother of Hyde Park School students I am requesting a traffic pattern study to be done for the new proposed project on Hyde Park Square.
This area is already highly congested and is already dangerous for students walking to and from school.

Thank you,

Erin DeFilippo
513-702-9632

Outlook

FW: [External Email] Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Erin Knodel <Erin_Knodel@lfgco.com>
Sent: Wednesday, October 30, 2024 5:46 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: John Knodel Home Email <johnknodel@hotmail.com>
Subject: [External Email] Hyde Park Square

Some people who received this message don't often get email from erin_knodel@lfgco.com. Learn why this is important
External Email Communication

Hello,
We live in Hyde Park and have recently learned more detail about the changes coming to Hyde Park Square. The square is currently charming and we walk there with our young kids often to enjoy the local restaurants and stores located there. I sit in the park with my kids for special breakfast. We enjoy the square regularly and love it. It's quaint and adorable.

We understand that the new changes will affect Hyde Park School and the many students who attend. With all the violence and fear facing our young kids these days in school, does it feel appropriate to put an additional 500 people and cars moving through Edwards Road by the elementary school? This is an uncomfortable move for our children.

Also, we understand that they've requested a tax abatement. We purchased our house 13+ years ago and our real estate taxes have increased every single year (a bit extraordinary, actually). How could it be fair that they come in, change our charming town, and also don't have to pay taxes? I'm having a hard time understanding why this would even be a consideration for the city to approve.

This is an aggressive change to our town, please do not let this go through.

Thank you,
Erin Knodel

Erin D. Knodel, CFP, CLTC
Financial Advisor
Managing Director

www.willigknodel.com

Gina Jager
Administrative Professional
Office 513.619.2505

Lifetime Financial Growth Co.
Park Avenue Securities, LLC
California Insurance License # OM16136
419 Plum Street
Cincinnati, Ohio 45202
Office 513-619-2571
Cell 513-995-7221
Fax 513-723-0298
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Financial Advisor and Registered Representative of Park Avenue Securities, LLC. (PAS). 419 Plum Street, Cincinnati, OH 45202. (513) 579-1114. Securities products/services and advisory services are offered through PAS, a registered broker/dealer and investment advisor. Financial Representative, The Guardian Life Insurance Company of America (Guardian), New York, NY. PAS is a wholly owned subsidiary of Guardian. Lifetime Financial Growth is not an affiliate or subsidiary of PAS or Guardian. Lifetime Financial Growth is not a registered investment advisor. PAS is a member of FINRA, SIPC

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Outlook

FW: [External Email] Hyde Park Square Traffic Pattern Study

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:40 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: francy shumrick <fshum123@gmail.com>
Sent: Wednesday, October 30, 2024 9:12 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Community Development <communitydevelopment@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Traffic Pattern Study

Some people who received this message don't often get email from fshum123@gmail.com. Learn why this is important
External Email Communication

Hello,

I am appalled to hear about the hotel they plan to put in Hyde Park Square. You all should be ashamed of yourselves & your lack of respect for communities- hopefully lining your pockets at the expense of locals makes you feel good. I would like to request a traffic pattern study done for the project. Also I want to state I am vehemently against a variance & seven stories for this hotel. The corruption in Cincinnati City Council knows no bounds but hopefully this can be stopped.

Also the fact that our current city manager spent 6 years working for PLK and is obviously in the pocket of this company is completely disrespectful- she should recuse herself.

Disrespectfully yours,

Francesca Shumrick

Outlook

FW: [External Email] Proposed Plans for Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:41 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Heather Spataro <heather.spataro@gmail.com>
Sent: Wednesday, October 30, 2024 10:03 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>; mayoraftab@cincinnati-oh.gov; Cincinnati City Planning <planning@cincinnati-oh.gov>; Community Development <communitydevelopment@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Proposed Plans for Hyde Park Square

[Some people who received this message don't often get email from heather.spataro@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To Whom It May Concern:

I grew up and currently live in Hyde Park with my husband and two year old son. I attended the meeting last night to hear of the proposed plans to Hyde Park Square.

I'm requesting a traffic study be done before any plans are made moving forward due to the existing amount of traffic on the Square. I'd also like to add that I would not like a variance allowed for the height of the proposed parking garage, apartment building a boutique hotel.

Changes to the Square are welcome within reason, but the proposed plans are completely unmatched to what's already there and totally diminish the charm and appearance of our Square. The retail that you're proposing is also not conducive with what residents are looking for because boutiques that are similar to what's there don't stay open past late afternoon hours. It sounds like what you're looking for are chain retail stores that stay open later and the Square is not where that kind of shopping takes place.

Family friendly restaurants and more green space would be great! A shorter parking garage, apartments and hotel are fine! Nothing over a few stories will add anything to the appearance of what's already there.

I'd also like an answer as to who is paying for this project.

Please feel free to reach out with questions and answers.

Thank you.

Sincerely,
Heather Matre
Sent from my iPhone

Outlook

FW: [External Email] Concern re new Hyde Park Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 11:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Joe Decker <joedecks27@gmail.com>
Sent: Wednesday, October 30, 2024 10:15 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Concern re new Hyde Park Development

You don't often get email from joedecks27@gmail.com. Learn why this is important
External Email Communication

Hello,

I am a resident of Hyde Park and am extremely concerned over the new hotel being proposed by PLK for the neighborhood square. My concern lies in that specific word: neighborhood. My suspicion is that the new hotel proposal is born from PLK's opinion that they can drive more profit for their business with this hotel; not serve Hyde Park residents and enhance the neighborhood.

My vision for Hyde Park, my neighborhood, is for it to be a cultural hub that is resident-centric. While I do realize that there is value in driving revenue, and I am a capitalism minded person, I believe there's a middle ground. Simply put, I do not believe this hotel would serve us residents in this middle ground. I am not remotely the only one that feels this way, and I hope that other resident residents are expressing their shared concern.

Please listen, and reconsider bowing to the interests of PLK. They do not speak or care for us.

Thank You,

--
Joe Decker
http://www.linkedin.com/in/deckerjoe
joedecks27@gmail.com
(513) 604-3421

Outlook

FW: [External Email] Concern re New Hyde Park Hotel

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:41 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Joe Decker <joedecks27@gmail.com>
Sent: Wednesday, October 30, 2024 10:12 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Concern re New Hyde Park Hotel

You don't often get email from joedecks27@gmail.com. Learn why this is important
External Email Communication

Hello,

I am a resident of Hyde Park and am extremely concerned over the new hotel being proposed by PLK for the neighborhood square. My concern lies in that specific word: neighborhood. My suspicion is that the new hotel proposal is born from PLK's opinion that they can drive more profit for their business with this hotel; not serve Hyde Park residents and enhance the neighborhood.

Can you please run a traffic pattern study in the square miles surrounding the proposed development area? I am nearly certain the area cannot handle the additional traffic.

Thank You,

--
Joe Decker
http://www.linkedin.com/in/deckerjoe
joedecks27@gmail.com
(513) 604-3421

Outlook

FW: [External Email] Opposition to Variance for 7-Story Hotel in Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 11:47 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Jennifer Eisenstein <jenlilley@gmail.com>
Sent: Wednesday, October 30, 2024 10:29 AM
Subject: [External Email] Opposition to Variance for 7-Story Hotel in Hyde Park Square

You don't often get email from jenlilley@gmail.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

External Email Communication

Dear Community Leaders,

I hope this message finds you well. I am writing to express my strong opposition to the proposed variance that would allow the construction of a 7-story hotel in Hyde Park Square.

My primary concern is the significant increase in traffic this development would bring to our neighborhood. The influx of vehicles and guests would not only congest our roads but also create unsafe conditions, particularly for the children attending school across the street. The safety of our children must be our top priority, and this project poses a serious risk.

I urge you to consider the potential impact on our community and the well-being of our residents. Please stand with us in opposing this variance.

Thank you for your attention to this important matter.

Sincerely,
Jennifer Eisenstein

--

Jennifer (Lilley) Eisenstein
jenlilley@gmail.com <mailto:jenlilley@gmail.com>

Outlook

FW: [External Email] hyde park square traffic pattern study request

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:43 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Joe Gibbons <jjjggg1955@gmail.com>
Sent: Wednesday, October 30, 2024 10:15 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] hyde park square traffic pattern study request

You don't often get email from jjjggg1955@gmail.com. Learn why this is important
External Email Communication

I am a Hyde Park Resident and have lived in the same house near Hyde Park Square for 35 years.

It is my understanding that a property developer is asking for a variance to build a hotel and event center in Hyde Park Square. Cars would enter on Edwards, near a busy elementary school.

I am very opposed to this development. A hotel will attract a large increase in traffic to the area, increasing congestion on already crowded streets. An entrance near an elementary school will cause severe traffic congestion during drop off and pick up times and create potentially dangerous situations for the children.

The result of this development will be the transformation of Hyde Park Square from a neighborhood gem to a regional marketplace with severe traffic congestion.

I am requesting that a Traffic Pattern Study be done to assess the impact of the increased traffic around the square.

Thank you very much for your attention.

Joe Gibbons
3512 Clarkwood Place
Cincinnati, OH 45208

Outlook

FW: [External Email] Zoning traffic pattern-Hyde Park

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:39 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Jj <jennifer.kirby@yahoo.com>
Sent: Wednesday, October 30, 2024 8:35 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Zoning traffic pattern-Hyde Park

[You don't often get email from jennifer.kirby@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To Whom it Concerns,
I am writing because of the current traffic issues in Hyde Park square specifically the corner of Edwards Rd and Observatory. I am very concerned about what is going to happen if a hotel and more retail is put into Hyde Park square. I live on Edwards Rd and utilize the intersection of Edwards and Observatory several times a day. It currently is already being overused and I can't imagine adding more cars to the pattern if a hotel was built in the square. I am asking for a traffic study to be done before anything is decided about a hotel being built. This is a major intersection already used by many coming from Anderson a s well and continuation of the beechmont levy. I see semi trucks utilizing this area on a daily basis as well. This area cannot handle more traffic at this point! The safety of people should be at the top priority!
Sincerely,
Jennifer Knight

Sent from my iPhone

Outlook

Fw: [External Email] Proposed Hyde park square project

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 7:35 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Katherine Grethel <kdigian20@gmail.com>
Sent: Wednesday, October 30, 2024 6:07 AM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Community Development <communitydevelopment@cincinnati-oh.gov>
Subject: [External Email] Proposed Hyde park square project

Some people who received this message don't often get email from kdigian20@gmail.com. Learn why this is important

External Email Communication

Emailing to advocate against a variance for 7-stories and a hotel for the new proposed hype park square plan. Please consider the safety of children and the residents of Hyde park and surrounding neighborhoods.

Outlook

FW: [External Email] TRAFFIC PATTERN STUDY

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Katherine Grethel <kdigian20@gmail.com>
Sent: Wednesday, October 30, 2024 6:02 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] TRAFFIC PATTERN STUDY

You don't often get email from kdigian20@gmail.com. Learn why this is important
External Email Communication

Please protect the safety of the children & families of Hyde park school and have a traffic pattern study done for the proposed Hyde Park square project

Outlook

FW: [External Email] Hyde park square. Traffic pattern study requested

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:42 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

This one also asks a question…

From: Katy Vollmer <katy.vollmer@gmail.com>
Sent: Wednesday, October 30, 2024 7:06 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde park square. Traffic pattern study requested

You don't often get email from katy.vollmer@gmail.com. Learn why this is important
External Email Communication

Dear City Planning Department,

I hope this message finds you well. I am inquirying about the new development in Hyde Park Square and its anticipated impact on traffic patterns and local businesses. Given the proximity of this development to Hyde Park Elementary, located directly across the street, I am concerned about potential effects on safety, accessibility, and neighborhood dynamics.

Could you please provide an update on the zoning and traffic pattern assessments for this project? Additionally, if there are any preliminary or planned impact reports that address these concerns, I would appreciate the opportunity to review them.

Thank you for your time and attention to these important community matters. I look forward to hearing from you soon and hope to work together to ensure a positive outcome for all residents and businesses in the area.

Warm regards,
Katy Vollmer
Local resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 10/31/2024 8:42 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Morgan Emch <morgan.emch@gmail.com>
Sent: Wednesday, October 30, 2024 8:25 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Development

You don't often get email from morgan.emch@gmail.com. Learn why this is important
External Email Communication

Hi,

This email is in regards of the hyde park square development. The residents of Hyde park do not want a variance allowed for 7 story building or hotels.

Thank you!

Outlook

FW: [External Email] Traffic Pattern Study Request for new hotel in Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 10/30/2024 1:29 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Rob Eisenstein <robert.eisenstein@gmail.com>
Sent: Wednesday, October 30, 2024 1:28 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Traffic Pattern Study Request for new hotel in Hyde Park Square

You don't often get email from robert.eisenstein@gmail.com. Learn why this is important
External Email Communication

Hi Planning Dept.,
I would like a Traffic Pattern Study performed for the new proposed hotel project on Hyde Park Square. I am concerned with the location of the new hotel entrance across from the Hyde Park School as a safety issue for the kids.

I don't think a 7 story hotel is the correct option for the square and strongly urge it not be allowed.

Thanks,
Rob Eisenstein

Outlook

FW: [External Email] Traffic Pattern Study request

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:41 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Rob Eisenstein <robert.eisenstein@gmail.com>
Sent: Wednesday, October 30, 2024 1:26 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Traffic Pattern Study request

You don't often get email from robert.eisenstein@gmail.com. Learn why this is important
External Email Communication

Hi,
I would like a Traffic Pattern Study performed for the new proposed hotel project on Hyde Park Square. I am concerned with the location of the new hotel entrance across from the Hyde Park School as a safety issue for the kids. I don't think a 7 story hotel is the correct option for the square and strongly urge it not be allowed.
Thanks,
Rob Eisenstein

Outlook

FW: [External Email] Hyde Park development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Thu 10/31/2024 8:40 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Sally Schultz <sallyschultz12@gmail.com>
Sent: Wednesday, October 30, 2024 9:55 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>
Cc: Danielle Minson <dminson@jfedcin.org>
Subject: [External Email] Hyde Park development

Some people who received this message don't often get email from sallyschultz12@gmail.com. Learn why this is important
External Email Communication

As residents of Hyde Park and only 2 blocks away from Hyde Park Square we have some major concerns with the suggested redevelopment project. The concerns are the hotel, height of buildings, traffic and safety.

Has a Traffic Pattern Study been done for Hyde Park Square? If so, we are voicing our support in conducting one.

We are also voicing our DISAPPROVAL of a suggested variance for 7 story buildings and a hotel in Hyde Park Square.

We are not against change, but the change should reflect the nature of our community and prioritize the Hyde Park residents, not the developers.

Thank you for your support and service to our city.
Sally Schultz & Danielle Minson

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 10/31/2024 2:37 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Kate Dailey <kate.dailey@mac.com>
Sent: Thursday, October 31, 2024 1:52 PM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>
Cc: Keith Dailey <keith.dailey@gmail.com>
Subject: [External Email] Hyde Park Square Development

You don't often get email from kate.dailey@mac.com. Learn why this is important
External Email Communication

As a proud member of the Hyde Park community, I am writing to express my concerns regarding the proposed development in Hyde Park Square. Our family, with four children, moved to Hyde Park to embrace the walkability, the rich history, and the vibrant atmosphere that comes from being part of Cincinnati. We cherish our neighborhood school and the sense of safety and community that allows our children to walk to school.

The plans for a seven-story building raise significant concerns, particularly around increased traffic near the school. It is imperative that we conduct a thorough traffic study to ensure the safety of our students as they navigate to and from school. Our community has enjoyed a certain character and rhythm that we believe should be preserved.

Additionally, I urge developers to reconsider their plans and explore alternatives that can accommodate parking while adhering to the established height restrictions of Hyde Park. This approach would honor our historical significance and maintain the unique charm that attracts families like mine to the area.

While we wholeheartedly embrace change and progress - including population growth and density - our priority must remain on preserving the qualities that make Hyde Park special. We hope to find a balanced solution that honors the historical significance of Hyde Park Square and also pave the way for a thriving future.

Thanks ~ Kate Dailey

Outlook

RE: [External Email] Hyde park citizen

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Fri 11/1/2024 3:18 PM
To Amanda Reilly <aesdvm0103@gmail.com>
Cc Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Good afternoon,

My understanding is we do not currently have an active application in for this project yet. As it moves through the City process, any public comment or input will be noted and you will have the ability to provide written comment or participate in various public meetings that will occur. I am forwarding you to Andrew Halt who will be the project manager for this review.

Thanks,

ZoningInfo@cincinnati-oh.gov
City of Cincinnati | City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
513-352-2430 (p) | Website | Twitter | Facebook

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Our online permits services remain the best way to have your permit processed. We **encourage** you to submit your application by using Electronic Plan Submission **(which will eliminate 4 sets of plans)**, online application (plumbing and HVAC) or by mail, 805 Central Avenue, Suite 500, Cincinnati, Ohio 45202. For questions about applications, please contact Customer Service at (513) 352-3271, opt. 9.

From: Amanda Reilly <aesdvm0103@gmail.com>
Sent: Friday, November 1, 2024 2:57 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: Re: [External Email] Hyde park citizen

Hello is there a way for me to request that a variance not be allowed for a hotel and 7 story complex in Hyde park square by PLK.

Also is it possible for me to request a traffic pattern study for this.

Thank you,

Amanda Steffen Reilly, DVM
Resident and small business owner of Hyde Park

On Wed, Oct 16, 2024 at 1:38 PM Zoning Info <zoninginfo@cincinnati-oh.gov> wrote:

> The current CN-P-B Zoning District does not permit a hotel.
>
> Thanks,
>
> ZoningInfo@cincinnati-oh.gov
> City of Cincinnati | City Planning and Engagement
> Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
> 513-352-2430 (p) | Website | Twitter | Facebook



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From: Amanda Reilly <aesdvm0103@gmail.com>
Sent: Wednesday, October 16, 2024 1:26 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: Re: [External Email] Hyde park citizen

So that would be the hype park council requests. I see most anything accommodating more that 100 cars at peak hours would need one so I'll make sure that's requested.
Does zone B allow for hospitality (hotel) use?

Amanda Steffen Reilly, DVM

On Wed, Oct 16, 2024 at 12:56 PM Zoning Info <zoninginfo@cincinnati-oh.gov> wrote:

> Good afternoon,
>
> We currently have no active application in for this project, I believe the applicant was working with the community before submitting anything formally for review to the city. Once they submit it will be reviewed by all agencies including the Department of Transportation and Engineering, and they will determine if a traffic study is necessary.
>
> Thanks,
>
> ZoningInfo@cincinnati-oh.gov
> City of Cincinnati | City Planning and Engagement
> Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
> 513-352-2430 (p) | Website | Twitter | Facebook



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From: Amanda Reilly <aesdvm0103@gmail.com>
Sent: Wednesday, October 16, 2024 12:49 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: Re: [External Email] Hyde park citizen

You don't often get email from aesdvm0103@gmail.com. Learn why this is important

Thank you!
Do you know who I would reach out to in order to request a traffic pattern study given the large amount of traffic this would cause?

Amanda Steffen Reilly, DVM

On Wed, Oct 16, 2024 at 12:46 PM Zoning Info <zoninginfo@cincinnati-oh.gov> wrote:

> Good afternoon,
>
> This property is located in a "B" Neighborhood Business District designated area which does not have a maximum density permitted so the construction of 150 unit would be permitted if they meet any other applicable zoning code regulations.
>
> Thanks,
>
> ZoningInfo@cincinnati-oh.gov
> City of Cincinnati | City Planning and Engagement
> Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
> 513-352-2430 (p) | Website | Twitter | Facebook



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From: Amanda Reilly <aesdvm0103@gmail.com>
Sent: Wednesday, October 16, 2024 12:40 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: Re: [External Email] Hyde park citizen

You don't often get email from aesdvm0103@gmail.com. Learn why this is important

Thanks so much for your prompt response.
This is what I can locate

https://cdn.prod.website-files.com/5b4f94b35d0421ba0121e1e9/670c372108b2683d056230a2_Hyde%20Park%20Square%2010.8.24.pdf?fbclid=IwZXh0bgNhZW0CMTEAAR1jbK56YxE4dJIPZTcKEZfX9aZZT4t-8il_4JSxcSj00-06cyEYJRLLM-E_aem_bCKOjgAK_2Q-GDdcRt2_LQ

Amanda Steffen Reilly, DVM

On Wed, Oct 16, 2024 at 12:35 PM Zoning Info <zoninginfo@cincinnati-oh.gov> wrote:

> Good afternoon,
>
> Do you have a specific property address you are seeking information on so that we can best advise correctly? We do not currently have a zone change application in, but if you send the address of all parcels included we can confirm the unit count that is permitted currently.
>
> Thanks,
>
> ZoningInfo@cincinnati-oh.gov
> City of Cincinnati | City Planning and Engagement
> Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
> 513-352-2430 (p) | Website | Twitter | Facebook



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Our online permits services remain the best way to have your permit processed. We **encourage** you to submit your application by using Electronic Plan Submission **(which will eliminate 4 sets of plans)**, online application (plumbing and HVAC) or by mail, 805 Central Avenue, Suite 500, Cincinnati, Ohio 45202. For questions about applications, please contact Customer Service at (513) 352-3271, opt. 9.

From: Amanda Reilly <aesdvm0103@gmail.com>
Sent: Wednesday, October 16, 2024 8:17 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde park citizen

You don't often get email from aesdvm0103@gmail.com. Learn why this is important
External Email Communication

Hey,
I know there's a new proposal for Hyde park square.
I am aware they want to add ~150 apartments to this area.
I was curious if the zoning allows for this?
If not, does the company have a zoning variance?

Thank you,
Amanda Steffen Reilly, DVM, CVA
Local business owner

Outlook

FW: [External Email] Proposal For Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 11/4/2024 9:36 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Melody Klein Smiley <melsmiley10@gmail.com>
Sent: Friday, November 1, 2024 11:22 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Proposal For Hyde Park Square

You don't often get email from melsmiley10@gmail.com. Learn why this is important
External Email Communication

Hello,
As a home owner in the East Hyde Park area, I am deeply concerned about the new PLK proposal for Hyde Park Square. I'd like to request a traffic pattern study to take place, especially concerning the proximity to Hyde Park School.

Development can be done well, and tastefully, with minimal negative impact on our community, but it will require the city to make that happen. The current proposal is definitely not in the best interest of the neighborhood and the residents. Please help!

Melody Klein Smiley

Outlook

FW: [External Email] HYDE PARK SQUARE REDEVELOPMENT

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 11/4/2024 9:37 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Jeanne Ruggieri <jrugg@zoomtown.com>
Sent: Sunday, November 3, 2024 8:10 AM
To: #COUNCIL <citycouncil@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc: kwahyia jones <kwahyia.jones@cincinnati-oh.gov>; hpncpres@gmail.com
Subject: [External Email] HYDE PARK SQUARE REDEVELOPMENT
Importance: High

You don't often get email from jrugg@zoomtown.com. Learn why this is important

External Email Communication

Greetings. Members of my family have lived in Hyde Park since 1917. I have lived in Hyde Park almost my entire life and am a current resident. I was not aware of the redevelopment plans for Hyde Park Square until I read the article in the Cincinnati Enquirer on September 6th. I attended the Hyde Park Neighborhood Council's Special Meeting on 10/29/2024 where PLK (including The Loring Group and NorthPointe Group) presented their plans for the redevelopment of Hyde Park Square. The meeting was packed. It was apparent that the collective audience could not believe what they were hearing. I was sickened, disgusted, and appalled by the magnitude of what was being presented.

PLK is planning to develop 230 new living units on Hyde Park Square (140 apartments and 90 hotel rooms). Portions of the proposed buildings would be 7 stories and the HAVAC units would add additional height. I would describe that as the major catalyst with far too many additional issues to follow; some of which are added garbage, delivery trucks, moving trucks, traffic, parking spaces, congestion, pests, and noise. The development of a new "street" will cut between Michigan Avenue and Edwards Road, cutting the previous city block in half. The new plans will completely overshadow the square.

Our community is already overrun with traffic and the congestion would overwhelm the square and the community. We have had several recent traffic accidents near our home and our street is used as a cut-through to Observatory Avenue. There is no doubt that the proposed development would create more aggressive cut-through traffic for my neighborhood and all the others leading in and out of the square.

The redevelopment was presented as mostly a done deal but that zoning, the county and the city all still have to give approval/permits on some circumstances before the project can move forward. It was brought up at the meeting that the city manager, Sheryl Long, has been working with PLK and should therefore recuse herself from all issues related to this project. When the question was posed to PLK about tax abatements the presenters literally claimed they knew nothing about it but yet they painted a picture of a blighted Hyde Park Square with one large store front being referred to as "dead space." Please don't be fooled-Hyde Park Square is not blighted and the redevelopment should NOT receive a tax abatement. Property owners in the area are already suffering the effects of tax abatements given on almost million dollar homes while the rest of us just received substantial increases on our property taxes. Not everyone in Hyde Park is a millionaire nor lives in a million dollar home. I for one am being stretched

to the limit-continuing to maintain my 100 year old home and paying the additional property taxes. A very frightening type of gentrification has begun in the community.

I implore all of you to listen to your constituents. People like me that have lived in the community, supported the local businesses and have a vested interest in the Hyde Park neighborhood. PLK sees an opportunity to make money. They are not concerned about the square or the neighborhood. They are close to their goal of achieving 9000 apartment homes (see their website for details). This redevelopment plan is not progress. This plan will be the destruction of Hyde Park Square as we know it.

Jeanne Ruggieri
Hyde Park
513-315-2232
jrugg@zoomtown.com

Outlook

FW: [External Email] Hyde Park Square Redvelopment

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 11/4/2024 9:44 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Moira Morgan <moiramorgan1@gmail.com>
Sent: Sunday, November 3, 2024 10:04 PM
To: #COUNCIL <citycouncil@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc: kwahyia jones <kwahyia.jones@cincinnati-oh.gov>; hpncpres@gmail.com
Subject: [External Email] Hyde Park Square Redvelopment

Some people who received this message don't often get email from moiramorgan1@gmail.com. Learn why this is important
External Email Communication

Greetings.
I am a current resident of Hyde Park. I was not aware of the redevelopment plans for Hyde Park Square until I read the article in the Cincinnati Enquirer on September 6th. I attended the Hyde Park Neighborhood Council's Special Meeting on 10/29/2024 where PLK (including The Loring Group and NorthPointe Group) presented their plans for the redevelopment of Hyde Park Square. The meeting was packed. It was apparent that the collective audience could not believe what they were hearing. There was a collective gasp from those attending when the plans for the redevelopment were unveiled, showing the looming 7 story building renderings which would dominate the square and change the entire character of Hyde Park Square.

PLK is planning to develop 230 new living units on Hyde Park Square (140 apartments and 90 hotel rooms). Portions of the proposed buildings would be 7 stories and the HAVAC units would add additional height. I would describe that as the major catalyst with far too many additional issues to follow; some of which are added garbage, delivery trucks, moving trucks, traffic, parking spaces, congestion, pests, and noise. The development of a new "street" will cut between Michigan Avenue and Edwards Road, cutting the previous city block in half. The new plans will completely overshadow the square.

Our community is already overrun with traffic and the congestion would overwhelm the square and the community. There is no doubt that the proposed development would create more aggressive traffic for our neighborhood and all the others leading in and out of the square.

The redevelopment was presented as mostly a done deal but that zoning, the county and the city all still have to give approval/permits on some circumstances before the project can move forward. It was brought up at the meeting that the city manager, Sheryl Long, had worked with PLK and should therefore recuse herself from all issues related to this project. When the question was posed to PLK about tax abatements the presenters claimed they knew nothing about it, they painted a picture of a blighted Hyde Park Square with one large store front being referred to as "dead space." Please don't be fooled-Hyde Park Square is not blighted and the redevelopment should NOT receive a tax abatement. Property owners in the area are already suffering the effects of tax abatements given on million dollar homes while the rest of us just received substantial increases on our property taxes. Not everyone in Hyde Park is a millionaire nor lives in a million dollar home. I for one am being stretched to the limit-continuing to maintain my 100 year old home and paying the additional property taxes.

I implore all of you to listen to your constituents. PLK sees an opportunity to make money. I understand the project is moving forward. However, consider the aesthetics and the zoning and scale back to something that carries on the traditional quaintness of this area by adding maybe 70 units or so. I understand that communities evolve, but to destroy this square would be another example of excessive greed which tears apart the fabric of the community and our city. PLK is not concerned about the square or the neighborhood. They are close to their goal of achieving 9000 apartment homes (see their website for details). This redevelopment plan is not progress. This plan will be the destruction of Hyde Park Square as we know it.

--
Thank you,

Moira Morgan
(513) 515-7986-cell

Outlook

Fw: [External Email] Hyde Park Square Redevelopment

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 11/5/2024 8:37 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Allison Berning <groenean@gmail.com>
Sent: Monday, November 4, 2024 8:05 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Redevelopment

You don't often get email from groenean@gmail.com. Learn why this is important

External Email Communication

Dear Members of Cincinnati Planning Committees,

I write to you on behalf of our family who lives in Hyde Park regarding the new plans for Hyde Park Square. I was not aware of the redevelopment plans for Hyde Park Square until recently and didn't believe for a minute it was true. There is no way someone would destroy the charm and history that draws people to Hyde Park. There is no way a colossal structure would go directly across from Hyde Park School (where traffic is dreadful throughout the day) with another school, St. Mary School, just a block away.

My husband and I were drawn to Hyde Park because of its charm when we moved here 10 years ago, not because of a "mini-city" vibe that this plan is implementing. And what has kept us here is its rich history we get to be a part of, most particularly the history of the square. It evokes emotion looking back at pictures of when the horse and buggies would trail down the dirt roads around the square. Lots of things have changed since then, but one

thing has not. The structure and facade of the heart of the square. Going forward with this project is like erasing an important piece of history and taking all of the personality it has with it, the personality that had drawn us here.

I am not one to speak out on many issues, but this I feel strongly, and one would be ill-judged to move forward with it. Changes are good and so is progress, yet not at our community's expense. Please consider a more reasonable development. I will leave you with a picture of the beautiful facade of the square from 1901 that is to be demolished in the current plans.

Regards,
Allison Berning and Family



Outlook

FW: [External Email] Variance for Newly Proposed Project on Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 11/4/2024 9:44 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Jocelynne Jason <jocelynnej@gmail.com>
Sent: Sunday, November 3, 2024 4:13 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Variance for Newly Proposed Project on Hyde Park Square

[Some people who received this message don't often get email from jocelynnej@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

As a long time resident of Hyde Park, I have serious concerns regarding the newly proposed project on Hyde Park Square which includes a seven story hotel.

I have a number of concerns about proceeding with this project, not the least of which is what would be a massive increase in traffic in what is essentially a residential community and how the increased traffic will interfere with the safety of school children attending both Hyde Park Elementary and St. Mary School.

I object to the City of Cincinnati providing a variance permitting this project to move forward.

Sincerely,

Jocelynne Jason

2444 Madison Road

#1909
Cincinnati, Ohio 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 11/12/2024 7:57 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Sarah Gutfreund <sgutfreund6@gmail.com>
Sent: Monday, November 11, 2024 6:12 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

External Email Communication

I hope you listen to the residents of Hyde Park and surrounding areas. We keep telling you what we want, and we keep getting ignored.

While I am not totally opposed to the proposed development on Hyde Park Square, I am opposed to the magnitude. That propose apartment building is a monstrosity. It will completely overwhelm the Square and Edwards Road. If you can't limit the number of apartments, I sure hope you limit the height.

And do we really need another hotel in the area? The one on Madison near Rookwood just opened and is not busy. While the Square could use some sprucing up, a hotel of the height they are proposing is NOT what it needs.

If you do nothing else, please do not give height variances to the developer. And please require parking, regardless of the height. We are not here to put more money in the developers' pockets.

Hyde Park and Oakley residents protested the building of the Ila Apartments on Wasson Way, and were ignored. Then we protested the Connected Communities proposal and were ignored. Please listen to the taxpayers and the community when we tell you what we want. And this development is not what we want.

Thank you.

Sarah Gutfeund

p.s. It would also be nice if the residents who will be affected by such developments are informed way before it gets to this point. I'm so tired of being surprised by these huge developments that are basically approved by you guys before we even hear about them.

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 11/12/2024 2:31 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Nancy Strassel <nancy.strassel@gmail.com>
Sent: Tuesday, November 12, 2024 2:20 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from nancy.strassel@gmail.com. Learn why this is important
External Email Communication

Dear Planning Leaders,

Please add my voice to those in opposition of the proposed building heights of the proposed developments on Hyde Park Square. The 50" current maximum was put into place for a reason: to maintain the character of our beloved square, and the restriction should be honored. I am not opposed to all development, but the scale of the proposals is not in keeping with the character of our area. Small buildings, small shops, small restaurants, a variety of proprietors is what makes the square exciting and interesting and loved. Please do not allow our square to be ravaged by bigger and bigger (we already have enough of that) for the sole purpose of developer profits.

It is enough already that historic housing continues to be torn down and redeveloped at an alarming rate.. Not to mention the loss of our large tree canopy that is being lost more and more to storms, development and/or old age and not replaced.

As an aside, I would be in favor of an amendment that requires developers (and perhaps all property owners) to replace "legacy" trees that are taken down. Owners/developers could be required to plant another tree in its place (obviously a smaller specimen) that would reach similar stature over time or, if the lot configuration does not allow this, or if the homeowner chooses, to subsidize a tree to be planted on public lands. Other cities have such programs in place. None of this needs be a financial burden if the city partnered with an environmental organization to ease the hardship on homeowners and developers alike to get this done. We also need homeowner/developer education on the importance of planting 'legacy" trees. I am interested in working on and supporting all aspects of expanding the planting of legacy trees.

Again, please heed the neighbors' calls for reasonable height restrictions on Hyde Park Square. It is distressing that people make their opposition known to high rise development (such as the Wasson Way Tower project) in old residential areas and their voices are ignored.

Thank you.
Nancy Strassel
3000 Observatory Avenue

Cincinnati, OH 45208
513 503 8043
nancy.strassel@gmail.com

--

nancy.strassel@gmail.com

Outlook

FW: [External Email] Fwd: Proposed plan for Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 11/12/2024 12:03 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Tom Dager <tldjr69@gmail.com>
Sent: Tuesday, November 12, 2024 10:57 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Fwd: Proposed plan for Hyde Park Square

You don't often get email from tldjr69@gmail.com. Learn why this is important
External Email Communication

Hello, I am writing to you as a concerned homeowner in Hyde Park.

While I am supportive of growth and progress, I am opposed to the proposed exception to allow PLK Communities to go above the 50' height limit within the square.

The exception would allow a behemoth of a property, rivaling the very tall Hampton Inn in Rookwood. A building that large simply does not belong on Hyde Park Square. It will ruin the character of the neighborhood, bring in extreme density to an area that is not built to support that, and completely overshadow the square.

Thank you for your consideration.
Thomas Dager
2823 Erie Ave, Cincinnati

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 11/14/2024 7:49 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Alert@gmx.de <mbernstein@fuse.net>
Sent: Wednesday, November 13, 2024 4:57 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from mbernstein@fuse.net. Learn why this is important
External Email Communication

I just saw the development plans for Hyde Park Square. My question is, why do you want to destroy this neighborhood. People
come to this area for the charm and feel of a small town square. A hotel? Why? No one will stay in it. Building plans are ugly and
don't fit with the area. All you will do is keep people away; too much traffic, concrete, and shade. I don't live in Cincinnat, and boy
am I thankful for that. M. Bernstein, Silverton, OH

Outlook

FW: [External Email] Hyde Park Neighborhood and Council

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 11/14/2024 7:48 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Melissa Murphy <mlmurphy@fuse.net>
Sent: Wednesday, November 13, 2024 5:30 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Neighborhood and Council
Importance: High

You don't often get email from mlmurphy@fuse.net. Learn why this is important
External Email Communication

Please see the email below that I sent to council members and get absolutely NO RESPONSE. What a disappointment given I live on one of the streets that pays the most in property taxes in our city.

Melissa Lanier Murphy

From: Melissa Murphy [mailto:mlmurphy@fuse.net]
Sent: Wednesday, October 30, 2024 3:38 PM
To: 'Aftab, Mayor' <mayor.aftab@cincinnati-oh.gov>; 'jan-michele.kearney@cincinnati-oh.gov' <jan-michele.kearney@cincinnati-oh.gov>; 'anna.albi@cincinnati-oh.gov' <anna.albi@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>; 'evan.nolan@cincinnati-oh.gov' <evan.nolan@cincinnati-oh.gov>; 'meeka.owens@cincinnati-oh.gov' <meeka.owens@cincinnati-oh.gov>; 'seth.walsh@cincinnati-oh.gov' <seth.walsh@cincinnati-oh.gov>; 'citymanager@cincinnati-oh.gov' <citymanager@cincinnati-oh.gov>
Subject: Hyde Park Neighborhood and Council
Importance: High

I am writing to you all following the Hyde Park Neighborhood Council meeting I attended last night. As a lifelong resident of Hyde Park and the resident of one of the highest property tax revenue streets in the city, there are many concerning items that came from the meeting; the least of which is the development itself.

You all should be ashamed of yourselves that you don't listen to the neighborhood councils when they weigh in on zoning issues and other items that effect the area. The president presented the number of times the council has made recommendations to the city and the outcomes. You all don't listen to them and should be embarrassed by that.

In terms of the development, have at it **BUT** please follow the guidelines in the Overlay plan and zoning rules, don't ruin what is a very pleasing neighborhood attraction because you all want to please the developers and fill the city's emptying pockets with cash. Tax abatements for this project should also be considered or lack thereof I should say.

Sorry I have to cut this letter short but I'm waiting for the glass people to come to my house to repair two broken windows on my car from a break in last night. Thanks to the policies of the City we have a police force that can't police yet we live on a street that generates millions of dollars in property tax revenue…..and yes, we sent our kids to Sands Montessori, Clark Montessori and Walnut Hills.

Melissa Lanier Murphy
513-317-2249

Outlook

FW: [External Email] Concerns over the proposed development Hyde Park Square. Please reply after reading.

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 11/14/2024 7:48 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: montgomerywilliam@yahoo.com <montgomerywilliam@yahoo.com>
Sent: Thursday, November 14, 2024 7:46 AM
To: Albi, Anna <anna.albi@cincinnati-oh.gov>; vreggie.harris@cincinnati-oh.gov; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Concerns over the proposed development Hyde Park Square. Please reply after reading.

You don't often get email from montgomerywilliam@yahoo.com. Learn why this is important
External Email Communication

Attn: Cincinnati City Council & Planning Department
Council Member Anna Albi
Council Member Jeff Cramerding
Council Member Reggie Harris
Council Member Mark Jeffreys
Council Member Scotty Johnson
Council Member Evan Nolan
Council Member Meeka Owens
Council Member Seth Walsh
City Planning

Good day,

First, I would be grateful for a reply from each you to confirm your commitment to understand my concerns and take them into consideration when deciding the fate of Hyde Park Square.

As a 22-year resident of Hyde Park, I wish to express my deep concerns over the proposed development in Hyde Park Square that includes apartments and a hotel.

Please know that I am not opposed to development in general and believe that, if done properly and in keeping with the character of the neighborhood, can be a positive addition to the area.

However, the plans that the developer has proposed at Hyde Park Neighborhood Council meetings neither appears proper nor in keeping with the area's character.

My concerns are:

- Development height – proposed at 85', this is far taller than anything on the square proper and would be out of scope with the existing building heights.
- Development scale – the number of apartments and hotel rooms will absolutely increase traffic and density in a limited area.

    - Traffic - Both Erie and Observatory Avenues are backed up already during rush hour and school pick-up/drop off times. Edwards and Michigan cannot handle the expected level of in/out traffic either.
    - Density – The project imposes a net higher number of living spaces (rental and hotel) in a small area.
- Transience – part of Hyde Park's charm is that folks move in and stay. They raise families and build relationships. Apartments for rent, even for upper income renters, promotes a transient nature that degrades the concept of "community".
- Charm/character – many families, including mine, have chosen Hyde Park for the "intangibles" that often get lost in the financial calculations. This is a peaceful, elegant, charming part of Cincinnati. The extent of the proposed development will degrade that.
- Greed factor – listening to and reading the comments from many of my fellow residents reveals a feeling of helplessness in the face of a city government seemingly intent on filling the coffers at the expense of community preservation and allowing deep-pocketed developers to have their way. There is a feeling that Council and Planning have already "green-lighted" this development. Sadly, our city leaders have shown frequently that they have little care in preservation. Can you prove us wrong in this regard?

My family and I love Cincinnati, especially because of the blessing to live in such a wonderful community like Hyde Park.

You were voted in to office to represent the interests of the Citizens not those of well-funded developers. I recognize the challenges that Council must deal with daily. However, I merely request that you please listen to your constituents and not to the money.

With respect, I look forward to a reply from you and to your support to ensure that any development is done in keeping with the character of Hyde Park Square.

Sincerely,

William Montgomery
3435 Mooney Ave.
Cincinnati, OH 45208
Tel 513-207-7916
Email montgomerywilliam@yahoo.com

Outlook

FW: [External Email] Hyde Park Square future

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 11/18/2024 8:01 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Anne S <ASchwing@live.com>
Sent: Monday, November 18, 2024 8:01 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square future

You don't often get email from aschwing@live.com. Learn why this is important
External Email Communication

As a Hyde Park resident I ask you to follow existing codes for height of buildings being discussed. With traffic we do not need to add larger structures. It is a neighborhood, keep the hotels closer to the highway.

Outlook

FW: [External Email] RE: *Re-sending* Concerns over the proposed development Hyde Park Square. Please reply after reading.

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 11/25/2024 9:01 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: montgomerywilliam@yahoo.com <montgomerywilliam@yahoo.com>
Sent: Monday, November 25, 2024 8:58 AM
To: Albi, Anna <anna.albi@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Ricksecker, Gus <gus.ricksecker@cincinnati-oh.gov>
Subject: [External Email] RE: *Re-sending* Concerns over the proposed development Hyde Park Square. Please reply after reading.

External Email Communication

To Cincinnati City Council & Department of Planning,

Good morning. I am awaiting a response to my email of 11/14. Mr. Ricksecker responded that CM Evan Nolan has received this email and that he also attended the Community Council in person and heard the discussion. And, on his guidance, removing former CM Harris.

Otherwise, I have not received an acknowledgement from anyone else nor any guidance as to the status of the decision to develop Hyde Park Square.

Again, I will re-state my deep concern over the proposed plans and my suspicion that the “connected communities” initiative is in some way going to enable the massive increase in traffic and density that the developer is requesting.

Are you really going to allow this?
When is the traffic study going to happen?
Who can provide me and other citizens with the step-by-step process to decide whether this can be a reality or not?
When is the decision going to be made? Or is it a foregone conclusion and any communication from concerned citizens is just a waste of time?

I am hopeful that my email is received by someone who can provide some insight on this and, even better, shares my concern and that of others.

Wishing everyone a pleasant Thanksgiving holiday.

Respectfully,

William Montgomery
3435 Mooney Ave.
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park square development - concern

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 12/3/2024 3:10 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Chris Keith <chris_keith@hotmail.com>
Sent: Tuesday, December 3, 2024 10:11 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park square development - concern

You don't often get email from chris_keith@hotmail.com. Learn why this is important
External Email Communication

Cincinnati Department of Planning & Engagement:

I want to express my deep concern about the new development planned for Hyde Park Square.

While I am in favor of encouraging development and more housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue. That's longer than a football field – and 7 stories high!

This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). The CN-P zoning limits new construction to 50 feet and does not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and has asked for the existing CN-P zoning to remain in effect – a position with which I agree.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.

Net, I am not opposed to development – what I do oppose is the size/scale of the current proposal, as well as the ill-defined parking plan.

I would appreciate a reply that confirms that you will prioritize citizens' concerns over the desires of developers.

Thank you for your attention,

Christopher Keith
Hyde Park resident & taxpayer

Outlook

FW: [External Email] Save Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/4/2024 8:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Rob Magenheim <rob.magenheim@gmail.com>
Sent: Tuesday, December 3, 2024 3:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Save Hyde Park Square

You don't often get email from rob.magenheim@gmail.com. Learn why this is important
External Email Communication

Dear Cincinnati Planning,

I want to express my deep concern about the new development planned for Hyde Park Square. While I am in favor of encouraging development and more housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue. That's longer than a football field – and 7 stories high!
This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). The CN-P zoning limits new construction to 50 feet and does not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and has asked for the existing CN-P zoning to remain in effect – a position I agree with.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.

I would appreciate a reply that confirms that you will prioritize citizens' concerns over the desires of developers.

Thank you for your attention,

Robert Magenheim
2801 Erie Avenue
Cincinnati, OH 45208
513-403-9899

Outlook

FW: [External Email] Please respect Hyde Park Square's zoning restrictions

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/4/2024 1:14 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Lois Mentrup <loismentrup@gmail.com>
Sent: Wednesday, December 4, 2024 12:59 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Please respect Hyde Park Square's zoning restrictions

You don't often get email from loismentrup@gmail.com. Learn why this is important
External Email Communication

Dear City Planning Officials,

I am writing to ask you to PLEASE limit the scope of the development PLK Communities is proposing for Hyde Park Square.

When my husband and I moved to Cincinnati 23 years ago, we specifically chose to live near Hyde Park Square because of its charm. Today, PLK Communities is aiming to place a building that's the length of a 7-story football field in the middle of the Hyde Park Square Business District. This will not only ruin the aesthetics of Hyde Park Square, it will also reduce the livability of Hyde Park in general.

Don't get me wrong. I'm in favor of development and new housing plans that will update the square. But I DO NOT SUPPORT the current development proposal put forth by PLK Communities because it does not adhere to building height restrictions that were designed to protect Hyde Park Square's unique character.

As I understand it, the zoning code limits building height to 50 feet, but the current development proposal from PLK Communities includes plans for a 400-foot-long apartment building that is approximately 85 feet high.

This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). CN-P zoning restrictions limit new construction to 50 feet and do not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and has asked for the existing CN-P zoning to remain in effect – a position I agree with.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.

I would appreciate a reply that confirms that you will prioritize citizens' concerns over the desires of developers.

Thank you for your attention,

Lois Mentrup
A Concerned Hyde Park Resident

Outlook

[External Email] PLK Communities Development Program Statement, Hyde Park Square Mixed-Use Development, November 5, 2024

From Couper Gardiner <gardiner.gcg@gmail.com>
Date Fri 12/6/2024 10:02 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from gardiner.gcg@gmail.com. Learn why this is important

External Email Communication

Dear Andrew:

Thanks for updating Hyde Park on this. Since PLK's planned-development recent submission hasn't adequately informed the City, I appreciate your department's sending it back before taking any next steps. Their parallel pattern of partial responses to Hyde Park's basic zoning-code questions creates only an illusion of compliance, and I appreciate the City's insistence on receiving complete information.

What the developer has shared to date is troubling. Not only has this developer's disregard for neighbor objections on prior work in Hyde Park led to distrust of all commitments now. Also in Hyde Park Square, a nearby parcel developer's unrealistic commitment at this concept stage to required on-site parking resulted in construction of too many residential units.

A few big notes so far: The concept proposal violates the consistency among the Square's existing structures. The complex's bulk cuts through the entire block, and its height more than doubles the average height of the rest of the block. This exaggerated intensity of use promises to require public facilities beyond the project boundaries, for example added capacity on Edwards Road and Michigan Avenue to safely manage three times as many vehicles coming and going from the site. A feasibility and management plan would help, for example to address impact of excavation for three levels of underground construction, reducing public-street use, and risks to abutting building foundations and the public sewer below.

Best,

Couper Gardiner
3547 Mooney Avenue
Cincinnati OH 45208
513/310-3098

Outlook

FW: [External Email] Zoning

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Sat 12/7/2024 9:27 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Danielle Drakulich <drakuldn@gmail.com>
Sent: Saturday, December 7, 2024 9:09 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Zoning

Some people who received this message don't often get email from drakuldn@gmail.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

External Email Communication

To whom it may concern,
It is unapologetically absurd to build and disregard zoning in Hyde Park Square.

The simplicity and history of the Square is what attracts people to continue to shop and eat there. With how much can be purchased online or at big stores, small merchants like the Wine Shop, Coffee shop, boutiques, etc stay alive because of regulars and their connection with the square. It's not about adding more visitors it's about keeping our community alive together.

I worked for years at Teller's of Hyde Park and even when times were tough our regulars came. Not always for the food & parking was hell back then- they came for the environment and the community that was the Square. So many diverse people brought together by the simplicity and comfort of being surrounded by people who loved this one area. Cherished for what it is.

This is a complete disaster and disgrace to the beautiful and quaint square.

Thank you,

Danielle

Outlook

FW: [External Email] Hyde park square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Sat 12/7/2024 9:27 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Jessica Kirkpatrick <jesskirkpat@yahoo.com>
Sent: Saturday, December 7, 2024 7:53 AM
To: #COUNCIL <citycouncil@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Scott - Hubby Bihl <scottbihl@gmail.com>
Subject: [External Email] Hyde park square

You don't often get email from jesskirkpat@yahoo.com. Learn why this is important
External Email Communication

Hello,

Im a resident of Hyde Park and I dont want to see a football stadium sized development built on the square. Btw the connected communities and this, it is decimating out square and is starting to no longer feel like Hyde Park. I live on mooney and observatory, and the traffic has worsened. Plus, the school and churches would all suffer too. Please do not allow the zoning changes. This would be detrimental through out the city and setting this precedent would be very bad.

Thanks,
Jessica

Jessica Kirkpatrick
jesskirkpat@yahoo.com
859-816-0227

Outlook

Fw: [External Email] Save Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/11/2024 1:23 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Houston, Patricia (houstop) <houstop@UCMAIL.UC.EDU>
Sent: Sunday, December 8, 2024 1:05 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Save Hyde Park Square

You don't often get email from houstop@ucmail.uc.edu. Learn why this is important

External Email Communication

Cincinnati Planning:

The current proposal to build an apartment and hotel building on Hyde Park Square completely disregards current zoning restrictions. It's just too big and will destroy our neighborhood with this development.

Please do all you can to not allow this developer's proposal to go through. This developer's proposal will ruin Hyde Park Square and our neighborhood.

Save Hyde Park Square!

Best,
Patricia Houston
Resident of Hyde Park

Outlook

FW: [External Email] Hyde Park Square Decisions

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/13/2024 4:19 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: mag gajus <undercoverovercoat@hotmail.com>
Sent: Friday, December 13, 2024 3:34 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Decisions

Some people who received this message don't often get email from undercoverovercoat@hotmail.com. Learn why this is important
External Email Communication

Dear City of Cincinnati Decisionmaker,

Our home of 35 years has been on Mooney Avenue, 2 blocks up from Hyde Park Square, so our family has experienced many changes over the years. To be clear, we are not opposed to development on The Square as long as it meets the current zoning regulations which the city has established and is architecturally in-keeping with the existing buildings. Residents of Hyde Park located their homes and pay higher taxes willingly to live in a beautiful, vibrant, safe, walking neighborhood in The City. We know that developers want to take advantage of Hyde Park to the maximum extent because they can charge higher prices here. The more densely they populate, the more profit they generate for themselves. Yet, they threaten, the very environment that they are taking advantage of in the long run.

Over the past few years, city officials have not kept their part of the bargain and have disregarded zoning regulations. Meetings are held with residents and the Hyde Park Neighborhood Council, but continually our wishes have been ignored. Instead, the developers' plans continue to push/exceed limits regarding zoning. There is always a meeting or two, so it can be said developers & city officials have "listened" to citizen concerns. That seems a ploy as plans are pushed right through City Council with no consideration of the input to the major points. Buildings are constructed that exceed height limitations and structures are squeezed into to every square inch of property lines, with no green space and disregarding impact on their "neighbors" property. There has been no regard for small business concerns during construction. As a reward, these developers offer housing at pinnacle pricing and receive tax abatements. Residents and small business owners rightfully feel betrayed.

Show us you listen.

- Zoning limits should be enforced as currently stated to 50 feet and should be enforced. "Stepping back" stories, "wedding cake style" from the park is not acceptable. That idea covers only one perspective; what is one person's back door is another's front door.

- Address the traffic concerns. Traffic issues have not been successfully addressed at Madison & Edwards since the construction of Rookwood. What planning would be in place to ensure traffic would be addressed during the stated 2-year construction period and going forward? Observatory Ave and Edwards Road feed this congested area and Hyde Park School needs to be considered. Michigan Ave. is a very narrow street and the proposed apartment building will cause even more interruption than the recent apartment that was completed using the Public Library lot for staging.

- Get realistic regarding timing. The developer said this project would take 2 years in a meeting held with Hyde Park Neighborhood Council. This includes building a 3-story underground garage. To think that the proposed project, in its entirety, could be completed simultaneously and completed in this time frame seems naive in light of the past, less extensive construction in the neighborhood and totally in disregard of the current residents and businesses.

Thank you for your attention and making future informed decisions based on service to the community.

Margaret Gajus
Tom Hayes
3519 Mooney Ave. 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Sun 12/15/2024 5:13 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Emma Barnaclo <ebarnaclo@gmail.com>
Sent: Saturday, December 14, 2024 7:46 PM
To: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from ebarnaclo@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in

place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Emma Barnaclo Shoemaker

Outlook

Fw: [External Email] Hyde Park Square - Please don't allow 7-story buildings or a hotel ruin our Square!

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/16/2024 9:58 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: blfregolle@gmail.com <blfregolle@gmail.com>
Sent: Sunday, December 15, 2024 6:20 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc: savehpsquare@gmail.com <savehpsquare@gmail.com>; blfregolle@gmail.com <blfregolle@gmail.com>
Subject: [External Email] Hyde Park Square - Please don't allow 7-story buildings or a hotel ruin our Square!

Some people who received this message don't often get email from blfregolle@gmail.com. Learn why this is important

External Email Communication

Madams and Sirs,

As 15-year residents of Hyde Park, my wife and I ask that you NOT allow developers any variances or change any current zoning restrictions that would allow them to build a 7-story building (s) on our beloved square or put a hotel on our square.

We don’t want the congestion, we don’t want to turn our quaint square into a high(er)-priced shopping mall, we don’t want our current retailers to get priced out of their businesses, we don’t want a hotel in our neighborhood and all that that brings (traffic, noise, etc.), and we don’t want to take away Cincinnati’s last, historic square ecosystem and replace it with more chrome and bland architecture.

When we moved back from an international assignment with P&G in 2009, the ONLY place we wanted to live in Cincinnati was Hyde Park – because of the square. Folks in Hyde Park feel the same way about our gem. Replacing it with an Edwards Road-to-Michigan Avenue apartment building would ruin our small-town feeling. That wouldn’t be progress.

Please don’t allow this to happen; don’t allow any variances to our height restrictions and please don’t allow a hotel in our neighborhood.

Thank you, in advance, for protecting our home.

Bob Fregolle, Jr.
Retired Chief Sales Officer
The Procter & Gamble Company
Co-owner & Operating Partner
The Daytona Tortugas Professional Baseball Team
Single-A Affiliate of the Cincinnati Reds

Outlook

FW: [External Email] Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Sun 12/15/2024 5:11 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Blake Gustafson <blakegusta@gmail.com>
Sent: Sunday, December 15, 2024 2:12 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square

[You don't often get email from blakegusta@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Department of Planning and Engagement,

I want to express my deep concern about the new development planned for Hyde Park Square.

While I am in favor of development on the square and think a boutique hotel would be great, I am concerned about the proposed height of the building . Feel we should adhere to the zoning regulations and not allow a variance for this.

I am also strongly apposed to the addition of a 7 story apartment complex of approximately 150 units which could bring in 300 more people and cars. Where are all these cars going to park? If you have been to Hyde Park Square lately you would notice how crowded it has become especially when school lets out. Please go with the Hyde Park Neighborhood Councils recommendations and keep the existing CN-P zoning in effect.

These current plans would favor one developer while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.
I would appreciate if you would reply that you will prioritize my concern over the desires of developers.

Thanks you for your attention,

Blake Gustafson

Sent from my iPad

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Sun 12/15/2024 5:12 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Cindy Beckmeyer <beckmeca@icloud.com>
Sent: Sunday, December 15, 2024 12:43 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from beckmeca@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Cincinnati Council members,
Drive down Observatory Ave or Edwards at rush hour… it's already too congested!!

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. Please do NOT change the current zoning regulations on height.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Cindy Beckmeyer

Outlook

FW: [External Email] Support for Hyde Park Square Development: An Opportunity for Appropriate Growth

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/16/2024 12:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Anthony Isaacs <isaacs.anthony@gmail.com>
Sent: Monday, December 16, 2024 11:46 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Support for Hyde Park Square Development: An Opportunity for Appropriate Growth

External Email Communication

Dear City of Cincinnati Officials,

I am writing to express my support for the proposed development in Hyde Park Square, as I believe it presents an opportunity to enhance one of Cincinnati's most iconic neighborhoods while addressing pressing community needs.

While concerns about height and zoning compliance have been raised, it is important to weigh these concerns against the benefits this development could bring, particularly in terms of housing, economic vitality, and sustainability.

Key Benefits of the Proposed Development:

1. **Addressing Housing Demand**:
    - Hyde Park Square is a desirable area with limited housing options. The new development would offer modern apartments, increasing the housing supply and providing options for young professionals, empty nesters, and others who want to live in a walkable, vibrant neighborhood.
2. **Supporting Local Businesses**:
    - The inclusion of mixed-use spaces, including retail, would generate increased foot traffic and revenue for local businesses in the area. A thriving business district

strengthens the community and ensures Hyde Park Square remains a lively destination.

3. **Sustainable Growth**:
    - Concentrating housing and amenities in a walkable area aligns with Cincinnati's goals for sustainable urban development. This project would stimulate further opportunities to reduce car dependence through increased access to pedestrian-friendly spaces, transit options, and bike-friendly infrastructure.
4. **Thoughtful Planning**:
    - The developer's proposed design balances density with aesthetic considerations, integrating modern architecture without compromising the charm of Hyde Park Square. Similar developments in other historic areas across the country have successfully enhanced neighborhood character by introducing tasteful, context-sensitive designs.

Addressing Concerns:

- **Height and Use**: While the proposed height exceeds current restrictions, it is appropriate to allow reasonable variances when the proposed height is similar to existing nearby structures and allows for better land use. The developer has included step backs on the upper floors where they have the square, and has stated their intention to thoughtfully choose materials and finishes that fit the charm of the Square.
- **Parking**: We should let each project determine the appropriate parking for its needs. The developers will be operating these properties, and they will want them to be successful. They will include enough parking.
- **Community Input**: Collaboration with residents, the Hyde Park Neighborhood Council, and the developers can refine the look and feel of the project to address concerns while retaining its positive impact.

This development represents a chance to thoughtfully evolve Hyde Park Square into an even more vibrant part of the neighborhood. Change is often met with resistance, but when guided responsibly, it can honor the past while creating a stronger future for all.

I encourage the City to support this proposal and work with stakeholders to ensure it meets community needs without sacrificing its many benefits.

Thank you for your consideration.

Sincerely,
Anthony Isaacs

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: bpoolgirl6@gmail.com <bpoolgirl6@gmail.com>
Sent: Monday, December 16, 2024 9:03 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from bpoolgirl6@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

There's no use having a cool square to hang out in if all the actual shops and restaurants are taken over by ugly buildings that ruin the aesthetic and historical value of the place. Maybe spend the money restoring and preserving the rest of the original structures.

Also screw whoever put up those horrifically ugly condos by the bike path. That could've been something awesome but now it's cheaply made wasted space no one can afford to live in. Don't do that to the rest of the neighborhood please.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Received by
DCPE 12/16/2024

To: City Planning and Engagement Department
Two Centennial Plaza
805 Central Avenue, 7th Floor
Cincinnati, Ohio 45202

Dear City Planning Department and Members of the Planning Commission,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration,

Carolyn H Bloomfield
A Concerned City Resident

My Address: 2807 Erie Ave #401, Cinti, OH 45208
My Email: chbein@icloud.com

Outlook

FW: [External Email] Hyde Park Square Proposed Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/16/2024 6:17 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Craig Gustafson <craiggustafson01@gmail.com>
Sent: Monday, December 16, 2024 5:31 PM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; jeff.crammerding@cincinnati-oh.gov; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Proposed Development

Some people who received this message don't often get email from craiggustafson01@gmail.com. Learn why this is important
External Email Communication

Ladies and Gentlemen,

I would like to express my concern about the proposed new development for Hyde Park Square being spearheaded by PLK Communities and partners.

First, I am in favor of appropriate new development for the square as many residents are, but I am very concerned about the height of the building(s) being proposed as they do not adhere to current zoning regulations. Allowing this variance would drastically change the makeup and appearance of the square in a negative way and open the doors for other future developments to do the same. I agree with the Hyde Park Neighborhood Council's recommendation to keep the existing CN-P zoning regulation in effect.

Second, I am strongly opposed to the addition of the 7 story, 164-192 unit apartment complex which is a large part of the proposal. The square cannot support the addition of 300+ rental residents, automobiles, parking and the infrastructure necessary to handle a project of this size and I feel allowing this to move forward would be a big mistake with long term repercussions.

The current plans would also favor one developer and would negatively impact the unique character and quality of Hyde Park, one of Cincinnati's most vibrant communities and also one of the city's largest tax bases. Please consider my position as you evaluate the merits of the proposal.

Best regards,

Craig Gustafson

Craig Gustafson
513.702.4004

Outlook

FW: [External Email] Hyde Park Square Development

From CityManagerEmail <CityManager@cincinnati-oh.gov>
Date Mon 12/16/2024 9:59 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Cincinnati City Planning <planning@cincinnati-oh.gov>

Fyi

From: donna.mcmullin1@yahoo.com <donna.mcmullin1@yahoo.com>
Sent: Monday, December 16, 2024 7:45 AM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc: CityManagerEmail <citymanager@cincinnati-oh.gov>; jan-michele-kearney@cincinnati-oh.gov; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; evan.nolan@cincinnat-oh.gov; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from donna.mcmullin1@yahoo.com. Learn why this is important
External Email Communication

Dear Mayor and City Council Members,

I have been a homeowner in Hyde Park on Peasenhall Lane for over 16 years and I want to express my deep concern about the new development planned for the Square.

While I am in favor of encouraging development and more reasonably-sized housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character, which I love.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue.

That's longer than a football field – and 7 stories high!

This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). The CN-P zoning limits new construction to 50 feet and does not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and has asked for the existing CN-P zoning to remain in effect – a position I 100% agree with.

In addition, traffic in and around Hyde Park Square is already often congested, especially in the areas of Observatory and Edwards. Adding in this many new housing units would only exacerbate the issue.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities and one of the reasons we moved to this area. When decisions are made based on financial gain instead of doing what's right for a community, everyone loses.

Thank you for your consideration, it is appreciated,
Donna

Donna McMullin (she / her / hers)
McMullin Marketing Consulting, LLC
9 Peasenhall Lane
Cincinnati, OH 45208
(m) 513-720-9331

Outlook

FW: [External Email] Concern over the Hyde Park Square development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/16/2024 1:47 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Emily Stowe <emilystowe29@gmail.com>
Sent: Monday, December 16, 2024 1:03 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Concern over the Hyde Park Square development

Some people who received this message don't often get email from emilystowe29@gmail.com. Learn why this is important
External Email Communication

Hi There,

I am writing today to share my concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I am a Mt. Lookout resident and live walking distance to the Square and frequent the restaurants and market there often, as well as use the playground at Hyde Park elementary. The current plan is very concerning for a number of reasons.

At 85-feet-high, the construction of a development this size will not just diminish the charm of the Square, but it will certainly worsen the area's existing traffic congestion and parking issues as well as make pedestrian safety even more of an issue, especially near Hyde Park Elementary.

I have lived in the neighborhood for over 10 years, and used to live just three blocks from the Square and witnessed, as well as experienced myself, countless pedestrian safety issues. I can't even count the number of times I was almost hit in a crosswalk, with a stroller, while having the walk sign at the Edwards and Observatory intersection. Most cars also don't stop for pedestrians in the Hyde Park Square cross walks either and speed through the area. Adding a massive apartment building and a hotel is sure to make these issues much worse.

In addition to the pedestrian safety issues, this development will exacerbate parking issues and certainly will add to the overtaxed infrastructure in the area.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration,
Emily Stowe

12/10/24

Received by DCPE
12/16/2024

To: City Planning and Engagement Department
Two Centennial Plaza
805 Central Avenue, 7th Floor
Cincinnati, Ohio 45202

Dear City Planning Department and Members of the Planning Commission,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square
- AND Block sunlight for much of the day

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration,

Marjorie E Compton

A Concerned City Resident

My Address: 2801 Erie Ave #102, 45208
My Email: marjorie.e.compton@gmail.com

I moved to Hyde Park 15 years ago exactly because of its charm. This development will destroy that!

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Malinda Uetrecht <muetrecht@gmail.com>
Sent: Monday, December 16, 2024 5:10 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from muetrecht@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident ,

Malinda Uetrecht

Outlook

FW: [External Email] Please save Hyde Park Square!

From CityManagerEmail <CityManager@cincinnati-oh.gov>
Date Fri 12/13/2024 9:28 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Fyi

From: montgomerywilliam@yahoo.com <montgomerywilliam@yahoo.com>
Sent: Friday, December 13, 2024 8:48 AM
To: Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Please save Hyde Park Square!

You don't often get email from montgomerywilliam@yahoo.com. Learn why this is important
External Email Communication

To the Honorable Members of Cincinnati City Council, Office of the Mayor, and Office of the City Manager:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
William Montgomery, a concerned city resident

This email was submitted on December 13, 2024 to the following:

CITY COUNCIL
Vice Mayor, Jan-Michele Lemon Kearney, jan-michele.kearney@cincinnati-oh.gov, 513-352-5205
President Pro Tem, Victoria Parks, victoria.parks@cincinnati-oh.gov, 513-352-5210
Anna Albi, anna.albi@cincinnati-oh.gov, 513-352-5280
Jeff Cramerding, jeff.cramerding@cincinnati-oh.gov, 513-352-3640
Mark Jeffreys, mark.jeffreys@cincinnati-oh.gov, 513-352-3464
Scotty Johnson, scotty.johnson@cincinnati-oh.gov, 513-352-4610
Evan Nolan, evan.nolan@cincinnati-oh.gov, 513-352-5243
Meeka Owens, meeka.owens@cincinnati-oh.gov, 513-352-3466
Seth Walsh, seth.walsh@cincinnati-oh.gov, 513-352-5232

MAYOR, Aftab Pureval, mayor.aftab@cincinnati-oh.gov, 513-352-3250
CITY MANAGER, Sheryl Long, citymanager@cincinnati-oh.gov, 513-352-3243

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:40 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Looks like they're all the same - but wanted to make sure you had everyone's different email. Let me know if there's a more efficient way to just put this in a folder instead of sending them and inundating your inbox.

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Beth Sence <btsencefamily@gmail.com>
Sent: Tuesday, December 17, 2024 4:11 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from btsencefamily@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Keep in mind that they are currently asking the City of Norwood for "user fee" on any of the goods/services from Factory 52. Is that their post development plan for Hyde Park also?

Thank you for your attention,

Beth Sence
3533 Deepwoods Ln
Cincinnati, Oh 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:39 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Brittany Walker <walkerbritt87@gmail.com>
Sent: Tuesday, December 17, 2024 9:15 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from walkerbritt87@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Brittany Walker
A concerned city resident
2836 Victoria Avenue

Outlook

FW: [External Email] Re: Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 12/17/2024 12:32 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: donna.mcmullin1@yahoo.com <donna.mcmullin1@yahoo.com>
Sent: Tuesday, December 17, 2024 9:02 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Re: Hyde Park Square Development

You don't often get email from donna.mcmullin1@yahoo.com. Learn why this is important
External Email Communication

Dear Planning Committee,

I have been a homeowner in Hyde Park on Peasenhall Lane for over 16 years and I want to express my deep concern about the new development planned for the Square.

While I am in favor of encouraging development and more reasonably-sized housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character, which I love.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue.

That's longer than a football field – and 7 stories high!

This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). The CN-P zoning limits new construction to 50 feet and does not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and has asked for the existing CN-P zoning to remain in effect – a position I 100% agree with.

In addition, traffic in and around Hyde Park Square is already often congested, especially in the areas of Observatory and Edwards. Adding in this many new housing units would only exacerbate the issue.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities and one of the reasons we moved to this area. When decisions are made based on financial gain instead of doing what's right for a community, everyone loses.

Thank you for your consideration, it is appreciated,
Donna

Donna McMullin (she / her / hers)
McMullin Marketing Consulting, LLC
9 Peasenhall Lane
Cincinnati, OH 45208
(m) 513-720-9331

On Monday, December 16, 2024 at 07:45:28 AM EST, donna.mcmullin1@yahoo.com <donna.mcmullin1@yahoo.com> wrote:

Dear Mayor and City Council Members,

I have been a homeowner in Hyde Park on Peasenhall Lane for over 16 years and I want to express my deep concern about the new development planned for the Square.

While I am in favor of encouraging development and more reasonably-sized housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character, which I love.

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In addition, traffic in and around Hyde Park Square is already often congested, especially in the areas of Observatory and Edwards. Adding in this many new housing units would only exacerbate the issue.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities and one of the reasons we moved to this area. When decisions are made based on financial gain instead of doing what's right for a community, everyone loses.

Thank you for your consideration, it is appreciated,

Donna

Donna McMullin (she / her / hers)
McMullin Marketing Consulting, LLC
9 Peasenhall Lane
Cincinnati, OH 45208
(m) 513-720-9331

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Kim <kim@rottinghausgallery.com>
Sent: Tuesday, December 17, 2024 2:57 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kim@rottinghausgallery.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 12/17/2024 8:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Larz Palmer <zpalmerl@live.com>
Sent: Monday, December 16, 2024 9:20 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from zpalmerl@live.com. Learn why this is important
External Email Communication

To All Those It May Concern,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO DANG ENORMOUS.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses

What could be worse than destroying the history and adding to the already overloaded neighborhood?
For whom does Hyde Park exist? Is it for private developers to despoil or for the local citizens to inhabite?

Thank you, but no thank you to this monstrous development.

- Larz Palmer

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 12/17/2024 12:32 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Polly W Whittaker <pollywhittaker@hotmail.com>
Sent: Tuesday, December 17, 2024 9:04 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from pollywhittaker@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit

their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. What the hell are you guys doing ruining our city with this and other ugly inappropriate development!!?!

Thank you for your attention,

A concerned city resident,
Polly Whittaker

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:39 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Tierney Rasmussen <tierneybregeen@comcast.net>
Sent: Tuesday, December 17, 2024 11:33 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from tierneybregeen@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

FW: [External Email] PLK development in Hyde Park

From CityManagerEmail <CityManager@cincinnati-oh.gov>
Date Tue 12/17/2024 8:25 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Cincinnati City Planning <planning@cincinnati-oh.gov>

Fyi

-----Original Message-----
From: Tom Schroeder <tmschroeder@ymail.com>
Sent: Monday, December 16, 2024 5:44 PM
To: CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] PLK development in Hyde Park

External Email Communication

Ms. Long,

I have been following the PLK development that has been proposed for the center of Hyde Park. I am an architect and have been part of these kind of developments in my career. I am also a resident of nearby Mt. Lookout, so I have an interest in this and other similar developments locally.

I think the City has done an outstanding job in their efforts to densify downtown Cincinnati, bringing more residents and businesses to that area. The downtown area can handle the added densification due to it's wider streets, available public transit and parking. However, a narrow street grid residential area such as Hyde Park CANNOT handle the densification of the magnitude that PLK is proposing.

Just try to drive from downtown to the Hyde Park/Mt. Lookout area when traffic has been impacted by bridge repairs, when there is a popular concert at Riverbend, when there is an accident on Columbia Parkway or even on a busy weekend day. The neighborhoods and vehicular conduits can't handle the added traffic. New developments on Madison Road and other minor retail districts in the area are already stressing the traffic conditions now.

The quality of life that many neighborhoods in Cincinnati enjoy will disappear. We don't need every neighborhood to be like Mt. Adams on a Friday night. Please do not approve this development proposal, or at the very least, greatly minimize the scope of this development.

Thank you for your consideration of my thoughts.

Thomas Schroeder RA

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 3:16 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Ann Corrado <anniesherlock@yahoo.com>
Sent: Wednesday, December 18, 2024 2:03 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from anniesherlock@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

You can’t see the forest from the trees on this project and it solves none of your pressing problems.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area’s existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in

place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Caitlin Falk <caitlinjfalk@gmail.com>
Sent: Wednesday, December 18, 2024 7:08 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from caitlinjfalk@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Caitlin Falk + David Falk
3756 Broadview Drive
Cincinnati, Ohio 45208

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:51 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Dana H <inohdana@gmail.com>
Sent: Wednesday, December 18, 2024 9:32 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from inohdana@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Dana Hogan
1288 Michigan Avenue
Cincinnati Ohio 45208
523-259-9223
Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:51 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Joyce Chan <joycechan59@gmail.com>
Sent: Wednesday, December 18, 2024 1:56 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from joycechan59@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Joyce Grabell
A concerned city resident

Outlook

FW: [External Email] Concern over Hyde Park Square Proposed Development Plan

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:54 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Janet Simpkinson <janetsimpkinson@gmail.com>
Sent: Wednesday, December 18, 2024 4:42 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Concern over Hyde Park Square Proposed Development Plan

Some people who received this message don't often get email from janetsimpkinson@gmail.com. Learn why this is important
External Email Communication

While I am in favor of updating Hyde Park Square including adding more housing and retail. I am opposed to the plan that has been put forth by PLK Communities. This plan includes an 85 foot tall apartment building and an 85 foot tall hotel that are not in scale with the rest of the buildings on the square and that do not meet current zoning restrictions. They are simply too tall.

These buildings would:
a) Reduce the visual charm of Hyde Park Square because of their overwhelming size
b) Impede the traffic flow on Edwards Road and on Michigan Avenue between Observatory and Erie avenues
c} Complicate pedestrian and vehicle traffic relating to Hyde Park School
d) Add more destruction to small businesses along Edwards Road
e) Encourage more disrespect for current zoning laws

The Hyde Park Neighborhood Council opposes the planned development in its current form and is asking that the current CN-P and UDODk#4 regulations remain in place. I support them in this.

Please do not change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet.

Thank you.
Janet Simpkinson
1284 Michigan Avenue
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:54 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Kara Farnham <farnham.kara@gmail.com>
Sent: Wednesday, December 18, 2024 4:20 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from farnham.kara@gmail.com. Learn why this is important
External Email Communication

City Planning, City Council and Mayor Pureval,

I am writing to expressing my grave concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO LARGE.

At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm. The scale of this project is completely inappropriate for Hyde Park Square.

● Worsen the area's existing traffic congestion and parking issues. Our driveway on Michigan Ave is regularly blocked by disrespectful residents and shoppers in the square and has been exponentially worse over the last year or so with construction workers on both ends of the street. Our infrastructure CANNOT support a development of this size.

● Make pedestrian safety even more of an issue, especially near Hyde Park School. This is of high importance to me as my young children and I have already come dangerously close to being hit while walking to and from our school, once as recently as last month that resulted in anxiety from my 8 year old daughter as a result of almost being hit.

● Hurt existing small businesses already stressed by recent construction in the area. Access to shops on Michigan and Edwards has been severely limited by building and city infrastructure construction over the last year. It is my believe that most of them will not survive this project if it moves forward as planned.

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square. Developers are not being held accountable to build within the confines of our zoning limits. This is wildly evident with the Ila building at 3660 Michigan Ave which was zoned as mixed use but built as 100% residential. City zoning regulations have seemingly lost any value or credibility as developers have no problem getting support to circumvent them.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,

Kara Farnham
3542 Michigan Avenue
Cincinnati, OH 45208

Farnham.Kara@gmail.com

**Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:54 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Katherine Grethel <kdigian20@gmail.com>
Sent: Wednesday, December 18, 2024 4:48 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from kdigian20@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention, A concerned city resident

Katherine Grethel
Kdigian20@gmail.com

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 3:17 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kaki Scheer <kakischeer@icloud.com>
Sent: Wednesday, December 18, 2024 2:39 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kakischeer@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear City Officials,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident, Kaki Scheer
1268 Michigan Ave
Cincinnati, OH 45208

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:51 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Karen Schmitt <kjwschmitt@gmail.com>
Sent: Wednesday, December 18, 2024 4:43 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kjwschmitt@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Karen W. Schmitt
A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:39 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Kelly Scovanner <kelly.scovanner@gmail.com>
Sent: Wednesday, December 18, 2024 6:11 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from kelly.scovanner@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

A concerned city resident

Kelly Scovanner
1055 Catawba Valley Dr
513-884-6616

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 3:17 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Karl Scheer <kscheer@gmail.com>
Sent: Wednesday, December 18, 2024 3:11 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from kscheer@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Karl Scheer, a concerned lifelong Hyde Park resident and homeowner

--
1268 Michigan Avenue | Cincinnati, OH 45208 | kscheer@gmail.com | Cell: (513) 448-7323 | Home: (513) 321-3188

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 3:17 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Meg Cooper <megcooper29@gmail.com>
Sent: Wednesday, December 18, 2024 2:23 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from megcooper29@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in

place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I agree that Hyde Park would benefit from additional development, but not something that would ruin the feel of our neighborhood and cause additional congestion and traffic issues for both cars and pedestrians.

Thank you for your attention,

A concerned city resident

Meg Cooper
2980 Observatory Ave
Cincinnati, OH 45208
513-515-4045

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Meg Grulee <mgrulee@me.com>
Sent: Wednesday, December 18, 2024 9:09 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mgrulee@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and is too tall.

At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Meg Grulee
A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development Concerns

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: m a komanecky <makomanecky@gmail.com>
Sent: Wednesday, December 18, 2024 9:24 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: m a komanecky <makomanecky@gmail.com>
Subject: [External Email] Hyde Park Square Development Concerns

You don't often get email from makomanecky@gmail.com. Learn why this is important
External Email Communication

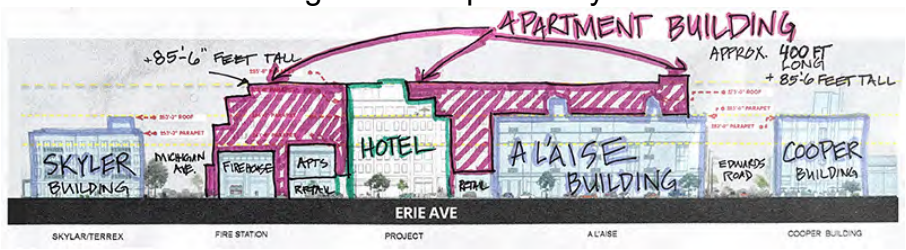
Members of the City Department of Planning and Engagement:

I write to you to express my deep concern about the new development planned for Hyde Park Square.

While I am certainly in favor of encouraging development and more parking in the Square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character. Truthfully, the Square is one of the reasons I chose to live in Hyde Park when I was transferred here by Procter & Gamble in 2000. It is also why I want to remain in Hyde Park even after my retirement from P&G after 34 years.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue. This is too massive and dense for the area. I am not sure that the infrastructure in the area could even support such a large development.

It would be longer than a football field – and 7 stories high! These structures would tower over all of the other buildings in the Square as you can see from the rough illustration below:



This development completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). Of note, CN-P zoning restrictions limit new construction to 50 feet and do not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position with which I agree.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities. The increased density and traffic will exacerbate the current parking situation. Additionally, as I noted above, I am concerned that the infrastructure in the area is not sufficient to support such a massive development.

I would appreciate a reply that confirms that you will prioritize citizens' concerns - and my concerns - over the desires of developers. I hope that you can clearly see that the proposed massive development area will have a tremendous negative impact on a jewel in the City of Cincinnati.

Thank you for your attention,

Mark A. Komanecky, a concerned city resident
+1.513.886.2760

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Megan Rivet <meganbaker83@gmail.com>
Sent: Wednesday, December 18, 2024 8:16 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from meganbaker83@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Note: I sent an email over a month ago to several city officials and received ZERO response or acknowledgement. I'm a public employee and ignoring emails from constituents is not an option.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Mary Vertuca <vertuca@icloud.com>
Sent: Wednesday, December 18, 2024 10:33 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from vertuca@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I will add to these points another fact, that for over a year the corner of Michigan and Observatory has endured the construction of a townhouse site that was allowed by the the planning commission even though neighbors and the HPNC petitioned against the variances requested by the developer. It has been very disruptive to the neighborhood. Please do not disregard the wishes of the neighborhood. We need to retain the scale and character so much a part of HP Square.

Thank you for your attention,

A concerned city resident, of 46 years, Mary L Vertuca

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:53 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Nicole Wheeler <greg.wheeler.cbt@icloud.com>
Sent: Wednesday, December 18, 2024 6:26 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from greg.wheeler.cbt@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 1:29 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Raquel Lopez <rlopez890@yahoo.com>
Sent: Wednesday, December 18, 2024 1:26 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from rlopez890@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 12/18/2024 10:38 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Rachael Palermo <rachaelpalermo@icloud.com>
Sent: Wednesday, December 18, 2024 8:06 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from rachaelpalermo@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am writing to voice significant reservations about the proposed development project by PLK Communities for Hyde Park Square. As a parent with children who attend a nearby school and regularly walk to Hyde Park Square after classes, I am deeply concerned about the safety implications of this massive proposed development.

The current plan presents several critical challenges that demand serious reconsideration:

The proposed 85-foot structure represents an architectural scale entirely inconsistent with Hyde Park Square's historic context. Stretching an entire city block, this development would fundamentally transform our neighborhood's carefully preserved aesthetic and community fabric.

Hyde Park Square is already struggling with significant traffic congestion, and this proposed development would exacerbate an already challenging situation. The additional traffic would not only create safety risks but would likely deter many neighbors from enjoying the square – effectively destroying the very community gathering space the development claims to enhance. Residents surrounding the square would be particularly impacted, facing increased noise, traffic, and disruption to their daily lives.

My greatest concern is the safety of our children. My own children, like many local students, walk to Hyde Park Square after school, and the proposed development would dramatically increase traffic and pedestrian risks. The combination of an oversized construction project and anticipated traffic congestion creates a potentially dangerous environment for our young residents, particularly near Hyde Park School.

Our neighborhood's zoning regulations (CN-P and UDOD#4) were meticulously crafted to preserve the distinctive character and human-scale environment of Hyde Park Square. This proposed development brazenly disregards those protective guidelines, potentially establishing a dangerous precedent for future over-scaled construction.

Local small businesses, already weathering recent disruptive construction, would face additional strain from this massive project. The potential displacement of these cherished community establishments cannot be overlooked.

The Hyde Park Neighborhood Council has appropriately opposed this development in its current form, advocating for maintaining our established zoning standards. I strongly support their position.

I respectfully urge decision-makers to:
- Maintain current height restrictions
- Require PLK Communities to redesign the project to a maximum of 50 feet
- Ensure any new development prioritizes the safety of our children and neighborhood residents
- Preserve the walkable, community-oriented character of Hyde Park Square
- Consider the broader impact on surrounding residents and the square's existing ecosystem

Sincerely,
Rachael Palermo
A Concerned Parent and Hyde Park Resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:51 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Sara Medek <sara.medek@gmail.com>
Sent: Wednesday, December 18, 2024 3:26 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from sara.medek@gmail.com. Learn why this is important

External Email Communication

I am writing to express my deep concern about the new planned development that PLK Communities is proposing for Hyde Park Square. To say that I am disappointed about the way the developers have approached this project is an understatement. First of all, they claim to have tried to get the community involved. However, what I experienced was a questionnaire that gave no space or weight to our concerns and meetings that did the same. Then they developed a plan which does not fit with the historic appearance of the area, would overwhelm and change the atmosphere not just at the square but for the houses nearby, would worsen already bad traffic congestion and create an unsafe amount of traffic right next to a grade school. Beyond this I am concerned about how they seem to believe that they know better than the community what this area needs. As a physician who participates in shared decision making, this is the most upsetting of it all. I would never tell a patient that I know them better than they know themselves.

There are reasons why our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) - to protect Hyde Park's unique character and scale. This project completely disregards these rules. That is why I oppose this plan strongly.
To be honest, I welcome new development for the area but this project is just too big! **Please do not change the zoning requirements** and require PLK communities to limit their project to 50 feet.
Sincerely,
Sara Medek
Resident of 3434 Stettinius Ave, Cincinnati OH 45208

Outlook

FW: [External Email] Hyde Park Square Development IS TOO BIG!

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Thea Tjepkema <tjepruss@gmail.com>
Sent: Wednesday, December 18, 2024 11:47 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development IS TOO BIG!

Some people who received this message don't often get email from tjepruss@gmail.com. Learn why this is important
External Email Communication

Hello City Planners,

I'm opposed to the massive scale of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

A height of 85 feet will tower over neighboring and behind the 1910s-1920s (period of significance) of the existing apartment buildings with ground-level retail spaces. The south side will also tower over the existing north side of the square and the historic buildings on Edwards and the few remaining on Michigan. This imbalance in massing will obliterate the square's existing historic charm, defeating the desire for anyone to live and shop there. Ruining this historic landmark anchor for the entire community makes Hyde Park another modern suburb.

While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,

Thea Tjepkema, Historic Preservationist

3109 Victoria Ave

Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:53 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Tricia Young <patricia.gilligan@gmail.com>
Sent: Wednesday, December 18, 2024 7:39 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from patricia.gilligan@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Tricia Young
3439 Berry Ave

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:53 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Virginia Scheer <vscheer@gmail.com>
Sent: Wednesday, December 18, 2024 5:01 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from vscheer@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will: ● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Thank you for your attention, A concerned city resident

Tom and I have loved Hyde Park living since 1971. We lived first in an apartment on Burch until we found a two-family on Mooney Ave. from there we bought a home on Michigan Ave in 1975. Which is now owned by our son.

Please don't overbuild on Hyde Park Square.

Ginger Scheer

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:54 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Willemien Patterson <willemienpatterson@icloud.com>
Sent: Wednesday, December 18, 2024 4:44 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from willemienpatterson@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 1:25 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Ann Corrado <anniesherlock@yahoo.com>
Sent: Thursday, December 19, 2024 1:24 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from anniesherlock@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Alexis Krulcik <alexisstahler@hotmail.com>
Sent: Thursday, December 19, 2024 5:43 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from alexisstahler@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Alexis Krulcik
A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 12:07 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Angela Paolo <angelarose94@icloud.com>
Sent: Thursday, December 19, 2024 11:58 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from angelarose94@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 12:08 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Beth <ems1@fuse.net>
Sent: Thursday, December 19, 2024 11:17 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ems1@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Beth Schenk
513-235-6509

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:51 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Barbara Farmer <fishfarmb1@gmail.com>
Sent: Thursday, December 19, 2024 10:38 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from fishfarmb1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Barbara Farmer

A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Fri 12/20/2024 10:24 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Munzel, Weston <weston.munzel@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>

-----Original Message-----
From: Christopher Holman <christopherholman2@gmail.com>
Sent: Thursday, December 19, 2024 4:54 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Hyde Park Square Development

[You don't often get email from christopherholman2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern:

I am a resident of 1306 Duncan Ave, Hyde Park, Cincinnati, and I wanted to let you know that I do NOT support the proposed major development project in Hyde Park Square. I am not against some development happening in that area, but in my view, anything that increases the population and commercial density in an already overcrowded district center really must be supported by adequate increases in mass transit, parking, and other infrastructure. The present proposal, in my view and that of the Hyde Park Neighborhood Council, does not address these very important issues. Please do not approve this development project.

Best wishes,
Christopher Holman, PhD

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: David Horn <dhornV2.0@fuse.net>
Sent: Thursday, December 19, 2024 8:02 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from dhornv2.0@fuse.net. Learn why this is important
External Email Communication

As a 30-year Hyde Park resident, I am expressing my deep concern about the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. The proposed development will negatively impact our neighborhood in the following ways:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen resident challenges with traffic congestion and parking—already exacerbated by overbuilding in the area.
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Drive out existing small businesses.
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

The proposed development will negatively impact the quality of life for Hyde Park neighborhood residents far beyond the immediate Square area. Therefore I ask that you limit any redevelopment to projects which honor the character and scale of our community.

Thank you for your attention,

David Horn
2617 Observatory Avenue

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Dolly S. Konz <dskonz73@gmail.com>
Sent: Thursday, December 19, 2024 6:05 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from dskonz73@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Emily Hill <emilybeahill@gmail.com>
Sent: Thursday, December 19, 2024 7:26 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from emilybeahill@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Greg Wilson <gcwils04@gmail.com>
Sent: Thursday, December 19, 2024 6:22 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from gcwils04@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:50 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Hope Mendelsohn <hopemendelsohn@icloud.com>
Sent: Thursday, December 19, 2024 8:15 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from hopemendelsohn@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:44 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Judith Johnson <judithj@zoomtown.com>
Sent: Thursday, December 19, 2024 9:57 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Judith Johnson <judithj@zoomtown.com>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from judithj@zoomtown.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

A concerned city resident

Judith Johnson

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jamie <jams19652@gmail.com>
Sent: Thursday, December 19, 2024 10:55 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jams19652@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPad

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Kate K <katek112358@gmail.com>
Sent: Thursday, December 19, 2024 6:31 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from katek112358@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Katherine Kunkel
2432 Observatory Ave
Cincinnati OH 45108

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:43 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Kim Nagel-Smyth <kim.nagel-smyth.clqm@statefarm.com>
Sent: Thursday, December 19, 2024 10:24 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from kim.nagel-smyth.clqm@statefarm.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Kim Nagel-Smyth
1845 Madison Rd

45206

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Katie Ruwe <katherineruwe@hotmail.com>
Sent: Thursday, December 19, 2024 6:45 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from katherineruwe@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Katie Bakker - 3526 Stettinius; Hyde park resident of over 25 years

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 12:07 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kara Rybolt <kerybolt@gmail.com>
Sent: Thursday, December 19, 2024 11:50 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kerybolt@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Cincinnati City Council,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in

place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Kara & Ryan Rybolt
2583 Observatory Ave
Cinci, OH 45208
513-378-3348

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 8:50 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Liz Baker <lizrosebaker@gmail.com>
Sent: Thursday, December 19, 2024 8:29 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from lizrosebaker@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Greetings,

As a parent of four children who often walk around our neighborhood to go to school, the library, the bank, and other small errands, I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan is too much and doesn't consider the impact on families like ours who often walk as our primary mode of transportation. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Elizabeth Baker and family
2828 Linwood Avenue
Cincinnati, OH 45208
Concerned residents

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 12/19/2024 10:44 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Lissa Gosiger <geesegang@yahoo.com>
Sent: Thursday, December 19, 2024 10:09 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from geesegang@yahoo.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will: ● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Thank you for your attention, A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Lisa Koslovsky <lisakoslovsky@gmail.com>
Sent: Thursday, December 19, 2024 3:37 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lisakoslovsky@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Lisa and Curt Koslovsky
3411 Shady Lane
Cincinnati, OH 45208

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Linda Strietmann <ggstriet@aol.com>
Sent: Thursday, December 19, 2024 8:59 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ggstriet@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Linda and George Strietmann

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Priya Gurs <privek66@gmail.com>
Sent: Thursday, December 19, 2024 9:27 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from privek66@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern:

I have lived in a Hyde Park for just short of a decade, and I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Priya Gursahaney
A very concerned city resident who lives ok Aylesboro Avenue, 45208

Outlook

Fw: [External Email] Development in Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Susan Friedman <sfriedman3276@gmail.com>
Sent: Thursday, December 19, 2024 6:24 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Development in Hyde Park Square

You don't often get email from sfriedman3276@gmail.com. Learn why this is important

External Email Communication

Dear Planning Commission,
I grew up in Hyde Park. In fact, I live in my family's home which was first occupied by my great grandparents starting in 1909. This neighborhood is one of the gems of our city, precisely because it reflects the rich history of the area. That doesn't mean that there haven't been positive changes, but these changes don't completely obliterate the charm of Hyde Park Square. Having a monstrosity built in the area would ruin what makes Hyde Park special and unique.
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square,**the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet.It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Susan Friedman
2521 Ritchie Avenue

Outlook

FW: [External Email] Hyde Park Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Stephanie Rudy <heilsm7@gmail.com>
Sent: Thursday, December 19, 2024 7:57 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Hyde Park Development

Some people who received this message don't often get email from heilsm7@gmail.com. Learn why this is important
External Email Communication

Hello,

I am writing to express my deep opposition to the currently proposed development in Hyde Park square. Lately it seems that the city of Cincinnati cares more about making developers money over the needs and wants of it's constituents. I urge you to hear the voices of the people residing in Hyde Park and pushback on this development. I am a resident of Mt Lookout but previously lived in Hyde Park and still frequent the area daily. The charm and historical buildings of Hyde Park make it one of the best neighborhoods in this city. Please do not allow greed to ruin the historical character. The city and developers have to be willing to work with the neighborhood on such a huge upgrade.

Another very concerning point of this development is the impact of parking and traffic which is already a large concern for the area. I'm also very concerned about the traffic and specifically the impact to Hyde Park Public School.

Thank you for taking time to read and consider the thoughts of all who are impacted.

Stephanie Rudy

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Taylor Heil <tlheil19@gmail.com>
Sent: Thursday, December 19, 2024 4:50 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from tlheil19@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project

completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I just purchased my house only 1 block from the square. Traffic is bad enough already, parking on my street is already a disaster. Do not make it unbearable to live in Hyde Park.

Thank you for your attention,

Taylor Heil
3518 Shaw Ave

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Tom Kunkel <kunkelt@twc.com>
Sent: Thursday, December 19, 2024 6:33 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kunkelt@twc.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Thomas J. Kunkel
A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Anastassia Bowers <anastassia.bowers@gmail.com>
Sent: Thursday, December 19, 2024 11:06 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Hyde Park Square Development

You don't often get email from anastassia.bowers@gmail.com. Learn why this is important
External Email Communication

Hello all,

I am a resident of Hyde Park and am at Hyde Park Square almost daily. It's an awesome spot in our city.

I am reaching out today to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and is much too tall for the area. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm.
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Additionally, buildings like those proposed--which would tower over existing structures--significantly impact how daylight falls across surrounding streets.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not in contrast to) the charm of Hyde Park Square.

Thank you for your attention,

Anastassia Bowers
Concerned resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Anne Marie Newman <amwnewman@gmail.com>
Sent: Friday, December 20, 2024 10:10 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; aftab@cincinnati-oh.gov <aftab@cincinnati-oh.gov>; Savehpsquare@gmail.com <Savehpsquare@gmail.com>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from amwnewman@gmail.com. Learn why this is important

External Email Communication

Dear City officials,
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square,**the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current formand asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Anne Marie Newman
3447 Berry 45208

Outlook

FW: [External Email] Hotel in Hyde Park

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 3:28 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Brett Offenberger <brettbroadway@hotmail.com>
Sent: Friday, December 20, 2024 3:22 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hotel in Hyde Park

You don't often get email from brettbroadway@hotmail.com. Learn why this is important
External Email Communication

I would like to advocate that the proposed hotel for Hyde Park Square be required to conform to the existing zoning height limitations.

Thank you

Brett Offenberger

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Caitlyn McCandless <caitmccandless@icloud.com>
Sent: Friday, December 20, 2024 1:59 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from caitmccandless@icloud.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Caitlyn McCandless
Resident of Hyde Park - Linwood Ave, 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Corinne Nako <nakocj@gmail.com>
Sent: Friday, December 20, 2024 2:51 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from nakocj@gmail.com. Learn why this is important

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Corinne Nako
1810 Elm St.
Cincinnati, OH 45202

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Chris Weber <cincyweber@gmail.com>
Sent: Friday, December 20, 2024 7:27 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; hpncpres@gmail.com <hpncpres@gmail.com>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from cincyweber@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Christopher Weber
[redacted]
[redacted]

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 3:28 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Doug Klocke <doug.klocke@gmail.com>
Sent: Friday, December 20, 2024 2:37 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from doug.klocke@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

And do we really need another hotel?

Thank you for your attention.

— Doug Klocke

1264 Meriweather Avenue, Cincinnati, OH 45208
513-886-5420

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:07 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Danielle Minson <dminson@JFEDCIN.ORG>
Sent: Friday, December 20, 2024 6:43 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Sally L. Schultz <sschultz@xaviersportsproperties.com>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from dminson@jfedcin.org. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

A concerned city resident

Danielle V. Minson
CEO
Jewish Federation of Cincinnati
dminson@jfedcin.org

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: David Tapke <david.tapke@gmail.com>
Sent: Friday, December 20, 2024 1:20 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from david.tapke@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident,

David Tapke

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Dan Woeste <dan.woeste@gmail.com>
Sent: Friday, December 20, 2024 3:23 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from dan.woeste@gmail.com. Learn why this is important

External Email Communication

Dear City Officials:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
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Thank you for your attention,
Dan Woeste
3462 Ault View Ave
Cincinnati, OH 45208
--
Dan Woeste
dan.woeste@gmail.com

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Greg Sutton <gsutton0621@gmail.com>
Sent: Friday, December 20, 2024 5:06 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from gsutton0621@gmail.com. Learn why this is important

External Email Communication

First, I can’t believe that I have to write such an email to oppose such a harmful project to one of Cincinnati's most charming neighborhoods. It is obvious that this project would not benefit Hyde Park square, harm the current small businesses, and destroy everything about the neighborhood that current residents appreciate.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Greg Sutton
(937) 902-9116
2604 Observatory Ave, 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Iris Sunshine <iriswsunshine@gmail.com>
Sent: Friday, December 20, 2024 4:49 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from iriswsunshine@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident
Iris Sunshine
3512 Monteith Ave
Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jamie Colcer <jamie.colcer@gmail.com>
Sent: Friday, December 20, 2024 3:23 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from jamie.colcer@gmail.com. Learn why this is important

External Email Communication

Dear City Officials:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
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Thank you for your attention,
Jamie Woeste
3462 Ault View Ave
Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jessica Folzenlogen <folzenlogenjessica@gmail.com>
Sent: Friday, December 20, 2024 11:39 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from folzenlogenjessica@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Jessica Folzenlogen

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: judy reinhold <judelou@msn.com>
Sent: Friday, December 20, 2024 11:32 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from judelou@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPad

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jamie Reynolds <jmgreynolds@gmail.com>
Sent: Friday, December 20, 2024 3:28 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jmgreynolds@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:07 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Kristen Folzenlogen <kristen@poeme-online.com>
Sent: Friday, December 20, 2024 9:01 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; hpncpres@gmail.com; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from kristen@poeme-online.com. Learn why this is important
External Email Communication

I am writing to you as a small business owner in Hyde Park Square (and also a Hyde Park Resident.) I own Poeme, a stationery boutique on Michigan Avenue, which has been in Hyde Park Square for over 20 years.

There is an underlying tone to the information being shared by PLK (the potential developer) about the upcoming plans to redevelop the Square, that simply does not ring true. I have heard multiple versions of "Hyde Park small businesses are struggling," and that "this development will revitalize the Square," - almost always uttered in the same breath. **These ideas are mutually independent of each other and this needs to be made clear. In fact, this realization is what will make or break these plans to redevelop the square.**

First, the many small businesses that are on Hyde Park Square are thriving. Most of us have been on the Square for over a decade - Awakenings, Delamere and Hopkins, Alligator Purse, Khakis, The Echo, Patty's Popcorn, Knickers, Castle House, Cockerill - just to name a few. We are thriving because of the local residents. I can personally speak to the fact that although we see new customers daily, our bread and butter are our very well-loved local neighbors who visit on a very regular basis. We do not need to be revitalized, and the mere suggestion that this redevelopment is going to "save" us sends a very incorrect message.

Second, I agree that the experience of visiting the Square DOES need to be revitalized, but that has nothing to do with the suggested failure of small businesses that currently reside here. High-rent storefronts have been filled by B2B experiences - real estate offices, co-working offices - that are not suited to a visitor's experience of shopping, eating and entertainment. The idea of a boutique hotel, appropriately placed and sized, is indeed an exciting opportunity!

I want to also mention that I am speaking from experience and am already seeing the similarities from my past experience to these upcoming changes. We were forced to move three years ago. We resided for 18 years in the retail spaces owned by Hyde Park Baptist Church which was demolished on the corner of Michigan and Erie. The communication was NOT transparent; in fact we heard of the upcoming changes from a regular customer and local resident. I was disappointed in the fact that the sale of our property was imminent but without warning. I knew that relocating to another space on Hyde Park Square was imperative to the success of our business. Would there be available space? Could I afford it? How drastically would a new space affect our thriving boutique? **WOW, does this sound familiar? I have heard this story in the past couple of months from other very concerned Hyde Park small business owners.**

After two years of construction and all of the headaches that come with it (noise, street closures, limited parking) just this past month The Skyler opened on the site of our old home, featuring "luxury" apartments and two retail spaces. That means rent of $6000-$9000/month for residents and approx $4000 for retail. Those big tickets mean two things...
a) Residents who expect a safe, walkable, thriving living experience in a community surrounded by a variety of lifestyle shopping and eating experiences
and
b) Two businesses established enough to be able to maintain longevity in a high-rent district.

This is a tall order and that's just a single building. Imagine now, a boutique hotel where visitors expect thriving small business and eateries to visit during their stay, 500 parking spaces, and an apartment building filled with a variety of 150-170, 2-bedroom, 1-bedroom and studio apartments. The traffic patterns will change drastically, local residents will seek quieter spaces, storefront rents will rise. ***Are we fearful that a congested, high-rent community will suddenly lose its appeal and accessibility for local residents and small boutiques?***

PLK and the City of Cincinnati need to realize that the currently proposed plan will not "save our Square." We need transparency and honesty that ***the reason PLK has chosen to pursue this development on Hyde Park Square is BECAUSE of Hyde Park Square's thriving businesses and residents.*** IF this dynamic is changed and they proceed without care, and without the support of the current community, PLK's redevelopment will fail and Cincinnati will find itself with one less walkable, safe, enjoyable lifestyle entertainment experience.

Thank you for your consideration.

Kristen Folzenlogen
Owner/Creative Director, Poeme
o) 513.321.4999
c) 513.321.4999

Upcoming Out of Office:
Dec 30th - Jan 10th

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 3:28 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kathryn Shumrick <kkshumrick@icloud.com>
Sent: Friday, December 20, 2024 3:02 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kkshumrick@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Lane <lanedenning@gmail.com>
Sent: Friday, December 20, 2024 9:27 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lanedenning@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,
Lane and Matthew Millett
A concerned city resident

1301 Edwards rd
Cincinnati, OH 45208

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Rick castle <1rckcstl@fuse.net>
Sent: Friday, December 20, 2024 6:40 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from 1rckcstl@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 1:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Robyn Cooper <rrcoop3@gmail.com>
Sent: Friday, December 20, 2024 12:43 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from rrcoop3@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/20/2024 10:37 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Rahe, Maribeth <maribeth.rahe@fortwashington.com>
Sent: Friday, December 20, 2024 10:15 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from maribeth.rahe@fortwashington.com. Learn why this is important
External Email Communication

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Thank you for your attention,

A concerned city resident

Get Outlook for iOS

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Suzanne Doyle <suzdoyle@icloud.com>
Sent: Friday, December 20, 2024 10:46 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from suzdoyle@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:18 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Susan Robinson <mrsrobo1@yahoo.com>
Sent: Friday, December 20, 2024 4:36 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mrsrobo1@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development-hotel, school and sex offenders

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Jessica Sutton <sutton.jessica530@gmail.com>
Sent: Friday, December 20, 2024 4:53 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development-hotel, school and sex offenders

Some people who received this message don't often get email from sutton.jessica530@gmail.com. Learn why this is important

External Email Communication

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As a parent my biggest concern is the proximity to the school. Increasing the traffic this close to the school where many children walk is one thing, but having a hotel directly across the street is crazy to me! Anyone can stay there including sex offenders as there is no screening done on hotel guests. What an easy way for a child to be scooped up and hidden away quickly.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Do NOT allow a hotel, retail and condos/apartments within the existing regulations I can support.

Thank you for your attention,

A concerned city resident

Thanks,
Jessica

Outlook

Fw: [External Email] YES! to Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Samuel Wiegel <wiegel.samuel@gmail.com>
Sent: Friday, December 20, 2024 6:35 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] YES! to Hyde Park Square Development

Some people who received this message don't often get email from wiegel.samuel@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep support for the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

As a homeowner in Hyde Park, I would love to see more growth in this neighborhood and the liveliness that will hopefully accompany a development like this.

The zoning restrictions in place currently are overly restrictive and are not conducive to the development that this city desperately needs.

Please consider this email a vote in SUPPORT of changing the zoning restrictions to allow this development.

Thank you for your attention,

A concerned Hyde Park resident,
Sam Wiegel
513-476-8074

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Tim Fallon <tfallon@fuse.net>
Sent: Friday, December 20, 2024 10:23 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from tfallon@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Tim Fallon. Cincinnati resident

Outlook

Fw: [External Email] Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Terri <acsundberg@yahoo.com>
Sent: Friday, December 20, 2024 6:15 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square

[You don't often get email from acsundberg@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am writing in reference to the development that is being planned for Hyde Park Square. I have lived in Hyde Park for most of my life. I raised my 2 children here and they went to St Mary's . I also live a block from the sq . Putting in a hotel would destroy the sq. I am a walker and even when they built the other condos and apt it was very hard to get around walking also driving. Also I am asking you to require the developer to AT LEAST follow existing zoning heights limitations! Please do not let this happen!!!

Thank you for reading this. Mary Sundberg I live on St Charles Pl.

Sent from my iPad

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Alex Pelfrey <ampelf@icloud.com>
Sent: Saturday, December 21, 2024 3:29 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ampelf@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Becky Barnaclo <BeckyBarnaclo@outlook.com>
Sent: Saturday, December 21, 2024 12:48 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from beckybarnaclo@outlook.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL AND TOO BIG.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident:
Rebecca Barnaclo
3554 Burch Ave
Cincinnati, OH 45208

Get Outlook for iOS

Outlook

[External Email] Save Hyde Park Square

From Bryan Becker <BryanBecker@michelman.com>
Date Sat 12/21/2024 10:29 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from bryanbecker@michelman.com. Learn why this is important

External Email Communication

Dear Andrew Halt,

I want to express my concern about the new development planned for Hyde Park Square. While I support development efforts in Hyde Park Square, the present proposal ignores existing zoning restrictions and will negatively impact not just the square itself but also living conditions for Hyde Park residents.

The existing zoning code for Hyde Park Square is designed to protect its unique character and limits building height to 50 feet. The current development plan does not adhere to that code. Instead, it calls for a 400-foot long apartment building that is 85.6 feet high. Let me put that into perspective: That's the equivalent of dropping a 7-story football field in the middle of Hyde Park Square. It also calls for a hotel (also with a height larger than 50 feet) to be constructed next to the firehouse, which is not permitted in this Neighborhood Business District.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the planned development in its current form and asked for the existing CN-P zoning to remain in effect. If the developer (PLK Communities) wants the special exceptions this development requires, it needs to lower the density of the proposed apartment building and the proposed hotel to something that the neighborhood's structure can absorb.

I am requesting that the city please require this developer to create a modified plan with buildings that are only 50 feet high – in line with current development guidelines – and provide the necessary parking to support the new development. And also please require the developer to produce a traffic study that specifically analyzes how this development will affect traffic flow during peak hours (including rush hour and dismissal time at Hyde Park School).

You have chosen to serve Cincinnati and its citizens, and I know you have the best interests of the city in mind. As a city resident, so do I. It would be a tragedy if the current plans to develop Hyde Park Square result in lining the pockets of one developer while negatively impacting the charm and residential appeal of Hyde Park, one of the city's oldest and most vibrant communities.

I would appreciate a reply from you that confirms you will indeed consider citizens' concerns over the desires of developers.

Thank you for your attention,

Bryan Becker

MICHELMAN

Bryan Becker

Vice President, Operations, Engineering & Advanced Manufacturing
Office: +15136862717 | Mobile: +15132183263

Feedback | News | Stay Informed



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Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:15 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Carol Niehaus <caroln203@fuse.net>
Sent: Saturday, December 21, 2024 9:00 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from caroln203@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Carol Niehaus
2851 Pine Grove Avenue
Cincinnati, OH 45208

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:15 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Emily Wiland <emilyleewiland@gmail.com>
Sent: Saturday, December 21, 2024 7:46 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from emilyleewiland@gmail.com. Learn why this is important

External Email Communication

We have always loved the atmosphere and quaintness of Hyde park. We recently bought a house (1313 Duncan) and are really saddened by the commercialisation of the square.

Whenever anyone does anything to their properties they need to adhere to zoning rules and this development needs to respect those.

Something so huge is going to destroy the small town atmosphere that makes hyde park special.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,
Emily Wiland and Family

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Kristin Jambor <klhjambor@gmail.com>
Sent: Saturday, December 21, 2024 6:28 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from klhjambor@gmail.com. Learn why this is important

External Email Communication

Dear City Planning, City Council and Mayor Pureval,
I am expressing my deep concern about the new Development that PLK Communities is proposing for Hyde Park Square. While I support development in the square, **the current plan MOST IMPORTANTLY is a risk to the children in the 2 schools nearby, will worsen the already terrible traffic congestion, displaces existing small businesses, and is too tall.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Make pedestrian safety even more of an issue, especially near Hyde Park School and St Mary School.
- Worsen the area's existing traffic congestion and parking issues. The roads in our neighborhood, Mt Lookout and Oakly are already overwhelmed by the increases in high density housing.

- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Please require a traffic study, risk analysis and REQUIRED ACTIONS to mitigate the risks to the school children and pedestrians in Hyde Park. An influx of people not familiar with our area is a risk to the pedestrian crossings. Closing traffic in the Square isn't an option because the surrounding roads are already past capacity and cannot handle the additional cars.
Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet and a density our area can support. It should be compatible with (not destroy) the charm and safety of Hyde Park Square.
Thank you for your attention,
A concerned city resident
Kristin Jambor
1316 Duncan Ave 45208

Outlook

FW: [External Email] Hyde Park Square proposed development

From CityManagerEmail <CityManager@cincinnati-oh.gov>
Date Mon 12/23/2024 8:26 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Fyi

-----Original Message-----
From: Kathleen Krug <kkrug62@gmail.com>
Sent: Saturday, December 21, 2024 6:03 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square proposed development

[Some people who received this message don't often get email from kkrug62@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To the commission: I've been a Hyde Park resident for over 50 years. Like many many others I love it here. There are so many positives - the ambience, the diversity of home design, the ability to walk everywhere, the stores, the restaurants and, of course, the square.

I'm writing to express deep concern for your proposed development. The footprint you're offering is just too big. The scale is way off for the look of the whole square. The hotel and apartment are both taller than zoning laws allow. Those same laws don't allow hotels in this area.

The other concern is the amount of people that would overwhelm our space. It will be very difficult to park, get into a restaurant, walk into Graeters on a summer night. This isn't just about the building height and zoning violations, it's about the ambience and feeling for the whole area. I happen to have frequent lunches at the Echo. It's not just that the food is great, but it's a family there. We all know each other there and enjoy the community feeling. I don't want to lose that with so many more people wanting to be there too.

Please listen to the citizens that are writing and calling you. We all have a passion for the square. We're not against development, but the extra large look of the whole square. Please reconsider and don't go forward with this plan. We need and love our square.

Thanks for listening,

Kathy Krug

3939 Erie Ave.
Sent from my iPad

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Kevin Shumrick <kshumrick1@gmail.com>
Sent: Saturday, December 21, 2024 10:16 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: kevin shumrick <kshumrick1@gmail.com>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kshumrick1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Kevin Shumrick MD

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Lois Swisher <lois.swisher@gmail.com>
Sent: Saturday, December 21, 2024 5:23 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lois.swisher@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

PLEASE, do NOT change the charm of Hyde Park Square as proposed!!! am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL....wat too tall!!! At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,
Lois Swisher

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Mike Wilkins <mikewilkins08@gmail.com>
Sent: Saturday, December 21, 2024 9:13 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mikewilkins08@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Michael Wilkins
A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 12/23/2024 10:11 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Robert S <robertmsheeran@gmail.com>
Sent: Saturday, December 21, 2024 10:39 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Development

Some people who received this message don't often get email from robertmsheeran@gmail.com. Learn why this is important
External Email Communication

All,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Bob Sheeran

Zumstein Ave.

Outlook

FW: [External Email] Major Concerns Regarding Proposed Hyde Park Square Redevelopment

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 12/23/2024 10:15 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Vicki Weber <pgvicki@gmail.com>
Sent: Saturday, December 21, 2024 10:17 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Major Concerns Regarding Proposed Hyde Park Square Redevelopment

Some people who received this message don't often get email from pgvicki@gmail.com. Learn why this is important
External Email Communication

I am writing to express my deep concern regarding the height and scale of the Hyde Park Square Planned Development being proposed by PLK Communities.

I have attended the neighborhood meetings on this topic, and it is clear there is significant opposition to the plan. In two separate meetings, the audience audibly gasped when the artist renderings were displayed on screen. Residents are shocked and saddened that such massive buildings are being considered for our quaint, historic square.

My sense is that most Hyde Park residents are not opposed to redevelopment of the square. Thriving, healthy businesses are in everyone's best interests. However, the proposed buildings are just too big, particularly in close proximity to an elementary school.

The construction of a development that is 85 feet high and an entire city block long will:

- Worsen traffic congestion, especially during rush hour and school drop off and pick up which would coincide with peak times for hotel check in and check out.
- Exacerbate pedestrian safety concerns, particularly crossing Observatory Avenue near Hyde Park School.
- Make the already insufficient parking situation worse, not better.
- Forever alter the character of Hyde Park Square, diminishing the very charm that has made the area so desirable.
- Set a frightening precedent that could encourage more over-scaled development in the area. We've already seen Michigan Terrace, widely viewed by residents as too large, being used as a precedent for the current proposal.

To PLK's credit, they have made themselves available to the residents in a variety of formats (HPNC meetings, office hours, and a special community meeting). Unfortunately and distressingly, the concerns raised have been ignored in the Planned Development application that PLK has submitted.

I respectfully request that the City Planning Commission and City Council:

- Require the developer to meet the current CN-P zoning requirements, including limiting the height of any new buildings to a maximum of 50 feet, consistent with the motion passed by the HPNC with the support of Hyde Park residents and business owners.
- In making any decisions on this matter, truly listen to and incorporate the input from those who know the neighborhood the best and will be most directly impacted by the end result, the people who live and work in Hyde Park.

Thank you for your attention and support,

Vicki Weber
A concerned Hyde Park resident

[redacted]

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Bert Durie <ourcabin6@gmail.com>
Sent: Sunday, December 22, 2024 3:45 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School and at the square
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

These words capture my sentiment perfectly!

Thank you for your attention,
Bert Durie
A concerned Hyde Park resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Hutson Kovanda <hutkov@gmail.com>
Sent: Sunday, December 22, 2024 6:54 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from hutkov@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from ihut

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:15 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Janelle Selembo <janelleselembo@gmail.com>
Sent: Sunday, December 22, 2024 12:14 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from janelleselembo@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Janelle Selembo
1343 Paxton Ave
Cincinnati OH 45208
A concerned city resident

Think Happy Thoughts

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Sarah Brown <sbrown@myprojectconnect.com>
Sent: Sunday, December 22, 2024 4:39 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; aftab@cincinnati-oh.gov <aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from sbrown@myprojectconnect.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Make pedestrian safety even more of an issue, especially near Hyde Park School

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● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Sarah Brown
3636 Brotherton Road
Cincinnati, Ohio 45209

Get Outlook for iOS

Outlook

FW: [External Email] Hyde Park Development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 12/23/2024 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Santen, Sally (santensa) <santensa@ucmail.uc.edu>
Sent: Sunday, December 22, 2024 8:41 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Development

You don't often get email from santensa@ucmail.uc.edu. Learn why this is important
External Email Communication

Dear Zoning Board,

I live in Hyde Park and am opposed to the current plans for the development of Hyde Park square.

It would be ok if the development was less than 50 feet tall at the perimeter, had upper floor setbacks similar to 3500 Michigan (“Michigan Terrace”; Lululemon), was no taller than 3500 Michigan, and improves the overall parking situation in Hyde Park Square.

Btu the current plan is overwhelming to the character of the square.

Please prevent this development

Sally Santen
1215 E Rookwood Dr
Cincinnati, Hyde park 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Shannon Sremac <ssremac2@gmail.com>
Sent: Sunday, December 22, 2024 1:42 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ssremac2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Shannon Sremac
ssremac2@gmail.com

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:13 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Anne-Marie Glover <amglover64@icloud.com>
Sent: Monday, December 23, 2024 10:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from amglover64@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new planned development (PD) that PLK Communities is proposing for Hyde Park Square.

While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses, such as Churchill's Fine Teas, and is way too tall for the area.

At 85 feet high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School. As an employee of a small business here, this summer we witnessed a 10-year-old getting hit by a car. Devastating.

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council has opposed the PD in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your time and attention.

Kind regards,
A concerned employee of a Hyde Park small business being affected

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Aerin Shaw <aerinshaw@gmail.com>
Sent: Sunday, December 22, 2024 11:06 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from aerinshaw@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

In addition to the note below, the development is completely out of character with the architectural elements currently in the buildings of Hyde Park Square. In addition to changing the size of the building and reducing it, I strongly advocate that the city starts asking developers to stop planning and building ugly square box buildings that have zero character. I realize the developers love this because it's more dollars per square foot. Only the city has the power to help demand the creation of buildings that preserve the historical visual interest that our forefathers built, and that future generations will love.

I am alao expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

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● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Ben Hurst <benjaminahurst@gmail.com>
Sent: Monday, December 23, 2024 1:18 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

1. **Gentrification**: One of the most common negative effects is the displacement of low-income residents. As historical districts are redeveloped, property values rise, often making it unaffordable for longtime residents to remain in the area. This can lead to the loss of the neighborhood's original social fabric.
2. **Loss of Cultural Heritage**: Redevelopment can sometimes result in the destruction or alteration of historic buildings, landmarks, and cultural sites, erasing the unique character and history of the area. This can lead to a loss of identity for the community.
3. **Community Displacement**: Besides financial displacement, gentrification can lead to the loss of community connections. Longtime residents may feel alienated as the social dynamics of the neighborhood change and new, more affluent populations move in.
4. **Homogenization of Architecture**: Modern developments often prioritize contemporary designs, which can clash with or overshadow the historical architecture of the district. This can lead to a loss of architectural diversity and uniqueness.
5. **Increased Cost of Living**: With the influx of higher-income residents and businesses, the cost of living can rise significantly, affecting everything from housing to daily essentials. This can force out small businesses that cater to the local, often lower-income population.
6. **Loss of Local Businesses**: As redevelopment attracts chain stores and high-end retail, small local businesses may be priced out or driven out of business, reducing the neighborhood's distinctive character and increasing reliance on corporate retailers.
7. **Traffic and Congestion**: Increased development often leads to higher traffic volume and congestion, which can diminish the quality of life for residents, particularly if infrastructure is not upgraded in tandem with redevelopment.
8. **Disruption of Community Networks**: Historic neighborhoods often have deeply embedded social networks and community-based organizations. Redevelopment can disrupt these networks, as long-term residents may be forced to leave, and new residents may not engage with the community in the same way.
9. **Commercialization of the Area**: The focus on redevelopment can shift the area's purpose from a residential or community-centered space to a commercial hub. This can reduce the availability of affordable housing and amenities designed for the community.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Respectfully,
Benjamin A. Hurst
SFC, BN PSNCO
HHB 1-174th ADA
W-Email: benjamin.a.hurst2.mil@army.mil
P-Email: benjaminahurst@gmail.com
Offi:(614) 336-6573
Cell:(618) 697-5018

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Emily Andersen <erandersen96@gmail.com>
Sent: Monday, December 23, 2024 5:00 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from erandersen96@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Emily Andersen

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: EMILY REDER <rederemily@aol.com>
Sent: Monday, December 23, 2024 12:00 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from rederemily@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: John R Lewis <farmingroblewis@icloud.com>
Sent: Monday, December 23, 2024 3:41 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from farmingroblewis@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

You have got to be shitting me guys!

I am expressing my outright disgust about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

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● Make pedestrian safety even more of an issue, especially near Hyde Park School

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Thank you for your attention,

Rob Lewis
USMC veteran
PR campaign professional
Disgusted by your shortsightedness
3546 Ledgewood Drive
Cincinnati Ohio

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jenni Roudebush <jenni.roudebush@yahoo.com>
Sent: Monday, December 23, 2024 3:12 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jenni.roudebush@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

Hyde Park Square adds charm and quaintness for those of us choosing to live within the City of Cincinnati. If I want to live in an area with huge development districts I can move to the suburbs and pay my taxes there.

While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. I also think the traffic this size of a development will bring will be unbearable for most of us that like walking to restaurants, stores, and

events held at the square, not to mention driving to and from work on a daily basis with the congestion, therefore added commute time, this will effect.

There are two large hotels at Rookwood; one is NOT needed in the square, no matter how much of a boutique feel it has.

At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Jenni Roudebush
2780 Walsh Road
513-314-5011

Outlook

FW: [External Email] Hyde Park development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 12/23/2024 3:23 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Kjwilkins <kjwilkins2@gmail.com>
Sent: Monday, December 23, 2024 1:45 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc: kathleen wilkins <kjwilkins2@gmail.com>
Subject: [External Email] Hyde Park development

[Some people who received this message don't often get email from kjwilkins2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Planning, Zoning, and City Council,
The proposed development of Hyde Park Square is outside the accepted Zoning guidelines and no exceptions should be made. This is a community of families not Hotels and high rise apartments. Please don't let the proposed exceptions to current zoning be permitted.
Thank you for your service to the Cincinnati.
Kathleen Wilkiins
513-310-4214 cell/txt
Please feel free to contact me.

Sent from my iPad

Outlook

Fw: [External Email] Stick to the current Hyde Park Square Zoning Code!

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:13 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Mary Wood-Constable <mwoodconstable@gmail.com>
Sent: Monday, December 23, 2024 11:02 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Stick to the current Hyde Park Square Zoning Code!

Some people who received this message don't often get email from mwoodconstable@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. Hyde Park Square is a neighborhood center. It is there to provide a hub of small businesses for the community. It is not a giant developed area with huge amounts of parking. People in the neighborhood often meet there, or walk there to the shops and eating establishments. It is not Hyde Park Plaza or Rookwood!

While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School
● Hurt existing small businesses already stressed by recent construction in the area
● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. The zoning code exists for good and important reasons! Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Mary Wood-Constable
A concerned city resident of Hyde Park
--
Mary Wood-Constable
mwoodconstable@gmail.com

"But we must accept one central truth and responsibility as participants in a democracy: Freedom is not a state; it is an act. It is not some enchanted garden perched high on a distant plateau where we can finally sit down and rest. Freedom is the continuous action we all must take, and each generation must do its part to create an even more fair, more just society." John Lewis

Outlook

Fw: [External Email] Fwd: Hyde park development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Robin Hemphill <rrhemphi@gmail.com>
Sent: Monday, December 23, 2024 1:13 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Fwd: Hyde park development

You don't often get email from rrhemphi@gmail.com. Learn why this is important

External Email Communication

Dear City Planning board:

I live in Hyde Park and have been hearing about a proposed development project in the Hyde Park Square area. As it is currently being planned, I am opposed to this type of large scale and destructive construction. The charm and sense of community of this area are being put at risk.

I would be amenable to some type of construction if the development was less than 50 feet tall at the perimeter, had upper floor setbacks similar to 3500 Michigan (“Michigan Terrace”; Lululemon), was no taller than 3500 Michigan, and improves the overall parking situation in Hyde Park Square.

Btu the current plan is overwhelming to the character of the square.

Please prevent this development. We are not a downtown area, we are a historic and lovely small square. Let’s help it remain special.

Robin Hemphill
1215 E Rookwood Dr
Cincinnati, Hyde park 45208

Outlook

Fw: [External Email] Subject: Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Sara Ensor <sara.e.ensor@gmail.com>
Sent: Monday, December 23, 2024 2:03 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Subject: Hyde Park Square Development

You don't often get email from sara.e.ensor@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current formand asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Tim Folzenlogen <timfolzenlogen@gmail.com>
Sent: Monday, December 23, 2024 12:28 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from timfolzenlogen@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Hurt existing small businesses already stressed by recent construction in the area
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Tim Folzenlogen

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Courtney Jo Zuboski <ac@zuboski.com>
Sent: Tuesday, December 24, 2024 10:12 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ac@zuboski.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jeff Wysel <jeff.wysel@gmail.com>
Sent: Tuesday, December 24, 2024 11:00 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from jeff.wysel@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Jeff

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:13 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Kristine Donnelly <kristine_donnelly@yahoo.com>
Sent: Tuesday, December 24, 2024 8:26 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kristine_donnelly@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Kristine Donnelly
3708 Maple Park Ave
Cincinnati OH 45209

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:13 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Pasare Family <thepasares@gmail.com>
Sent: Tuesday, December 24, 2024 7:46 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from thepasares@gmail.com. Learn why this is important

External Email Communication

Dear City planning members of Cincinnati,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Concern for Hyde Park Square Development

---

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:22 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Sarah Zemitis <szemitis12@gmail.com>
Sent: Tuesday, December 24, 2024 6:57 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Concern for Hyde Park Square Development

[You don't often get email from szemitis12@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area - they have been

dealing with this for months to a year already
● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:11 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Dwight <dmenchhofer@fuse.net>
Sent: Wednesday, December 25, 2024 1:31 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from dmenchhofer@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Much of the development is doing serious harm to what makes Hyde Park unique. The phrase that people are afraid of change in this case is wrong. Most people welcome improvements to their community. The indiscriminate development and the additional traffic and taxing of utilities is doing harm to current/long term residents.

Dwight Menchhofer
2826 Observatory

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Gary Webb <gwebb3323@gmail.com>
Sent: Wednesday, December 25, 2024 11:44 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from gwebb3323@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I absolutely do not understand why the city is even being asked to subvert the existing rules. The zoning rules are in place for a reason. One is to make the Hyde Park Square user friendly to the people living in the area and other people who currently like the vibe in Hyde Park Square and enjoy the neighborhood.

I am a concerned city resident - my name is Gary Webb and my address is 3323 Menlo Ave, 45208. I strongly recommend that whoever is responsible for this outrageous request be withdrawn. I suggest that the developer find an appropriate location for the proposed project.

Thank you for your attention.
Gary A. Webb, Esq.

cc: Congressman Greg Landsman

Sent from my iPad

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Julie Kelly <julieskelly@yahoo.com>
Sent: Wednesday, December 25, 2024 10:53 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from julieskelly@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I like updates and new possibilities, but scale it down please!

Thank you for your attention,

A concerned city resident

Julie Kelly
513-706-3402

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:11 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Jennifer Wesseler <jennifer.wesseler@gmail.com>
Sent: Wednesday, December 25, 2024 2:41 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from jennifer.wesseler@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Thank you, Jennifer Wesseler

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:21 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: p4rkstr <prkerprker07@gmail.com>
Sent: Wednesday, December 25, 2024 12:47 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from prkerprker07@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Ben Arwine <ben.arwine@gmail.com>
Sent: Thursday, December 26, 2024 1:12 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from ben.arwine@gmail.com. Learn why this is important

External Email Communication

My family has lived in Hyde Park since the 1950s. We love the neighborhood, it's home!

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

A concerned city resident

Ben & Becca Arwine
3038 Griest Ave

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Sally Cuni <sallyc7576@gmail.com>
Sent: Thursday, December 26, 2024 2:12 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from sallyc7576@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Sally Cuni
2355 Bedford Avenue
Cincinnati OH 45208

Sent from my iPad

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:21 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Theresa Martint <tess305@gmail.com>
Sent: Thursday, December 26, 2024 5:17 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from tess305@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Theresa Martin
16 1/2 Far Hills Dr
45208
Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:21 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: tomasicking@gmail.com <tomasicking@gmail.com>
Sent: Thursday, December 26, 2024 12:04 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from tomasicking@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:21 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Allison Morin <allison.morin@gmail.com>
Sent: Friday, December 27, 2024 9:21 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from allison.morin@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Ali Morin

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Annabelle Schlotman <annabellemillay@icloud.com>
Sent: Friday, December 27, 2024 1:47 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from annabellemillay@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

In addition, I have lived in the Hyde Park Area a majority of my life. This community has been a staple of Cincinnati for generations with its community events and small businesses. Please maintain the zoning regulations to preserve this community for generations to come, and maintain safety and community among current residents.

Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Catharin Taylor <ctaylor@ctbclawyers.com>
Sent: Friday, December 27, 2024 9:16 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ctaylor@ctbclawyers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Catharin Taylor

Outlook

Fw: [External Email] HPS Planned Development Concerns

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:21 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Unwind Wine Bar <wine@unwindhydepark.com>
Sent: Friday, December 27, 2024 8:39 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] HPS Planned Development Concerns

You don't often get email from wine@unwindhydepark.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area. This could potentially take away our existing Rumpke cans holding area and put strain on the

business I own during construction (Unwind Wine Bar) and the business' who rent from me on Michigan Ave. (Patty's Popcorn and Poem)
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
A concerned HPS business owner,
Darrick Beekman

Outlook

FW: [External Email] Hyde Park Square Development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Sun 12/29/2024 10:24 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: David Bushong <davidlbushong@gmail.com>
Sent: Friday, December 27, 2024 6:41 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from davidlbushong@gmail.com. Learn why this is important
External Email Communication

Good evening,

The proposed Hyde Park Square development plan as presented on 11/12/24 is a fantastic addition to the neighborhood. It builds upon the existing character and design of the neighborhood and allows more shops and housing into our community. It makes efficient use of the footprint and will help more residents to live where they like. This is exactly the type of project the city of Cincinnati should be racing to build across the city. I am very excited to see this project come to fruition as designed and hope it inspires more to follow.

David Bushong, 576 Delta Ave

Outlook

FW: [External Email] Hyde Park Square Development Concerns

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Fri 12/27/2024 1:52 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Matt Lascheid

Zoning Plans Examiner
City of Cincinnati | City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202 | 513-352-3964
Website | Zoning Code | Online Zoning Map | Plan Cincinnati | Online Permit Submittal

---

From: Elise Foster <foster.elise@gmail.com>
Sent: Friday, December 27, 2024 9:28 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development Concerns

Some people who received this message don't often get email from foster.elise@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. Yes, this is a form letter I've tapped into through our local community council and concerned residents; despite that, I hope you will seriously consider the concerns presented here.

While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

--
Elise Foster
3643 Herschel Avenue
Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 1:47 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Julie Anne Baur <ja@windinglaneinteriors.com>
Sent: Friday, December 27, 2024 12:07 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ja@windinglaneinteriors.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello and Happy Holidays,

As 21+ year residents and homeowners in Hyde Park and as a business owner in Hyde Park for 10+ years now (Winding Lane Interiors at 3275 Erie Avenue), we are writing to express our deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. We have raised our 3 boys in Hyde Park, sent our kids to the neighborhood schools, and owned and supported small businesses here for over 2 decades, so we clearly have a long-time vested interest in what happens in our beautiful neighborhood. It is the small-town feel and old-school charm of Hyde Park square that was a major reason we moved to Hyde Park many years ago and why we continue to love it here. We do NOT want the character and charm Hyde Park destroyed by big business, greed, and

over-development.

While we support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Julie Anne & Jeff Baur
513-382-8445
2990 Observatory Avenue (for 15 years and 1326 Michigan Ave for 6 years before that)

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Julie Bristow <julie.bristow@jeffwyler.com>
Sent: Friday, December 27, 2024 1:27 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from julie.bristow@jeffwyler.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Julie
513 378 6863

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 12/27/2024 11:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Kaitlin Kutzing <kkutzing@gmail.com>
Sent: Friday, December 27, 2024 10:42 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from kkutzing@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am writing to express my concern about new Planned Development that PLK Communities is proposing for Hyde Park Square. As someone who currently rents in Hyde Park, and will be looking to purchase a home in the coming year, this development as proposed would lessen my likelihood of buying in Hyde Park. Hyde Park Square is a unique gem in Cincinnati, and should preserved as such. The proposed project would greatly exacerbate traffic and parking issues, and squeeze out treasured small businesses.

This is why I stand with the Hyde Park Neighborhood Council in opposing the Planned Development in its current form and asking for the existing CN-P zoning to remain in effect.

Please do not change the current zoning regulations on building height. Please require PLK Communities

to limit their project to 50 feet. It should be compatible with, not destroy, the charm of Hyde Park Square.

Thank you,
Kaitlin Kutzing
2365 Madison Rd #406
Cincinnati OH 45208

Outlook

FW: [External Email] Fwd: Hyde Park Square Development Update

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Fri 12/27/2024 1:52 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Matt Lascheid

Zoning Plans Examiner
City of Cincinnati | City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202 | 513-352-3964
Website | Zoning Code | Online Zoning Map | Plan Cincinnati | Online Permit Submittal

From: nicole craker <nicole.craker@gmail.com>
Sent: Friday, December 27, 2024 11:27 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Fwd: Hyde Park Square Development Update

Some people who received this message don't often get email from nicole.craker@gmail.com. Learn why this is important
External Email Communication

To whom it may concern,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square and **ask that you do not change the current zoning regulations for the square**. I walk to the square with my 9 month-old daughter and two dogs every day. While I support a new development that includes more housing and retail in the square, the current plan will displace existing small businesses and make the square more congested and dangerous for my family.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Nicole Starr, MD, MPH
3511 Clarkwood Pl
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:07 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Abigail Devine <abigail0530@gmail.com>
Sent: Saturday, December 28, 2024 4:49 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from abigail0530@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

My name is Abigail Devine and I live at 2599 Observatory Ave, Cincinnati OH 45208. I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in

place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Abigail Devine
2599 Observatory Ave
Cincinnati OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:07 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: ameyer7@cinci.rr.com <ameyer7@cinci.rr.com>
Sent: Saturday, December 28, 2024 9:25 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from ameyer7@cinci.rr.com. Learn why this is important
External Email Communication

I am expressing my concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support responsible development that includes more housing and retail in the square, **the current plan displaces existing small businesses, violates zoning regulations, and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
AJ & Brittany Meyer
3433 Berry Ave, Cinti, OH 45208

Outlook

FW: [External Email] Save Hyde Park

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:12 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Becker, Cammie <cbecker@sibcycline.com>
Sent: Friday, December 27, 2024 4:44 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Save Hyde Park

You don't often get email from cbecker@sibcycline.com. Learn why this is important
External Email Communication

Please do not let the developer build a hotel on Hyde Park Square! We have an elementary school there, and this would be terribly dangerous for the children with all the traffic! There is no Zoning for a hotel to be allowed to be built there. Please do not let this happen! Thank you, Cammie Becker

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If mortgage rates are discussed via this communication, the information provided to you is for informational purposes only. The rates, terms and products described are subject to change and are not to be relied upon for your particular mortgage situation and characteristics. Please contact your Sibcy Cline Mortgage Service Loan Officer directly to discuss potential mortgage products, apply for a mortgage loan or lock in an interest rate.

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Cynthia Mccall <mccallc13@yahoo.com>
Sent: Saturday, December 28, 2024 12:18 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mccallc13@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project

completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident at 2821 Linwood Ave

Thank you,

Cynthia McCall

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Esme Wright <esme179@icloud.com>
Sent: Saturday, December 28, 2024 2:42 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from esme179@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit

their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Esme Wright

Sent from my iPhone

Outlook

FW: [External Email] Proposed Hyde Park Square Hotel/Apartment Project

From CityManagerEmail <CityManager@cincinnati-oh.gov>
Date Mon 12/30/2024 12:40 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Jeff Icsman <icsmanj@gmail.com>
Sent: Monday, December 30, 2024 8:00 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Proposed Hyde Park Square Hotel/Apartment Project

Some people who received this message don't often get email from icsmanj@gmail.com. Learn why this is important
External Email Communication

Dear City Decision-Makers:

I am expressing my deep concern about the size of the new planned development that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes some new housing and retail in the square, the current plan is just too large of a project. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its characteristic charm that draws people there
- Worsen the area's already burgeoning traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses stressed by recent construction in the area; several "legacy" stores have already succumbed
- Continue a dangerous precedent that has encouraged overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. That is why the Hyde Park Neighborhood Council (HPNC) has opposed the planned development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT support changing the current zoning regulations on height; rather, require PLK Communities to redesign their massive project and limit it to 50 feet to be compatible with and complementary to the undeniable, identifying charm of Hyde Park Square that has existed for so long.

Thank you for your help in preserving our beloved neighborhood and square.

Jeff Icsman, a concerned Hyde Park resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Kit Anderson <kita3484@gmail.com>
Sent: Saturday, December 28, 2024 11:30 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from kita3484@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

IT IS TOO BIG and developers show no regard for the existing architectural norms of the square and its environs.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to

limit their project to 50 feet. **It should be compatible with (not destroy) the charm of Hyde Park Square.**

Thank you for your attention,

Kit H. Anderson
3178 Golden Hollow Avenue
Cincinnati, OHio 45226

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Lauren Landers <lauren.landers2@icloud.com>
Sent: Saturday, December 28, 2024 11:10 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lauren.landers2@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: lauren peters <laurenpeterscc@gmail.com>
Sent: Saturday, December 28, 2024 11:18 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from laurenpeterscc@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Please consider a smaller scale project for Hyde Park Square. It is one of the most iconic, beautiful squares in the city. What is done cannot be undone.

Sincerely, Lauren Peters

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Mark Bloom <bloom.mark.s@icloud.com>
Sent: Saturday, December 28, 2024 7:52 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from bloom.mark.s@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Mark Bloom and Cassandra Scovanner
1114 Beverly Hil Dr
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:11 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Margaret Cox <margaretlcox33@gmail.com>
Sent: Friday, December 27, 2024 5:16 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from margaretlcox33@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

This I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Margaret Cox
2528 south Rookwood drive Cincinnat oh 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:07 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Gaies, Michael <Michael.Gaies@cchmc.org>
Sent: Saturday, December 28, 2024 4:51 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from michael.gaies@cchmc.org. Learn why this is important
External Email Communication

To whom it may concern,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Dr. Michael Gaies
2599 Observatory Ave
Cincinnati, OH 45208

Get Outlook for iOS

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Megan <harveymg@gmail.com>
Sent: Saturday, December 28, 2024 3:07 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from harveymg@gmail.com. Learn why this is important
External Email Communication

Dear leaders,
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm. **Please note, I lived in Denver and watched our charming neighborhood change to a more industrial and overwhelming area with the addition of similarly sized buildings as what is proposed for Hyde Park. When we moved to the area, I was impressed by the charm of Hyde Park and Mount Lookout and would be saddened to see it change in a way that impacted my previous community in Denver.**

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Megan Volmer
867 Zan ct
45226

253-310-7193

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Sun 12/29/2024 10:25 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Nicolas Brentlinger <nabrentlinger@yahoo.com>
Sent: Saturday, December 28, 2024 11:40 AM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

To whom it may concern,

I have been a resident of Hyde Park for over a decade and have moved to and from the Cincinnati area for over two decades. Like many neighborhoods in Cincinnati, Hyde Park is unique and has a character and personality that was established over a century ago. An outsized influence on this personality is the commercial center of Hyde Park Square, which retains buildings that are many decades old and older; including our beautiful fire house and the not-so-recently reopened Hyde Park School. I moved away from the Cincinnati area for a job opportunity in Washington, DC and when my wife and I returned, we only considered moving to the city of Cincinnati if we could buy a house in Hyde Park because it resembled the neighborhoods we lived in in Washington, DC. If it were not for Hyde Park, we would have moved outside of the city to the suburbs. I say this only as one anecdote that Hyde Park is indeed a unique neighborhood that draws people to the city of Cincinnati that otherwise would choose to live elsewhere.

Although architecture is secondary to the neighbors and businesses that make Hyde Park a great place to live, architecture is important to maintaining the feel and character of Hyde Park or any other neighborhood. The city of Cincinnati has already done away with residential zoning requirements near Hyde Park Square that will exacerbate an already all to common problem of developers tearing down houses to cram as many housing units as possible into a parcel; thereby changing the character of Hyde Park. Developers are already preying on the neighborhood without so much as considering the current residents, and the city government that I support with my taxes and votes do nothing to stop it (*see* the Isla apartment complex that is an architectural nightmare, offers nothing to the community even though it is zoned as mix use and sits on the heavily-trafficked Wasson Way, and whose plans were hidden from residents until all but completed; what a missed opportunity to provide a unique space adjacent such a popular community space). I believe I speak for many residents of Hyde Park when I say that I do not want the same thing to happen to the character of Hyde Park Square, which is central to the neighborhood. The current proposed hotel development on the square is too big, will intensify the already considerable parking and traffic congestion in and around Hyde Park Square, and offers little to the residents who live in the neighborhood. To be blunt, it is a

developers dream because it is a parasite that will consume neighborhood resources at minimal cost to the developer.

I am not opposed to development in or around Hyde Park Square. I only ask, as a resident of the neighborhood, that development fit in to the character of the neighborhood that has existed for nearly a century and which I have supported for the past decade. I would also request that the development offer something in the way of commercial space for small businesses that previously occupied that space and not maximize rents so that only large, non-invested businesses can afford occupancy. Rookwood is less than a mile away, we do not need Hyde Park Square to turn into a Rookwood II. To be clear, I am not at all opposed to a boutique hotel that architecturally matches in size and, as much as possible, the architecture of the already existing buildings in Hyde Park Square, provides adequate off-street parking for its guests, and provides reasonably-priced commercial opportunities at street level. This type of development would increase foot traffic and benefit the businesses currently in and around Hyde Park Square. However, the current proposal is not this.

For too long the city of Cincinnati has bent the knee to developers and allowed them to re-shape our city to their will. I am asking that my city government and officials acting on my behalf to consider the residents of Hyde Park and work with the residents and the Hyde Park Neighborhood Council to reach a reasonable compromise for the development of Hyde Park Square that maintains its character. If not, I fear an exodus from the neighborhood is imminent, and all that made Hyde Park the only Cincinnati neighborhood I wanted to live in will be lost.

Sincerely,

Nicolas Brentlinger

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 10:18 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Rachel <rachelodin@gmail.com>
Sent: Saturday, December 28, 2024 12:47 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from rachelodin@gmail.com. Learn why this is important

External Email Communication

Dear City Planning Members,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square,the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
A concerned Hyde Park resident

Rachel Odin, MD
3660 Michigan Ave
Cincinnati, Ohio 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:09 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Sara Tieke <stieke.math@gmail.com>
Sent: Saturday, December 28, 2024 8:56 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from stieke.math@gmail.com. Learn why this is important
External Email Communication

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Sara Tieke
733 Wakefield Drive
Cincinnati, OH. 45226

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:07 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Tim H <tim.hoock@gmail.com>
Sent: Saturday, December 28, 2024 5:34 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

A concerned city resident

Tim

- -
513-379-7972
tim.hoock@gmail.com

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Virginia Mattingly <va.bolster@gmail.com>
Sent: Saturday, December 28, 2024 3:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from va.bolster@gmail.com. Learn why this is important
External Email Communication

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Virginia Mattingly
3528 Herschel View Street
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:06 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Anne Steffen <amsteffen1@yahoo.com>
Sent: Sunday, December 29, 2024 10:15 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

Anne Steffen-Russo
1192 Cryer Avenue,
Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Diane Orzali <dorzali711@gmail.com>
Sent: Sunday, December 29, 2024 3:35 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] **Hyde Park Square Development**

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Emily Hiller <ehiller4001@gmail.com>
Sent: Sunday, December 29, 2024 3:58 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] **Hyde Park Square Development**

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External Email Communication

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Thank you for your attention!!

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:06 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: eric russo <eric.hillsidetrust@fuse.net>
Sent: Sunday, December 29, 2024 10:08 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from eric.hillsidetrust@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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I have been a Hyde Park resident since 1962, and this is not progress. It is destructive. Thank you for your attention.

Sincerely,

Eric Russo
1192 Cryer Ave

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Elly Steffen <elly.steffen@gmail.com>
Sent: Sunday, December 29, 2024 10:12 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

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External Email Communication

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Thank you for your attention,

Ellen Steffen
1192 Cryer Avenue,
Cincinnati OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Gwenn Heintzelman <gkh353@gmail.com>
Sent: Sunday, December 29, 2024 7:15 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from gkh353@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will: ● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on

height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Thank you for your attention, A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:06 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Jim Orzali <orzalij@yahoo.com>
Sent: Sunday, December 29, 2024 5:08 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from orzalij@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Jim Orzali
Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:05 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Molly Ensor <molly@bluejllc.com>
Sent: Sunday, December 29, 2024 8:25 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from molly@bluejllc.com. Learn why this is important
External Email Communication

Hi,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current formand asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Molly Ensor

2461 Madison Rd, Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:06 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: MELANIE PEREZ <lanie_charlieb@icloud.com>
Sent: Sunday, December 29, 2024 11:43 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lanie_charlieb@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Melanie Perez
Vaughan Moore
2479 Erie Ave
Cincinnati Ohio 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 9:04 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Nancy <nancyniemeier@gmail.com>
Sent: Sunday, December 29, 2024 8:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from nancyniemeier@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Nancy niemeier
A concerned city resident

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 10:18 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Robert Jacob <bobjacob1@gmail.com>
Sent: Sunday, December 29, 2024 5:50 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from bobjacob1@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 8:06 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Hayman, Tyler (haymantc) <haymantc@mail.uc.edu>
Sent: Sunday, December 29, 2024 8:19 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from haymantc@mail.uc.edu. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident.

Outlook

FW: [External Email] Hyde Park Square Development - Please Don't Ruin the Neighborhood

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 12/30/2024 3:54 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

-----Original Message-----
From: Jason Dickman <jasondickman1@gmail.com>
Sent: Thursday, December 19, 2024 5:42 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; hpncpres@gmail.com
Subject: [External Email] Hyde Park Square Development - Please Don't Ruin the Neighborhood

Some people who received this message don't often get email from jasondickman1@gmail.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

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* Hurt existing small businesses already stressed by recent construction in the area
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its

current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention.

A concerned city resident

--

Jason Dickman
513-532-5107

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 10:47 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Jim Kelly <jimkellyjr14@gmail.com>
Sent: Monday, December 30, 2024 11:03 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from jimkellyjr14@gmail.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

External Email Communication

Hello,

I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Jim Kelly, Jr
3326 Stettinius Ave
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 2:17 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Jenn Rainer <jbrainer123@gmail.com>
Sent: Monday, December 30, 2024 12:00 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jbrainer123@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Drs Michael and Jennifer Rainer

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/2/2025 7:33 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kathleen Byrne <byrnekr.93@gmail.com>
Sent: Wednesday, January 1, 2025 2:08 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from byrnekr.93@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. Progress is most of the time wonderful however other times it's too much. HERE ITS TOO MUCH At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. How the developer was able to even bypass these regulations in place is baffling to me. Enforce the restrictions

Thank you for your attention,

Best- Kat Byrne
2101 Grandin Rd. Cincinnati, OH 45208
Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 12/30/2024 3:28 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Kim Morrow <kimhmorrow@gmail.com>
Sent: Monday, December 30, 2024 3:22 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc: hpncpres@gmail.com; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from kimhmorrow@gmail.com. Learn why this is important
External Email Communication

Good afternoon,

I currently own 2 residential properties in Hyde Park. I am concerned about the size of the new Planned Development PLK Communities is proposing for Hyde Park Square. While I support new development that includes more housing and retail in the square, **the current plan IS JUST TOO TALL.**

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

The Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I completely support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Thank you for your attention,

Kim Morrow

2859 Ashmont Ave.

2857 Ashmont Ave.

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 3:44 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Peggy Joseph <peggymchalejoseph@gmail.com>
Sent: Monday, December 30, 2024 2:50 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from peggymchalejoseph@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Please make legal considerations,
There are laws for a reason please take heed -

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Peggy Joseph
Resident for over 40 years

Sent from my iPhone

Outlook

Fw: [External Email] Opposing development in Hyde Park Square: Resident comment

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 12/30/2024 2:19 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Taylor Newman <tnew1109@gmail.com>
Sent: Monday, December 30, 2024 2:17 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Opposing development in Hyde Park Square: Resident comment

Some people who received this message don't often get email from tnew1109@gmail.com. Learn why this is important

External Email Communication

Hello,

I'm writing to you about the proposed development of Hyde Park Square. As a resident of Hyde Park right off of the Square for the past 3.5 years, I vehemently oppose the development proposed by PLK Communities that will fundamentally alter the nature of the neighborhood I chose to move to years ago. I picked Hyde Park-- and have stayed ever since-- because of how pedestrian friendly, residentially-tailored (ex: a library and post office within walking distance), quiet, and quaint it is. Building a massive hotel and apartment building will tarnish the qualities I love so much about my neighborhood by bringing traffic and congestion, flooding the square with visitors rather than serving the current residents, and increase noise and the scale of development beyond the current level. When I lived on Edwards, I would consistently almost get hit by cars when crossing the street near Cincy Shirts to go towards the square. The influx of traffic from the proposed development will almost certainly increase pedestrian risk in that area, which also happens to be right in front of an elementary school. Children cross that street to go to and from school all the time. Further, the proposal should not even be considered given Hyde

Park's zoning restrictions. Our neighborhood's zoning restrictions limit building heights to 50 ft and prohibit hotels – both of which are being violated by this proposal.

If I wanted to live in a neighborhood with large apartment complexes and tall buildings I would live in a different neighborhood, like downtown (The Skylar and the Ila in Hyde Park are already creeping us closer to this). I don't though - I chose Hyde Park for the charm and quiet of the neighborhood and I don't want to lose that because of this development. Please keep the zoning restrictions in place and listen to the needs of the current residents of Hyde Park. We do NOT want this scale of development.

Thank you very much for your consideration!

Best,
Taylor Newman
3646 Michigan Ave, Cincinnati OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/2/2025 7:37 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: John Capannari <jgc45208@gmail.com>
Sent: Tuesday, December 31, 2024 3:16 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jgc45208@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

As a home owner in Hyde Park for the last 25 years, I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 10:46 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Joyce Kaufman <jkaufman513@gmail.com>
Sent: Wednesday, January 1, 2025 12:14 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jkaufman513@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Received by
DCPE 1/2/2025

To: City Planning and Engagement Department
Two Centennial Plaza
805 Central Avenue, 7th Floor
Cincinnati, Ohio 45202

Dear City Planning Department and Members of the Planning Commission,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration,

Cindy Dellinger

A Concerned City Resident

My Address: 1353 Edwards Rd. 45208
My Email: cdellinger2014@Gmail

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 8:31 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: L Jenks <lak290dana@gmail.com>
Sent: Thursday, January 2, 2025 11:38 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lak290dana@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

L Jenks
lak290dana@gmail.com

Outlook

FW: [External Email] Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 8:32 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Lauran McHaffie <lauran@wgcontent.com>
Sent: Thursday, January 2, 2025 10:42 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Lawrence McHaffie <lawrence.mchaffie@gmail.com>
Subject: [External Email] Hyde Park Square

You don't often get email from lauran@wgcontent.com. Learn why this is important
External Email Communication

Greetings City Planners, Mayor Pureval and City Council members,

I'm writing to ask that you please consider that PLK's planned development for Hyde Park Square disregards the neighborhood business district zoning regulations (CN-P and UDOD#4). I am fortunate to live near HP Square and support new development, which contributes to the vibrancy of our business community.

That said, I am concerned about the size (85 feet high) largely because:

- Increased traffic congestion which will put strain on the infrastructure and pedestrian safety.
- Diminished historical architectural appeal (too much of a suburban planned community look)

I implore you to empower the community (Hyde Park Neighborhood Council) instead of the developers by upholding the zoning restrictions put in place to preserve HP's unique neighborhood square.

Best regards,
Lauran McHaffie

2517 Erie Avenue

––

Lauran McHaffie
Client Partnerships

513-321-0247

lauran@wgcontent.com

wgcontent.com

Subscribe to our newsletter: Content Counts

Happy Holidays! WG Content will be closed for the winter holiday from Monday, December 23, 2024, to Sunday, January 5, 2025. We will reopen on Monday, January 6, 2025.



Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 8:30 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Lee Workum <lworkum28@gmail.com>
Sent: Thursday, January 2, 2025 4:19 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lworkum28@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your action,

Lee workum
2964 Observatory Ave
Cincinnati OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 8:31 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Mary Wagner <mkwagner@me.com>
Sent: Thursday, January 2, 2025 2:42 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mkwagner@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Cincinnati City Planning Department, City Council Members, and Mayor Pureval,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS TOO TALL and TOO MASSIVE for the neighborhood.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area and unable to afford high end leases

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Mary Wagner (HP resident for almost 40 years)
2770 Lower Grandin Road
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development (support!)

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 8:30 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Michael Woodin <mikewoodin@me.com>
Sent: Thursday, January 2, 2025 5:14 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development (support!)

You don't often get email from mikewoodin@me.com. Learn why this is important
External Email Communication

I am excited about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I support a new development that includes more housing and retail in the square. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually give Hyde Park Square more shade
- ~~Worsen the area's existing traffic congestion and parking issues~~ Make Hyde Park much more walkable!
- HELP existing small businesses by greeting new residents and guests and staying open for business (or new shops replacing ones that already closed)
- Set a ~~dangerous~~ excellent precedent that could encourage more development in Hyde Park Square, because more housing is better!

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. ~~This 85-foot-tall project completely disregards those regulations.~~ You should get rid of those regulations

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I DO NOT support.

Please change the current zoning regulations on height. Please ask PLK Communities to build that thing as tall as they wish! It will add the charm of Hyde Park Square.

Thank you for your attention,

An excited city resident

Mike 'Woody' Woodin

1727 William Howard Taft Rd
Sent from my iPad

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 12:29 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Brett Hungerford <bretthungerford@gmail.com>
Sent: Friday, January 3, 2025 11:11 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from bretthungerford@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will: ● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Thank you for your attention, A concerned city resident

Sincerely,
Brett Hungerford
3581 Pape Ave

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: BOB MAZZARELLA <rlmazz@aol.com>
Sent: Friday, January 3, 2025 10:14 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from rlmazz@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development - concerned resident

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:02 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Emily Esslinger <emilyweil21@gmail.com>
Sent: Friday, January 3, 2025 10:41 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Hyde Park Square Development - concerned resident

Some people who received this message don't often get email from emilyweil21@gmail.com. Learn why this is important
External Email Communication

Hello City Planning, City Council, and Mayor Aftab,

Happy new year. I have been a Hyde Park resident since moving to Cincinnati in 2011. I love our Square, and enjoy attending many shops and restaurants there. My family and I also love attending the Farmer's Market weekly on Sundays in spring through fall. I think that the new development could be very exciting and enhance the Square, but the height concerns me: it will change the character of the Square and make the center green space dark/cold without receiving sufficient sunlight. I would also be concerned about traffic and the presence of a hotel, especially for the kids of Hyde Park School. I understand this is a tricky balance with the developers but urge you to leave the existing zoning laws in effect regarding height of the building and work with them to try to figure out a way for it to be profitable within the existing laws.

Thank you,

Emily Esslinger (51**6**) 382-3352 3607 Bellecrest Ave, Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Lia Mazzarella <liamazzarella5@gmail.com>
Sent: Friday, January 3, 2025 10:11 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from liamazzarella5@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

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- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,

Lia Mazzarella

3400 Duncan Ave., Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/3/2025 10:10 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Lawrence McHaffie <lawrence.mchaffie@gmail.com>
Sent: Friday, January 3, 2025 9:25 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from lawrence.mchaffie@gmail.com. Learn why this is important
External Email Communication

Hello everyone, I spent a weekend in December in Carmel, Indiana, with all of it's 'artificial looking' building facades, roundabouts and 'still people' statues.

It was nice, and I love the roundabout concept but as i drove around I realized that it was missing something - Character. It was all the same and looked like similar developments I had seen in Suburbia all across the country.

H.P. Square charm is what makes it H.P. Square.

We need to tone that development way down.

Thanks for your consideration.

Lawrence McHaffie
(2517 Erie Avenue)

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:02 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Megan Thompson <mhall009@cinci.rr.com>
Sent: Friday, January 3, 2025 5:32 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from mhall009@cinci.rr.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello -

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area. Including Miller Gallery which has already closed after being on the Square since 1968

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Megan Thompson
A long-time resident of Hyde Park

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:01 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kathy Mohlman <kathleenmohlman@gmail.com>
Sent: Saturday, January 4, 2025 1:51 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kathleenmohlman@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Kathleen Mohlman
1320 Paxton ave
Cincinnati 45208

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:01 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Melinda Jones <mimi2944@gmail.com>
Sent: Saturday, January 4, 2025 1:45 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mimi2944@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Melinda Jones
she/her
513/324-5459 mobile

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:01 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Stephanie Davis-Novak <sdavisnovak@hotmail.com>
Sent: Saturday, January 4, 2025 11:51 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from sdavisnovak@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

About 10 years ago, the area was negatively impacted when several apartment buildings were torn down to make way for a modern-looking condo building on Observatory and Shaw, which was out of scale for the area, did not blend with the architectural styles of the surrounding buildings, and displaced the former residents. The building stands out like a sore thumb. Fast forward 10 years and now a new poorly designed development scheme is being hatched.

At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Stephanie Deutsch
A concerned city resident

Outlook

FW: [External Email] Hyde Park Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 7:59 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: jekcmm@zoomtown.com <jekcmm@zoomtown.com>
Sent: Sunday, January 5, 2025 1:39 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Development

You don't often get email from jekcmm@zoomtown.com. Learn why this is important
External Email Communication

Dear Planning Department,
We are very concerned about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Damage the reconstruction of Edwards Road just finished this fall. It will get so beat up again...Cements trucks, dump trucks, cranes...oh my!
- Does the city really want to make the HP small businesses struggle again?...What about continuous noise, dust, and lack of parking for customers as well?
- Hyde Park School students will face yet again so much dust and traffic.
- The proposal is just TOO BIG.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
The Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet.
Design should be compatible with (not destroy) the charm of Hyde Park Square.
Sincerely,
Christina Martich & Joseph Krumm
School teachers and residents for over 25 years

Parents of two Walnut Hills HS students
3331 Monteith Avenue 45208
jekcmm@zoomtown.com

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:00 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Elizabeth Conkin <econkin86@gmail.com>
Sent: Sunday, January 5, 2025 1:17 PM
To: #COUNCIL <CityCouncil@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc: Savehpsquare@gmail.com
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from econkin86@gmail.com. Learn why this is important
External Email Communication

My husband and I moved to Hyde Park in 1994. We live at 3417 Burch Avenue, just a few blocks from Hyde Park Square. One of the attractions that drew us to the area was, and continues to be, the Square. While raising our three children, we made frequent trips, on foot, to the Square to visit the firehouse, get ice cream, and play by the fountain. Although a part of the city of Cincinnati, the Square engendered a "small community feeling", where families gathered. Now empty-nesters, we still walk to the Square weekly, where we almost always see people we know from the community.

Although I support a new development that includes more housing and retail space in the Square, unlike recent multi-unit developments (Michigan Terrace, Sklyer & Hyde Park Flats), PLK Communities' Planned Development does not comply with existing zoning regulations. PLK's proposed development will be 85 feet tall, almost double the current zoning restriction of 50 feet, and include a hotel, another structure prohibited by the applicable zoning regulations. A structure of this size will be disproportionately taller and wider than existing buildings. For comparison, consider another of PLK's projects, the newly constructed apartment building on Wasson Road, the Ila. It stands six stories tall and contains 51 units. Hyde Park residents fought against this project, albeit unsuccessfully. Their failure to limit PLK's Ila project was, however, based primarily, if not entirely, on the fact PLK needed no zoning change to construct The Ila. By contrast, the only way PLK's Hyde Park Square Planned Development can go forward is for the Cincinnati Planning Committee to

grant its request to change the zoning regulations governing construction in Hyde Park Square (CN-P and UDOD#4). The City put these regulations in place to protect Hyde Park Square's unique character and preserve the scale, especially considering its close proximity to residential areas on Edwards, Michigan and Shaw, and schools on Erie and Edwards. Hyde Park Neighborhood Council has considered the Planned Development in its current form and opposed it, asking this Committee to deny PLK's request to change the zoning regulations to accommodate their proposed development.

PLK, a locally owned business, is a large corporation. As set forth on its website, it employs over 200 full-time associates and manages over 6,700 apartment homes across Ohio, Kentucky and Florida. PLK is the largest owner of multifamily units in the Cincinnati Metropolitan Statistical Area. https://www.plkcommunities.com/about. PLK's purpose is to make money. Its ability to do that should not come at the expense of and the detrimental impact to the residents of Hyde Park.

Elizabeth Conkin
3417 Burch Avenue
Cincinnati, Ohio 45208
513-256-0811

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 7:59 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Jill Fisher <jillfisherwv@outlook.com>
Sent: Sunday, January 5, 2025 9:02 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jillfisherwv@outlook.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Jill Fisher

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:00 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kyle Linder <linderks@gmail.com>
Sent: Sunday, January 5, 2025 10:41 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from linderks@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit

their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Kyle Linder
1337 Cryer

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 8:01 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Sharon Buring Stuard <sharonburstu@gmail.com>
Sent: Sunday, January 5, 2025 10:20 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <CityCouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from sharonburstu@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear all,
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Make pedestrian safety even more of an issue, especially near Hyde Park School
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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

It is my hope that the mayor and city council members will heed the concerns of current full tax-paying residents on this issue (unlike in the Connected Communities campaign). I have always primarily been a Democratic Party supporter in Hamilton County but the current and recent city administration has been way too accommodating to developers to the detriment of the integrity of city neighborhoods.

Thanks for your attention.
Sharon Buring Stuard
3414 Ault View Ave
Cincinnati, OH 45208

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/6/2025 4:05 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Greg DeLorenzo <delorenzogreg@gmail.com>
Sent: Monday, January 6, 2025 3:20 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square development

You don't often get email from delorenzogreg@gmail.com. Learn why this is important
External Email Communication

I am emailing regarding the proposed large scale development of Hyde Park Square. I moved to Hyde Park almost 20 years ago from Anderson Township because of the unique environment and family friendly nature of the square. The current proposed development is just too large and will overwhelm the charming nature. A new hotel is not needed since there are several newer hotels just up the street at the Rookwood development. If some redevelopment does proceed, it should have to comply with current zoning with building height restrictions of less than 50 ft and no hotels. A development of this nature would significantly add to congestion and safety issues for the Hyde Park school. Please do not allow for the destruction of one of the many gems of the city. Thank you for your consideration.

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 1/7/2025 11:43 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Gwen DiMeo <gdimeo@ksmcpa.com>
Sent: Tuesday, January 7, 2025 11:34 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from gdimeo@ksmcpa.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,

Gwen DiMeo
3574 Outlook Ave
Cincinnati, OH 45208

ksm CPAs & Advisors

Gwen DiMeo, CPA
PRINCIPAL
Katz, Sapper & Miller

O 513.483.6689
M 513.265.0062
E gdimeo@ksmcpa.com

Upload files here

4555 Lake Forest Drive, Suite 400
Cincinnati, OH 45242
ksmcpa.com

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Tue 1/7/2025 11:43 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: MARY RAN <mrangallery@aol.com>
Sent: Tuesday, January 7, 2025 11:01 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mrangallery@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
MARY RAN

Sent from my iPad

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 10:14 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Ami Monday <ami.monday@yahoo.com>
Sent: Wednesday, January 8, 2025 5:44 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from ami.monday@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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completely disregards those regulations.

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Ami Monday
2517 Observatory Ave.
Cincinnati, OH 45207

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 1/8/2025 1:20 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: A. Maris Bernard <marismaclachlan@gmail.com>
Sent: Tuesday, January 7, 2025 9:58 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from marismaclachlan@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Planning Commission,

After review of the proposed development at Hyde Park Square, I must register my complete objection. So many reasons…

● it's too tall. Period.

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School and at the square itself.

● Hurt existing small businesses already stressed by recent construction in the area

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its

current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with existing zoning.

Thank you for your attention.

A. Maris Bernard, ASID

Stay healthy!

Maris

Maris Bernard-MacLachlan

Outlook

FW: [External Email] Hyde Park Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Wed 1/8/2025 1:19 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Olivia Barnaclo <olivia.rose1298@gmail.com>
Sent: Wednesday, January 8, 2025 10:43 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Development

You don't often get email from olivia.rose1298@gmail.com. Learn why this is important
External Email Communication

I want to express my deep concern about the new development planned for Hyde Park Square. As a lifelong resident of Hyde Park, I am disappointed in the prioritization of one developer's desires instead of the wants and needs of the community. While I am in favor of encouraging development and more housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character.
A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue. That's longer than a football field – and 7 stories high! This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). The CN-P zoning limits new construction to 50 feet and does not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and has asked for the existing CN-P zoning to remain in effect – a position I agree with.
The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.
I would appreciate a reply that confirms that you will prioritize citizens' concerns over the desires of developers.

Thank you for your attention,
Olivia Barnaclo

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 10:13 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Paige DeWitt <paigedewitt1@gmail.com>
Sent: Wednesday, January 8, 2025 6:15 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from paigedewitt1@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Paige DeWitt

A concerned city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 11:42 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Stuart Seltman <sseltmanjr@gmail.com>
Sent: Thursday, January 9, 2025 11:42 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from sseltmanjr@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Stuart Seltman Jr.

1000 Crest Circle

Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:18 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jordan Steiner <jordantsteiner@gmail.com>
Sent: Friday, January 3, 2025 11:59 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from jordantsteiner@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Jordan Steiner, Hyde Park Resident

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:18 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Mike Werner <laxman.werner@gmail.com>
Sent: Saturday, January 4, 2025 7:58 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from laxman.werner@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

Fw: [External Email] Proposed Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Dee Bee <daniellexxbaumann@gmail.com>
Sent: Sunday, January 5, 2025 12:42 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Proposed Hyde Park Square Development

Some people who received this message don't often get email from daniellexxbaumann@gmail.com. Learn why this is important

External Email Communication

Hello,
I have deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I live nearby in a 2324 Madison unit and one of my favorite things about this location is the weekly walkable access to the farmer's market held in this square. Additionally, I have created a lovely relationship with a yoga studio in this square that has become such a healthy source of community for myself and many others. I would truly hate to see the negative impact this construction would have on an area so rooted in my daily life, and I know others agree.
While I support a new development that includes more housing and retail in the square (we need more affordable housing in the area!), **the current plan displaces existing small businesses and IS JUST TOO LARGE.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Danielle Baumann

Outlook

Fw: [External Email] Subject: Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:17 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: j thumm <jmthumm@gmail.com>
Sent: Tuesday, January 7, 2025 12:14 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Subject: Hyde Park Square Development

Some people who received this message don't often get email from jmthumm@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I can support development in the square which includes some housing, the current proposal is **just too large and does not appear to respect nor value what makes Hyde Park a special neighborhood for those of us who call it home**. The size of the building is out of scale for our neighborhood, the number of new residents too dense for the streets to handle and it comes at the expense of retail in the square. **The current plan displaces existing small businesses** (at least 9) **and threatens the continued viability of others.** The owner of Maya, a small business located on Edwards, told me he was closing at the end of 2024 as the anticipated disruption created by such a large scale project was just too much following on the business disruption he had already experienced during 2024 when Edwards Road was closed for several months for infrastructure work**.**

When we relocated to Cincinnati over two decades ago, what drew us to Hyde Park was the stock of lovely old homes and the variety of small businesses that filled the charming and unique buildings that make up the square. Unchecked development threatens the very character that makes Hyde Park a desirable neighborhood.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Progress and development can be accomplished without destroying that which makes Hyde Park Square special. It requires a developer to consider the uniqueness of this particular site, including the needs of the people who already live, work and attend school here, and then formulate an appropriate plan which benefits all parties impacted by the development.
PLK Communities current proposal is **not the right development proposal for Hyde Park Square** and its community.
Thank you for your attention to this important matter.
Regards,
Jennifer Thumm
3434 Burch Ave. 45208
--
Jennifer M. Thumm
(513)878-5139

Outlook

Fw: [External Email] Concern about Hyde Park Square Development

---

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Annie Rose <annekrose4@gmail.com>
Sent: Thursday, January 9, 2025 6:22 PM
To: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Concern about Hyde Park Square Development

Some people who received this message don't often get email from annekrose4@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Sincerely,

Annie Rose
1016 Richwood Circle, Cincinnati OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Carol Shea <carol@olivetreeinsights.com>
Sent: Thursday, January 9, 2025 9:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from carol@olivetreeinsights.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Take care
Carol

Please excuse brevity and any typos as this is sent via mobile

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:47 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Becky Barnaclo <barnaclofamily@icloud.com>
Sent: Thursday, January 9, 2025 7:13 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from barnaclofamily@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Doug barnaclo

Sent from my iPad

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:47 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: ellie fabe <elliefabe@yahoo.com>
Sent: Thursday, January 9, 2025 5:48 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from elliefabe@yahoo.com. Learn why this is important
External Email Communication

To the Planning Commission, City Council, and Mayor Aftab Purval,

I'd like to express my concern about the size of the new Planned Development that PLK Communities is proposing for Hyde Park Square. While I support a new development in the square, the current plan displaces existing small businesses -- *and is too tall.*

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage disregard for planning and more **out-of-scale** development in Hyde Park Square

Our neighborhood business district has strict zoning regulations:
[CN-P and UDOD#4] specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. Why would that be allowed?

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do *not* change the current zoning regulations on height. It's not right. Please require PLK Communities to limit their project to **50 feet**. It should be compatible with, not destroy, the charm of Hyde Park Square. There's no going back from this once it's begun. Holding height restrictions in place is a no-brainer...

Thank you for your attention,

Ellie Fabe
3240 Hardisty Ave
Cincinnati, Ohio 45208

Outlook

FW: [External Email] Opposing Development in Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 1:37 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Justin Gillette <jus.gillette@gmail.com>
Sent: Thursday, January 9, 2025 1:33 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Opposing Development in Hyde Park Square

Some people who received this message don't often get email from jus.gillette@gmail.com. Learn why this is important
External Email Communication

To Whom It May Concern,

I am reaching out regarding the proposed development by PLK Communities and my strong opposition. I am lucky to call myself a new resident of the Hyde Park neighborhood, specifically on Michigan Ave north of the square. Moving in last summer, I have found such joy in the amenities that a walkable neighborhood has provided me. Being able to access healthcare, the post office, banks, groceries, etc. on foot and still be within a few miles of downtown is truly a treasure and a rarity. In comparison to the adjacent over-crowded neighborhoods and their respective main roads (Madison in Oakley, Montgomery in Norwood), it is nice to have a quiet and accessible piece of the city. There is simply no room for an apartment complex of the proposed scale in Hyde Park Square. The congestion that will come with a building such as this will fundamentally alter the lives of everyone who currently lives there.Traffic will always fill the space provided. Adding more space will not reduce traffic, but attract more. I worry that the volume of vehicles, an extension of that of an already pedestrian unfriendly Rookwood, will not only be an inconvenience to navigate the neighborhood but make it more dangerous with more cars on the main road and the spill over onto the side streets. As is, my dog and I have already almost been hit several times by negligent cars speeding into crosswalks and through stop signs, and we have witnessed several associated with the Wasson Way trail.

As much pride as my street brings me, I have consistently found joy in sharing it with others. I support apartments of the affordable variety, but vehemently oppose them being in Square and certainly not to the proposed scale, or to the exorbitant price point exhibited by those already there (The Ila and The Skylar). The neighborhood is walkable as is, the people will find their way to the Square without sitting on top of it.

Please take the passionate voices of those who care most into careful consideration. Thank you.

Regards,
Justin Gillette
3646 Michigan Ave, Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Kurt <kshearer02@yahoo.com>
Sent: Thursday, January 9, 2025 10:00 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kshearer02@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Kurt

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Lana Piazza <lpiazza2010@hotmail.com>
Sent: Thursday, January 9, 2025 7:40 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from lpiazza2010@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Lana Piazza
2324 Madison Rd.,
Cincinnati, OH 45208
Hyde Park

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:47 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Matthew Glaser <mwglaser5@yahoo.com>
Sent: Thursday, January 9, 2025 3:08 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from mwglaser5@yahoo.com. Learn why this is important
External Email Communication

Good Afternoon.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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I personally moved to this area over 15 years ago because of the history, charm, architecture, safety, entertainment options and overall regional proximity to many other things that have made Hyde

Park/Oakley a destination for generations.

I live in Oakley, however I frequent several HPS businesses daily and I do not feel that this is the best fit for HPS. While updates/renovation/addition may be needed, this iteration feels completely obtrusive and anti-Hyde Park in general.

Thank you for your attention,

A concerned city resident

MATTHEW GLASER
3837 Mt Vernon Ave
Cincinnati, OH 45209

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Mary Ellen Seery <meseery@gmail.com>
Sent: Thursday, January 9, 2025 7:51 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from meseery@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing our deep DEEP concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- WORSEN DRASTICALLY the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Robert and Mary Ellen

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 1:36 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Pam Pompelia <pbpompelia@gmail.com>
Sent: Thursday, January 9, 2025 12:41 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from pbpompelia@gmail.com. Learn why this is important
External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Thank you for your attention,

A concerned city resident

Pamela Pompelia
Pbpompelia@gmail.com

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 1:37 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: S H <hemm_s@yahoo.com>
Sent: Thursday, January 9, 2025 1:29 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from hemm_s@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Stephanie Hemm
3649 Bellecrest Ave
Cincinnati, OH 45208

Outlook

FW: [External Email] FW: Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/9/2025 1:36 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Stuart Seltman <psseltman@cptube.com>
Sent: Thursday, January 9, 2025 12:20 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] FW: Hyde Park Square Development

Some people who received this message don't often get email from psseltman@cptube.com. Learn why this is important
External Email Communication

Dear All,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Paul Stuart Seltman

3547 Bayard Dr.

Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Elizabeth Pettigrew <epettigre@gmail.com>
Sent: Friday, January 10, 2025 11:27 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from epettigre@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

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Thank you for your attention,

A concerned city resident

Elizabeth Pettigrew-Knappenberger

Outlook

FW: [External Email] Save Hyde Park

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:50 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: jje@fuse.net <jje@fuse.net>
Sent: Friday, January 10, 2025 1:56 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; jje@fuse.net
Subject: [External Email] Save Hyde Park

You don't often get email from jje@fuse.net. Learn why this is important
External Email Communication

Happy Friday,

I'm writing in support of the Save Hyde Park Square initiative. I'm live in this area for the majority of my life - I lived in Mt Lookout as a child, was transplanted to Anderson Township for my high school + a few years and then moved to Edwards Road (between Griffiths & Erie) about 22 years ago. Needless to say, I love the area - which is why as soon I could get back (all the way from Anderson), I did.

I love the small town, quaint feel but within the city. I love the safe walkability. I love the uniqueness of our neighborhood. And I'm not opposed to new/redevelopment as long as either the proper infrastructure is put in place and/or it conforms to the existing zoning laws. The zoning laws that were put in place to preserve why Hyde Park is Hyde Park.

One of my biggest concerns outside the **quaintness and the safe walkability** of Hyde Park is the **infrastructure**. We have recently added several multi-dwellings without improving/upgrading our infrastructure. As I mentioned, I've lived in this house for 22 years and last year I started getting water up through my basement drain. After MSD came out, Halpin Plumbing came out and tried to help resolve the issue. The water had receded by the time they got there but the still 'snaked' the inside and outside drain and said there really wasn't much. Since that first time last spring I think it was, I get water in my basement almost every rainfall.

Trust me, I thought of moving because I felt it was only going to get but again I love Hyde Park.

We cannot add 160+ apartments and 76+ hotel rooms without drastically improving/upgrading the infrastructure. **Remember all the new build on Riverside Drive - remember how the sewer busted - can you image if that happened and we had to close Erie Ave.**

Plus do we really need another new hotel. We've had several built in the last few years and no offense, but it is not like they are operating at full capacity. And/or do we need 160+ new residence. I feel like I see for rent and/or for lease sign all the time when I'm out walking.

Again, I'm not opposed to change but let's make some changes without changing the zoning law - the zoning laws that were put in place to keep Hyde Park, Hyde Park. Revamp the square on a smaller more manageable scope. But bare minimum, if you want something between what is proposed and what is the current zoning, upgrade the infrastructure to support it.

Please consider all factors, not just short-term density benefits. I know there are a lot of people with similar thought. Unfortunately, life gets busy, and they don't take the time to voice their concerns and/or they think it won't make. I know I am speaking for more than just myself. Please make sure it matters.

Sincerely,

Jeannie
A concerned lifelong city resident

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Jennifer Strietmann <jennifer.strietmann@gmail.com>
Sent: Friday, January 10, 2025 1:43 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from jennifer.strietmann@gmail.com. Learn why this is important
External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a

position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Jennifer Strietmann
3500 Michigan Avenue unit 32

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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: Thiem, Jennifer L <thiem_jennifer@allergan.com>
Sent: Friday, January 10, 2025 12:18 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from thiem_jennifer@allergan.com. Learn why this is important
External Email Communication

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Thank you for your attention,

A concerned city resident

Jennifer Thiem
513-340-0091

Outlook

[External Email] Concerns About Oversized Development in Hyde Park Square

From kdevaul719 <kdevaul719@gmail.com>
Date Fri 1/10/2025 2:36 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from kdevaul719@gmail.com. Learn why this is important

External Email Communication

Dear Andrew Halt,

I've been a proud resident of Hyde Park since 2016, raising my three young children with my husband in this vibrant and close-knit community. Hyde Park Square is the heart of our neighborhood, and we cherish it for so many reasons.

Our family frequently spends time at local spots like The Echo, Graeter's, Arthur's, Patty's Popcorn, Parkside, E+O, Awakenings, Breadsmith, CoHatch, Unwind, and we love every restaurant that has come through the Teller's location. We shop at stores like The Fig Leaf, Poeme, and Fine Men's Apparel and so many more. The library and farmer's market are staples in our lives, and some of our fondest memories are of sitting in the square by the fountain, eating ice cream with friends on a warm summer evening. We even get our rugs cleaned by Fazel! It's a place that reflects the best of Hyde Park—a sense of community, walkability, and small-town charm.

That's why I'm so alarmed by the proposed development of a 7-story, 85-foot-tall apartment building and hotel. This project feels completely out of place in the heart of Hyde Park and doesn't align with the scale or purpose of our neighborhood. The hotel, in particular, raises significant concerns. Hyde Park Square is meant to serve families and residents, not tourists or transient visitors. Bringing in a constant flow of hotel guests changes the dynamic of our square, making it feel less safe for kids and families who frequent the area as part of our daily lives.

The addition of such a large apartment building would also be an overwhelming and outsized structure for our square. It raises significant concerns about the impact of a concentrated number of new residents and their vehicles. Traffic and parking are already challenges in Hyde Park Square and surrounding areas, especially during peak times. Adding even more cars and congestion would make it harder for families like mine to enjoy the square and move around town. In addition, it would compromise pedestrian safety, particularly for children walking to schools, the library, and other activities.

This proposal also ignores current zoning rules, which cap building heights at 50 feet and explicitly prohibit hotels. These rules exist to preserve the character of our neighborhood and ensure that developments are scaled appropriately for the needs and desires of the community.

I’m not against thoughtful development, but this project is far too big for the square. It risks changing the area into something completely different than what drew so many of us here in the first place. I urge you to listen to the residents of Hyde Park and require the developer to follow current zoning rules. We want to see Hyde Park grow in ways that fit with its history, character, and the needs of the people who call it home.

Thank you for your attention to this issue.

Sincerely,

Krista W. DeVaul
3019 Springer Ave
Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Kyle Kane <kane.kyle22@gmail.com>
Sent: Friday, January 10, 2025 6:58 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from kane.kyle22@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put

in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Kyle Kane

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Katie More <kmore@fuse.net>
Sent: Friday, January 10, 2025 12:21 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from kmore@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project

completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Katie More
3106 Victoria Ave.
Cincinnati, OH, 45208

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Kristin <kristin.stclair1@gmail.com>
Date Fri 1/10/2025 12:57 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from kristin.stclair1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Good afternoon,

First and foremost, thank you for your time. I'm sure I'm not the first and won't be the last to reach out about the potential development in Hyde park square. I urge you to please consider the concerns from the neighborhood. I along with many others are very concerned for many reasons..but understand that concerned neighbors don't typically stand a chance against these developers, but that won't stop me from trying. Hyde park square is already densely populated and I can't imagine the mess that the construction (and more importantly, the aftermath) will have on this area. There are two schools within blocks of this proposed development. I have children at one of them. Traffic is already a concern for the area, specifically pedestrian safety. I hesitate to even explore the idea of my children walking to school because of it....let along with the newest proposed addition. A hotel, which brings increased traffic of people that don't know what they are doing, will make the matters worse. I urge you to make sure a traffic study is completed...and not by the developers but specifically by and for the city. Part of the charm of living in a community like Hyde park is that it is walkable. Kids walk to the square from school and frequent Patty's popcorn, graeters, and bread smith among others..I hate the idea of driving even more traffic to the area this creating an even bigger safety issue for our children. The existing multi use development is already a concern and we are just going to keep adding more? The apartments and townhomes that are being added to the area are absurd. Who is this really benefiting in the end? Not the city. It continues to create more and more issues for the city in terms of safety. This is not affordable housing either, so we can't say that's the reason. These developers are the only winners here...I just don't get it. We have to put a stop to this.

Sincerely,

Kristin St Clair
A concerned Cincinnati citizen

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:50 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Melissa Holland <melish3@gmail.com>
Sent: Friday, January 10, 2025 2:39 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from melish3@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Melissa Holland
Melish3@gmail.com

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Morgan Kitchen <morgan.kitchen2@gmail.com>
Sent: Friday, January 10, 2025 1:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from morgan.kitchen2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project

completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I live in Hyde Park now and have worked in Hyde Park forever and would hate to see this. All around the city we have more and more buildings popping up for new housing and apartments. These buildings lack character and pay no homage to the beautiful architecture that has made Cincinnati a beautiful place to call home. Please reconsider.

Thank you for your attention,

Morgan Kitchen

Sent from my iPhone

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Marianne Kluesener <mariannekluesener@icloud.com>
Sent: Friday, January 10, 2025 10:36 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from mariannekluesener@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I have lived in Hyde Park all my life.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you,
Marianne Kluesener
1260 Meriweather Ave.
Cincinnati, 452088

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Mark Striker <mstriker513@gmail.com>
Sent: Friday, January 10, 2025 5:37 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from mstriker513@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Mark Striker
3468 Arnold St
Cincinnati, OH 45208

Outlook

FW: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/10/2025 2:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Stacey Hoffman | City Planning Division Manager
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

-----Original Message-----
From: Sandy Witt <niteitt11@icloud.com>
Sent: Friday, January 10, 2025 1:44 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from niteitt11@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Sandy Witt

A concerned city resident

Quite frankly, I've lived here for 50 years and intended to stay here. If this happens, I most likely will leave. The traffic, the infusion of too many people, the destruction of our nice neighborhood, is not what I envisioned or signed up for.

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From thurston bailey <thurston_bailey@yahoo.com>
Date Fri 1/10/2025 10:22 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from thurston_bailey@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Thurston Bailey

A concerned city and Hyde Park resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Armand Antommaria <armand.antommaria@gmail.com>

Date Sat 1/11/2025 6:46 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>

Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>

Some people who received this message don't often get email from armand.antommaria@gmail.com. Learn why this is important

External Email Communication

As a Hyde Park resident for more than 10 years, I am expressing my deep concern about the size of PLK Communities' proposed Planned Development for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan is inconsistent with the character of the neighborhood.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Worsen the area's existing traffic congestion and parking issues. Traffic is substantial problem at intersections such as Edwards and Madison and this development will make it substantially worse.

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Visually overwhelm Hyde Park Square and diminish its charm. Hyde Park has a mix of single family homes and apartments. I am not opposed to the construction of apartment buildings but they should be consistent with the neighborhood's existing character.

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square and in other city neighoods. If I wanted to live downtown, I would move there.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. By permitting such deviations, the city encourages developers to propose even more drastic changes.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration of my concerns,

Armand H. Antommaria
2899 Minto Ave
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Amanda Rosenberg <amandarosenberg96@gmail.com>
Date Sat 1/11/2025 1:37 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from amandarosenberg96@gmail.com. Learn why this is important

External Email Communication

To whom it may concern,

I am expressing my deep distress about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses, endangers the community, and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Create a dangerous environment during construction from sound and air pollution
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian and child safety a critical issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area and those forced to relocate
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. It is my personal opinion that any city official who grants exceptions to these regulations to developers has no integrity or regard for the communities they serve. I could not in good faith re-elect an official who prioritizes reckless development over the health, safety, and prosperity of the city's citizens and small businesses - and I know that many of my neighbors share this belief.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a

position I strongly support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm and historic integrity of Hyde Park Square.

Thank you for your attention,

A concerned city resident
--
Amanda Rosenberg
3695 Erie Ave, Cincinnati OH 45208

Outlook

[External Email] Hyde Park Square Development

From Charity Moeller <charity.moeller@gmail.com>
Date Sat 1/11/2025 11:33 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from charity.moeller@gmail.com. Learn why this is important

External Email Communication

Hello,

I am writing to express my deep concern about the proposed Planned Development by PLK Communities in Hyde Park Square. My husband and I moved to Hyde Park from Costa Rica because we liked the unique structural beauty, access to retail and restaurants, and walkability of Hyde Park. While we support the development of housing and retail in the square, we DO NOT support an 85-feet tall development that will dwarf the square and displace existing small businesses. This atrocity will erase the current charm and pedestrian-friendly atmosphere of the square as we currently know and enjoy. If we wanted to live in cookie-cutter planned development with heavy auto traffic and poor pedestrian access, we would not have chosen, and frankly, paid more for our home so we could be located in Hyde Park.

Please respect the beauty and charm of Hyde Park by NOT changing the zoning to allow this development to destroy our beloved square. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Respectfully,

Charity and Kevin Moeller

Outlook

[External Email] Hyde Park Square Development

From rhaines00@fuse.net <rhaines00@fuse.net>
Date Sat 1/11/2025 6:30 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

You don't often get email from rhaines00@fuse.net. Learn why this is important

External Email Communication

The proposed PLK development will put the safety of citizens at risk with the overwhelming amount of new traffic and being so
close to a school. Please think this through and not have remorse that it results in more problems.

We are extemely concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

You work for us citizens, so please listen to us !!!!

Dick and Susan Haines
1181 Edwards Rd

Outlook

[External Email] Hyde Park Square Development

From James Howe <jamesrhowejr@gmail.com>
Date Sat 1/11/2025 1:04 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>; Cincinnati City Planning <planning@cincinnati-oh.gov>; zoninginfo@cincinnati-oh-gov <zoninginfo@cincinnati-oh-gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from jamesrhowejr@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I believe Hyde Park Square could use a boost but not a monstrous development.

Thank you for your attention,

A concerned city resident

Jim Howe

James R Howe Jr
jamesrhowejr@gmail.com
513-379-8993
1245 Meriweather Ave
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From John Sweeney <sweeney11@aol.com>
Date Sat 1/11/2025 11:06 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from sweeney11@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I'm not against development- that is to big!

Thank you for your attention,

A concerned city resident

John Sweeney
2856 Victoria Ave
Cincinnati Ohio 45208

Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:16 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Jane Hanna Walker <janehannawalker@gmail.com>
Sent: Saturday, January 11, 2025 11:52 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from janehannawalker@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Jane Hanna Walker
The Regency
2346 Dana Ave.
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From marian bichelmeir <bixie20042000@yahoo.com>
Date Sat 1/11/2025 9:35 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from bixie20042000@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Marian Bichelmeir

Sent from my iPhone

Outlook

[External Email] Hyde Park Square redevelopment plan

From Margie Wallace <mcwallace12@gmail.com>
Date Sun 1/12/2025 9:02 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from mcwallace12@gmail.com. Learn why this is important

External Email Communication

Dear Planning commission members,

A redevelopment of Hyde Park Square is welcome but I object to the size and height of the proposed buildings. As a Hyde Park resident for over 30 years, I would like the square to retain the charm and character of this historic area. A large hotel and additional tall buildings would destroy the positive beauty of this neighborhood.

Please prevent the current proposal from being approved and work with the developers to create smaller scale buildings.

Sincerely,

Margery C. Wallace
3435 Golden Avenue
Cincinnati, OH 45226

Outlook

[External Email] Hyde Park Square Development

From John Schaefer <johnschaef@icloud.com>
Date Sat 1/11/2025 6:46 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from johnschaef@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

We are writing to express our concern about the significant development being considered for Hyde Park Square. In our opinion, it would dramatically change the nature of our downtown and surrounding area. The planned hotel would be dramatically taller than any other structure. This would greatly change appearance of our historical downtown, certainly NOT for the better.
In addition, adding up to 100-190 apartments behind the hotel would also significantly change the nature of our community. We understand that there is a need for additional housing but this amount is just way too big.
And finally, the impact of all the additional autos in our area would be very troublesome. The current traffic condition is already too crowded. We drive Michigan Ave every day and the traffic condition is already too congested. Adding to our current congestion is not a good idea.
Thank you for considering our viewpoint.
We certainly hope you do what is considerate for our very special community.

John and Sandi Schaefer. 16 Far Hills. Hyde Park residents.

Sent from my iPad

Outlook

[External Email] Hyde Park Square Zoning

From cindyc-f@twc.com <cindyc-f@twc.com>
Date Sun 1/12/2025 1:58 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from cindyc-f@twc.com. Learn why this is important

External Email Communication

Dear Members of City Planning,

I live a half mile from Hyde Park Square, and I walk there several times a week. In recent years, the development and traffic have increased hugely. I am afraid that this latest proposal—inserting an 85 foot hotel into the Square—will completely alter the character of the neighborhood.

To have a huge building looming over the square will destroy the friendly neighborhood feel that the square has now. It will also increase traffic, making the area less safe for all kinds of pedestrians—customers, walkers, and schoolchildren.

Please respect the current zoning restrictions and the recommendation of the Hyde Park Neighborhood Council.

People looking to relocate to the Midwest find Cincinnati charming. Don't allow it to be turned into an up-to-date replica of every other burgeoning urban area. Allow the neighborhoods to retain their distinctive, historical charm.

If the hotel is already a done deal, please do not allow it to exceed the 50' height already permitted.
Thank you,
Cynthia Carlton-Ford

3586 Outlook Avenue
Cincinnati, OH 45208
(513) 332-8632

Outlook

[External Email] Hyde Park Square Development

From Escoe, Gisela (escoegm) <escoegm@ucmail.uc.edu>
Date Sun 1/12/2025 11:37 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from escoegm@ucmail.uc.edu. Learn why this is important

External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Gisela Escoe
3804 Country Club Pl

Cincinnati Ohio 45208

Outlook

[External Email] Request: Save Hyde Park Square

From Joyce Battoclette <jbattoclette@gmail.com>
Date Sun 1/12/2025 3:25 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from jbattoclette@gmail.com. Learn why this is important

External Email Communication

The proposed development of Hyde Park Square is very concerning. As I understand it, the current zoning prohibits the size that is being proposed. The scale of this development will change the character and safety of one of our truly charming pedestrian neighborhoods. I'm writing to you because I believe you have the foresight to see this is not a good idea and the power to do something about it. Please do not allow the zoning to be changed. Please help keep our neighborhood safe and desirable.

Thanks for your consideration,
Joyce Battoclette
3849 Hyde Park Ave, Cincinnati, OH 45209

Outlook

[External Email] Hyde Park Square Development

From Kevin Talbot <talbotkm@yahoo.com>
Date Sun 1/12/2025 9:44 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>

[You don't often get email from talbotkm@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

While I do not live in Hyde Park currently, I have previously and love to patron the many businesses and restaurants in the Square.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
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Thank you for your attention,

Kevin Talbot
6684 Iris Ave
Cincinnati, OH 45213

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:15 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

From: Steve Carlton-Ford <steve.carltonford@gmail.com>
Sent: Sunday, January 12, 2025 3:38 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

Some people who received this message don't often get email from steve.carltonford@gmail.com. Learn why this is important

External Email Communication

Dear Mayor, City Council, and members of the Planning Commision,

I write in strong opposition to the proposed construction of a boutique hotel and an apartment complex on Hyde Park Square. I have reached my conclusion after having reviewed the developer's documents and the report to and response by Hyde Park Community Council.

1) The Hyde Park Neighborhood Council (HPNC) has voted against this development project as proposed. It is important to note that the HPNC does not oppose development per se but opposes development that violates current zoning regulations.

2) The developer's description of the neighborhood survey is under-developed. It does not describe how the respondents were selected and does not provide the exact questions they asked. This information is crucial to evaluating the developer's report of the survey results. For example, were the respondents a

random sample of Hyde Park residents or were they selected only from local business people? Did the survey describe the degree to which the proposed buildings would exceed current zoning regulations?

3) The developers fail to substantiate their claim that the proposed project is designed "to alleviate street parking congestion and enhance pedestrian flow around the square." Adding a 90-bed hotel and a 269 residence apartment complex will offset any benefit that might come from a 300 car parking garage.

4) The proposed plans for the parking garage are inadequate. The area where the underground garage would be built, is the location of a former spring-fed lake. This area is known for periodic flooding. The plans do not address the problems that would undoubtedly complicate, if not prohibit, the creation of an underground parking facility. Also, the plans for the parking garage do not address how many spaces would be reserved for hotel guests and residents of the apartment complex.

5) The proposed height of both the proposed hotel and apartment complex is roughly 70% higher (85 feet versus 50 feet) than allowed by the current zoning regulations. The proposed apartment complex stretches at this height for 400 feet from Edwards Road to Michigan Avenue. To be clear, 85 feet describes the major sight-line of the proposed buildings. The precedent buildings presented by the developers are misleading. They often are not on the square (e.g., Hyde Park School), are not on the square and the tallest part of the structure does not obstruct one's vision to any great degree (e.g., St Mary Church's steeple). This is also true of the Cooper building which is off the square on the corner of Edwards Road and Erie Avenue.

6) In short, the proposed project is ill-conceived, its claims of benefits are under-documented, and the proposed parking structure is, quite likely, impossible to build. The proposal should be denied.

Sincerely,

Steve Carlton-Ford

3586 Outlook Ave.

Cincinnati 45208

Outlook

FW: [External Email] just NO - IT'S JUST TOO BIG

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 1/13/2025 12:48 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Emily Cobbs <emilymcobbs@gmail.com>
Sent: Monday, January 13, 2025 12:31 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] just NO - IT'S JUST TOO BIG

Some people who received this message don't often get email from emilymcobbs@gmail.com. Learn why this is important
External Email Communication

To whom it may concern at the City of Cincinnati,

I am writing today as a 17-year resident of Hyde Park and a mom to children at Hyde Park School.

I attended the community meeting at Hyde Park School in the Fall - the one that was overflowing with residents (in opposition to PLKs monstrosity). I heard all but one person voice their vehement concerns and disgust about PLKs development, **please listen to the community and do not grant variances for a hotel and increased height. We as residents DO NOT WANT changes to current codes to allow this monstrosity.**

Personally, as a mom with kids at Hyde Park School, it is terrifying what this will do for the children's safety and traffic. Our home is on Observatory Avenue and don't even get me started about traffic that already exists on that road.

Show that you care more about Hyde Park residents than corporate builders who are only trying to make a buck and do not even live in our community. Trust me the builders will be fine financially without the hotel and increased height, the neighborhood however, will be irreparably damaged and you'll have no one but yourselves to blame.

Thank you,
Emily Cobbs

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/16/2025 11:56 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: Emily Law <emilylaw7@gmail.com>
Sent: Monday, January 13, 2025 4:54 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from emilylaw7@gmail.com. Learn why this is important

External Email Communication

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- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Emily Law
3326 Monteith Ave
Hyde Park
45208

Outlook

[External Email] Hyde Park Square Development

From Jim Escoe <jim.escoe@gmail.com>
Date Mon 1/13/2025 11:18 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jim.escoe@gmail.com. Learn why this is important

External Email Communication

How can you in good conscience allow this to go forward?

This completely destroys the character and ambience of Hyde Park Square.

The roads in this area are not set up for big city traffic.

This is completely irresponsible

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Square.

Thank you for your attention,

A concerned city resident. James Escoe

Outlook

FW: [External Email] Hyde Park Square Development Project

From CityManagerEmail <CityManager@cincinnati-oh.gov>
Date Tue 1/14/2025 10:25 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Jerry & Mary Ann Habig <habigfam@gmail.com>
Sent: Monday, January 13, 2025 11:37 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; dougbarnacol@outlook.com
Subject: [External Email] Hyde Park Square Development Project

Some people who received this message don't often get email from habigfam@gmail.com. Learn why this is important
External Email Communication

Dear Cincinnati Mayor, Council, City Manager and Department of Planning,

I would like to express my concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.
I believe that new developments within the city neighborhoods help to keep our communities relevant and vital, and I support new projects that help us meet this goal.
I also believe that certain developments can ruin the feel of a neighborhood. The current planned structure will overwhelm the current square and take away the cozy feel of Hyde Park Square.
Current small businesses that have been the cornerstone of the square are being run out. Also, the developer needs to provide ample parking for the development and not put any more stress on the current parking conditions. The planned structure is too large and does not meet current zoning requirements.

- The new structure will overwhelm Hyde Park Square, diminish its charm and does not meet current zoning laws. This will make it feel like a downtown city block and block the sun on the square

- Worsen the area's existing traffic congestion, parking issues, but more importantly create a dangerous situation for pedestrians enjoying the square which is the highlight of a community area.

- Hurt existing small businesses already established

- The last initiative passed, Connected Communities, was pushed through despite the overwhelming objections from the community and the local Neighborhood Councils

-

It's time to listen to the residents that choose to live in this beautiful city, pay taxes and work to maintain their properties and communities.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

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Thank you for your attention,

Jerry Habig
1307 Duncan Avenue
Cincinnati, Ohio 45208

Outlook

[External Email] Hyde park square proposal

From Jules Hemsky <jules@shiffty.com>
Date Mon 1/13/2025 4:44 PM
To #COUNCIL <citycouncil@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>

Some people who received this message don't often get email from jules@shiffty.com. Learn why this is important

External Email Communication

My husband and I are residents of Hyde Park and are unhappy with the current proposal for Hyde park square. We are not opposed to some changes but would ask that they follow the height limits and zoning restrictions that are currently in place. It doesn't make sense to add a hotel when there are several hotels within a mile of the square. Hyde Park square has such a nice aesthetic, and some aspects of the current proposal will ruin that aesthetic and cause a significant increase in traffic congestion. We walk through the square daily and already feel unsafe as pedestrians, and this would just make things even more unsafe. We ask you to require that they adhere to the established zoning regulations and pare down the project in general.

Thank you in advance for your consideration,

Jules Hemsky and Brian Shiff
Sent from Mail for Windows

Outlook

Fw: [External Email] Concerns regarding Planned Development in Hyde Park Square

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/16/2025 11:56 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

From: jmatulaitis eng <jmatulaitis.eng@gmail.com>
Sent: Monday, January 13, 2025 12:04 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc: hpncpres@gmail.com <hpncpres@gmail.com>
Subject: [External Email] Concerns regarding Planned Development in Hyde Park Square

Some people who received this message don't often get email from jmatulaitis.eng@gmail.com. Learn why this is important

External Email Communication

Good day,
I am a forty year resident of Hyde Park who is writing to you regarding my concerns over the Planned Development in Hyde Park Square. I have attended a number of Hyde Park Neighborhood Council meetings on this matter at which the developers have presented their plans, which I'm grateful that they've taken the time to do, so my opinions have been developed after careful consideration of what I have seen and heard. While Hyde Park Square is in need of refurbishment and some development, the proposed plans are excessive, out of character and potentially dangerous.
The most obvious excesses are the planned height, size, and occupancy density. Having grown up in New York City and attended university in Manhattan, I see the current plan to be the beginnings of a city canyon, which would be a tragic degradation of Hyde Park Square's unique character which

brought us to this area. Such a development would fit right in with downtown Cincinnati, but is completely inappropriate here.
The suggested height, in addition to being unsightly, would dramatically reduce the amount of sun getting to the Square as well as onto Michigan Avenue and Edwards Road. In addition to a negative impact of diminished sunlight on any trees or plantings, the snowfall of this past week reminds us of the critical role that sunlight can have on snow removal.
Parking is already a yearlong concern for those visiting the Square. While additional parking is planned, there will be insufficient access to and from these spaces from the available roads. Edwards Road, a State Route with a typically steady and sometimes heavy flow of through traffic, already comes to a standstill during Hyde Park School drop off and pick up times. Ironically, the planned hotel would have the start of typical 3pm check in times coinciding with the end of the school day. Herein lies the greatest danger. The safety of over five hundred children should not be compromised by a substantial increase in traffic density. And speaking of danger, thankfully we haven't seen anything close to the devastation tearing through southern California this January, but there should be consideration of an evacuation plan for this development. It challenges the imagination how this could be affected for something so large with the limited accesses proposed.
The impact to the hidden infrastructure of Hyde Park Square and the surrounding blocks also need to be taken into consideration. The existing surface parking in this location is prone to flooding. While the developers have spoken of plans for a system of rain catchments to reduce that threat, what spillover might there still be to the properties within several blocks? A more constant concern is the capacity of the current sewer system. It had limits when it was new, which must be degraded many decades later. Similarly, could the incoming water system handle the scale of the development without degrading water availability to neighboring properties?
In closing, please do not approve any zoning changes that would exceed any of the existing height or density constraints. The just completed development on the corner of Michigan and Erie Avenues, while infringing on the Square, does show that a profitable development can be accomplished on a significantly reduced scale.

Please help save Hyde Park Square and our surrounding neighborhood from over development and thank you for your important attention to this matter.

Regards,
John Matulaitis
3575 Saint Charles Place
Cincinnati, Ohio 45208
513-871-4492
jmatulaitis.eng@gmail.com

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Mon 1/13/2025 10:18 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Joel Yoder <jmyoder@att.net>
Sent: Sunday, January 5, 2025 11:23 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from jmyoder@att.net. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square. The primary charm of Hyde Park is the architecture of the buildings on the square, and this building will take that away and can never be returned.
- Worsen the area's existing traffic congestion and parking issues. The city continues to cram more apartments and condos into an already densely populated areas, which is going to start forcing tax paying residents to the suburbs.

- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Joel M. Yoder
3922 Floral Ave.
Cincinnati, OH 45212

Outlook

[External Email] Hyde Park Square Development

From Marjorie Compton <marjorie.e.compton@gmail.com>
Date Mon 1/13/2025 12:34 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from marjorie.e.compton@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

I am outraged by the proposal to build an 85 foot structure in the heart of Hyde Park Square. Please do not allow this to happen!

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Marjorie Compton
2801 Erie Ave
45208

Outlook

[External Email] Hyde Park Squre

From Michael Rueve <mrueve@fuse.net>
Date Mon 1/13/2025 8:21 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from mrueve@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear City Of Cincinnati Council and City Planning,

As a resident of Hyde Park already frustrated by the gridlock near Hyde Park Square and the surrounding blocks, we would have serious concerns about adding a hotel in the Square.

Sincerely,

Michael Rueve
Grandin Road
513-300-5353

Outlook

[External Email] Hyde Park Square Development

From M. TOMBRAGEL <tombragel@aol.com>
Date Mon 1/13/2025 10:01 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from tombragel@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Why do we have zoning regulations if we don't abide by them ?
The restrictions are in place.
They're spelled out clearly.
This should NOT be an issue.

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Michael Tombragel

Outlook

[External Email] Hyde Park Square Development

From Christy McCarthy <christyandjim@msn.com>
Date Tue 1/14/2025 7:08 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from christyandjim@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Christy & Jim McCarthy

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/16/2025 11:56 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Core Xtra <corextrapodcast@gmail.com>
Sent: Tuesday, January 14, 2025 9:05 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from corextrapodcast@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From John Russell <maestrojmr@me.com>
Date Tue 1/14/2025 11:49 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from maestrojmr@me.com. Learn why this is important

External Email Communication

As a long-time resident of Hyde Park, I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and is too tall and too big for the square.

The developer has applied to construct a massive mixed-use property on the south side of the square, exceeding the zoned 50-foot limit by 35 feet--almost four more stories. The project includes a 192-unit apartment building and a seven-story 90-room hotel. The square is currently not zoned for this soaring height nor hospitality. It would result in an injection of over 300 people living on the square and hundreds of cars added to the traffic concentrated on and around it.

Despite proposed setbacks, the final height of 85 feet would be tall enough to cast a shadow over the square's iconic green space for most of the day. There will also be parking garages for the apartment residents and hotel guests needed, with entrances on Edwards and Michigan. A garage would include two levels of proposed underground parking – an impossibility because of a spring-fed lake located below the existing lot – more likely, a massive above-ground parking structure, which would push the height of the building beyond 85 feet. Whether there will be room for public parking spaces is yet to be determined. More cars mean more traffic congestion in this uniquely pedestrian-friendly environment. We agree the square needs development to thrive; It's Just Too Big!

The developer claims the new buildings would "deepen the distinct architectural character of this 19th-century neighborhood center," honoring patterns of "height, massing, scale, rhythm" with materials that "complement" the historic surroundings. However, other buildings they have created, like the Ila apartments on Wasson Way, are contemporary "boxes" antithetical to the historic buildings that would surround it: Fire Station #46 (1908) and Peebles Flats (1915) at the east end, and the À L'aise (1903) apartment building on the west end. The massive scale of this proposal would dominate the entire square's landmark buildings, including those on the north side, all built between 1890 and 1931. The historic character of the square makes Hyde Park unique—the future development of the square will have one of the most significant long-term impacts on our neighborhood.

At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I strongly support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

John M. Russell

3109 Victoria Avenue
Cincinnati, OH 45208
C: 513-226-8442
maestrojmr@me.com
https://www.johnmorrisrussell.com

Outlook

[External Email] Hyde Park Square Development

From Jenna Tameris <jleetameris@gmail.com>
Date Tue 1/14/2025 12:43 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from jleetameris@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

My name is Jenna Lee Tameris. My husband and I live in Mt. Lookout and frequent Hyde Park every Friday as Arthur's and Graeter's are our favorite places. We are lovers of all things historic and antique. Part of Hyde Park's charm is the old buildings, especially in Hyde Park Square. Please read below for my concerns:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit

their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Kari Walter <kwalter@cinci.rr.com>
Date Tue 1/14/2025 6:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from kwalter@cinci.rr.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Kari Walter
3 Field Lane
Cincinnati, OH 45208

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From leigh peterson <leighpeterson1@icloud.com>
Date Tue 1/14/2025 10:27 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from leighpeterson1@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Leigh Peterson
National Fiber
513-604-5134

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/16/2025 11:55 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Michelle Moore <michellemoore80@gmail.com>
Sent: Tuesday, January 14, 2025 9:54 PM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[You don't often get email from michellemoore80@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Michelle Moore
Sent from my iPhone

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Thu 1/16/2025 11:56 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his



From: Sarah Paeltz <sarahpaeltz@gmail.com>
Sent: Tuesday, January 14, 2025 8:14 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc: #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

[Some people who received this message don't often get email from sarahpaeltz@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Scharfenberger, Sarah <s.scharfenberger@medpace.com>
Date Tue 1/14/2025 9:47 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from s.scharfenberger@medpace.com. Learn why this is important

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
A concerned city resident

Dani Scharfenberger

4028 S Jefferson Ave
Norwood OH 45212

Outlook

[External Email] Hyde Park Square Development

From Aimee Dokulil <sunflower_girl_007@hotmail.com>
Date Wed 1/15/2025 6:30 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from sunflower_girl_007@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hi Friends in City Leadership positions -

I am writing to express my sincere concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues (school traffic in the morning and afternoon and traffic along observatory to Linwood in the afternoons are both insane - we need to find ways to improve the congestion not exasperate them!)

● Make pedestrian safety even more of an issue, especially near Hyde Park School where our 8 year old daughter attends as a walker (and our two other young children will someday attend and often accompany as pedestrians for drop off!)

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

We would have moved to the neighborhood near Rookwood or another more commercial feeling area if that was the atmosphere we desired when we purchased our home. Please don't allow development to taint the neighborhood feel of our community.

Thank you for your attention, please feel free to email or contact us via phone at 805-509-5181.

Jon & Aimee Dokulil & Family
2919 Observatory Ave

Outlook

[External Email] Hyde Park Square Development

From Brenda Westfall <bjwestfall@gmail.com>
Date Wed 1/15/2025 1:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from bjwestfall@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I believe there is a shared responsibility of the developers and elected officials to spend time talking with the residents, business owners, parents of school children and visiting patrons of Hyde Park to understand their concerns as well as why they have chosen to live and work and visit Hyde Park Square. In doing so you will learn that the proposed agenda does not help the community, families, businesses or patrons.

Thank you for your attention,

A frequent patron of Hyde Park Square businesses and events (farmers market, art show, HP blast etc),

Brenda Westfall
6503 Mariemont Avenue

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Donna Moloney <donnadc@mtlookoutchiro.com>
Date Thu 1/16/2025 8:27 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from donnadc@mtlookoutchiro.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

It just seems so simple and common sense, please do the right thing on this. Hyde Park is such an asset to Cincinnati please listen to the people who care.

Outlook

[External Email] Hyde Park Square Zoning Changes

From Joe Bunge <jbunge@wrm-inc.com>
Date Wed 1/15/2025 5:06 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from jbunge@wrm-inc.com. Learn why this is important

External Email Communication

Mr. Halt,

I will not be able to attend the virtual public meeting on 1/28.

As a property owner near Hyde Park Square, the proposed changes are without a doubt in the best interests of the community. The existing buildings on the east side of the square and along Edwards that are involved in the development are sub-standard and add little to no long-term value to the quality to the life to the community.

It is unfortunate that the apartment residences and the business tenants will be displaced but this change is long overdue.

I am 100% in support of the project as PLK Communities, NorthPointe Group and the Loring Group will approach the project with great care and a terrific outcome for the Hyde Park community.

Looking forward to its competition AND the additional parking!!!!!!!!

Joe Bunge
2770 Observatory Ave
Unit 105
Cincinnati, OH 45208
Mobile: 513-604-0158

January 15, 2025 Received 1/15/2025

To: City Planning and Engagement Department
Two Centennial Plaza
805 Central Avenue, 7th Floor
Cincinnati, Ohio 45202

Dear City Planning Department and Members of the Planning Commission,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the Square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square
- Disrupt the infrastructure and community as a whole for a period of at least 3 years

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration,



A Lifelong Resident and taxpayer of Hyde Park

My address: 3045 Erie Avenue
My email: lmcneill43@gmail.com

Outlook

[External Email] A concerned neighbor to Hyde Park Square

From Maryan Hahn <maryan1@me.com>
Date Wed 1/15/2025 4:04 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from maryan1@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

We have lived on Hampshire Ave since 1972 and are very concerned about this proposal to build a huge building on the square.
We have seen Hyde Park Square go through many changes over the years, some good and some bad.
This new development looks way out of proportion to what now exists.
We feel it would ruin the area in many ways. The traffic and parking would be a terrible mess causing congestion that would be a nightmare for those of us who live just a few blocks away.
I would think with the elementary school right there the added traffic could be very dangerous for the children and staff.
It simply does not seem to be a wise decision that would cause more traffic problems at our historic Hyde Park Square.
Maryan & Jerry Hahn
2714 Hampshire Ave.
Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Polly W Whittaker <pollywhittaker@hotmail.com>
Date Wed 1/15/2025 4:08 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from pollywhittaker@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Don’t let the developers get away with this!!!
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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Development

From Shannon Dager <shannon.dager@kw.com>
Date Wed 1/15/2025 10:51 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

You don't often get email from shannon.dager@kw.com. Learn why this is important

External Email Communication

To Whom It May Concern:

I am writing to express my opposition to the proposed redevelopment plan for Hyde Park Square, specifically the construction of a building that exceeds current zoning height requirements. As a resident and homeowner, I am advocating for the integrity of our community, I am deeply concerned about the potential impact of this project on one of our city's most cherished areas. As residents, we made a decision to purchase our home on the promise of certain development codes and ordinances, and I have concerns that our leaders hold to these promises and stand strong against big money developers.

The proposed building's height not only violates existing zoning regulations but also threatens to alter the unique character and charm of Hyde Park Square. The Square has long been a focal point of community pride, celebrated for its balance of vibrant activity and small-town appeal. Allowing a development of this scale would disrupt that balance and diminish the neighborhood's aesthetic and historical significance.

Additionally, the proposed project raises serious concerns about increased traffic and congestion. The current infrastructure in and around Hyde Park Square is not equipped to handle the influx of vehicles and activity that such a development would bring. This would not only inconvenience residents but also pose safety risks for pedestrians and visitors, further detracting from the area's walkable and family-friendly environment.

Preserving the character and functionality of Hyde Park Square is crucial for the well-being of our community. I urge you to carefully consider the long-term implications of this development and uphold the zoning regulations that were put in place to protect our neighborhood.

I respectfully request that you advocate for alternatives that align with the community's needs and values while maintaining the integrity of Hyde Park Square. Your leadership is essential in ensuring that Hyde Park remains a vibrant, livable, and harmonious space for all residents and visitors.

Thank you for your attention to this matter. I look forward to your response and would be happy to provide further input or attend any public hearings related to this project.

Sincerely,

Shannon Dager

2823 Erie Avenue

Cincinnati, Ohio 45208

Cell: (404) 597-0580

Outlook

[External Email] Hyde Park Square Development

From Shannon Duffy <duffy.shannon1@gmail.com>
Date Wed 1/15/2025 4:51 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from duffy.shannon1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my support for planned PUD at Hyde Park. This is a much needed project that will bring more residents and businesses to Hyde Park Square. The smaller buildings that it removed on the square are eyesores that should never have been allowed to be built.

Say yes to progress and more housing for Cincinnati.

An educated city resident.
Shannon Duffy
1227 Halpin Avenue

Sent from my cellphone

Outlook

[External Email] Hyde Park Square Development

From tricia sundbeck <sundbeckbell@gmail.com>
Date Wed 1/15/2025 8:13 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from sundbeckbell@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Tricia Sundbeck- 25 year resident of Hyde Park/Oakly

3827 Drake Avenue, 45209

Outlook

[External Email] Hyde Park Square

From Louise JENKS <ljtcw@icloud.com>
Date Thu 1/16/2025 9:16 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from ljtcw@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

This letter is to communicate my concerns about the proposed Hyde Park Square development and hopefully have the developers and government listen to the issues presented by myself and others.

I have been a resident of Hyde Park for over 60 years and have seen the changes. We used to have a Krogers, another grocery store, 3 drug stores, a bakery, meat market, vegetable store and a hardware store. Talk about a thriving neighborhood center. While I am realistic about changes, I do not feel these proposed changes are consistent with the history of the area and are respectful of our current residents.

These are my concerns:

The overall size and scope of the development will impact traffic and parking. As I live close to Observatory Road, I am concerned about the lack of parking spaces for residents of the proposed buildings which will cause them to park on Edwards Road. Parking here is difficult enough now.

In my opinion, Hyde Park traffic has gotten more difficult with the recent lane changes to Edwards and Observatory roads. At 5PM the traffic backs up on Observatory from Madison to Linwood both ways. The signal changes at Edwards and Observatory have not included left turn lights with the new lane changes on Observatory, which makes congestion worse. With many more people living in the area, this can only get worse.

Hyde Park School is so important to the livability of the neighborhood and drop off times can often impact congestion. Added traffic will negatively impact the school's children and parent's safety.

I am also concerned how much this seems to be a "done deal" which I HOPE is not true. Developers who think they can get whatever they want regardless of our zoning laws. A change to the zoning would make the livability of the area so troubling. A 7-8 story building will dwarf everything around us. The developers of this plan must honor the current zoning criteria.

What happened to the city's "affordable housing" and the promise of affordable housing with proximity to city bus lines? This will surely not be the case with the huge apartment building.The new Skylar

building reportedly has astronomical rents as do other big buildings around the square. And a HOTEL? There are 4 hotels within a one mile radius.

I'm also concerned about the potential tax abatements that may be promised to these buildings and how this will affect local homeowners tax liability. The city gives tax abatements to buildings and homes that have been constructed in our area, which do not benefit the existing owners. . Many of the newer structures have gone to the edges of the property lines and have gotten easements from the zoning regulations that have existed for many years to protect our neighborhoods. What is the point of zoning regulations if the city regularly ignores them?

What is the plan for flood mitigation both during construction and after completion? Hyde Park Square saw quite a bit of flooding several years ago, and on my street, people have been putting in "sewer relief valves" to forestall future flooding. Recent water line work on Edwards toward the Square was finished this summer. It remains to be seen how well this works. The parking behind the square originally was a lake, and the water table is quite high, which makes the flooding risk higher.

Pedestrian safety is also a very big concern. At the school, the use of crossing guards helps during regular school drop off and pickup times, but at other times, the crosswalks are concerning. Accidents are not uncommon, especially with people turning from Edwards going south to Observatory and going east from Edwards, running lights and ignoring people wanting to cross. Changing Hyde Park Square from a quaint local square to an area with a huge looming building will drastically effect businesses and take away the signature feeling.

There is also the looming zoning precedent that would set the tone changing Hyde Park Square and other areas in favor of big buildings and taking away the special feeling of the area. By setting this precedent, the Square will irrevocably change for the worse and Hyde Park would go from a desirable area to one where people are transient and not using the Square and area as a neighborhood. The current zoning states no building should be over 50 feet, and the plan to change the height to 75 feet will loom over the existing structures and destroy the charm of the area.

The last and potentially concerning issue I have is with the heavy construction vehicles. Many of our area buildings and house are older, and the constant vibrations from heavy trucks and construction could negatively impact our building's integrity. I have noticed this for myself with new cracks in my 110 year old house which I believe came from the heavy trucks going up and down Road. Obviously, I can't be sure, but I have watched items in my house vibrate from passing trucks.

I would appreciate that you will read this letter and hear what many Hyde Park residents say about this proposed threat to OUR Hyde Park Square.

Louise Jenks
1326 Edwards Road
Cinicnnati OH 45208
Louise Jenks
LJTCW@mac.com

Outlook

[External Email] Hyde Park Square Development

From Hinckley, Michael <Michael.Hinckley@CBWS.com>
Date Thu 1/16/2025 12:13 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc michael@thehinckleygroup.com <michael@thehinckleygroup.com>

You don't often get email from michael.hinckley@cbws.com. Learn why this is important

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Michael Hinckley
Hinckley Group – Coldwell Banker West Shell
#1 Agent State of Ohio *for 3 years!*
#1 Agent Cincinnati* *for Coldwell Banker West Shell in the tri-state 28th year in a row!*
Licensed in Ohio and Kentucky
513-533-8080 (Direct)
Give us a follow.

Facebook
Instagram
LinkedIn

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Outlook

[External Email] Opposition to Development in Hyde Park Square

From avryrd@tutamail.com <avryrd@tutamail.com>
Date Fri 1/17/2025 6:25 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from avryrd@tutamail.com. Learn why this is important

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Thank you for your attention,

A concerned city resident

--
Secured with Tuta Mail:
https://tuta.com/free-email

Outlook

[External Email] Hyde Park Square Development

From acsundberg@yahoo.com <acsundberg@yahoo.com>
Date Fri 1/17/2025 4:42 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from acsundberg@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From David Mann <dmmann4@yahoo.com>
Date Fri 1/17/2025 7:29 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from dmmann4@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Many Thanks,

David Mann

Outlook

[External Email] Hyde Park Square Development

From Elana Cable <ecable99@gmail.com>
Date Fri 1/17/2025 12:39 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from ecable99@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I've always loved going to Hyde Park Square, visiting the small businesses, and enjoying the beauty of the area. Redeveloping the area this way deeply lowers my enjoyment of the area and has already displaced businesses I greatly enjoy, lowering my satisfaction of living in the area. I ask you to please listen to the residents and preserve the area and the current zoning regulations!

Thank you for your attention,

A concerned city resident,
Elana Cable
3784 Hyde Park Ave.

Outlook

[External Email] Hyde Park Square Development

From ELIZABETH METZ <eam928@aol.com>
Date Sat 1/18/2025 8:14 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from eam928@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,
Elizabeth Metz
3575 Michigan Ave

A concerned city resident!!

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Julie Daoud <julie.daoud@icloud.com>
Date Fri 1/17/2025 9:18 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from julie.daoud@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From lou beckmeyer <lbeckmeyer@me.com>
Date Fri 1/17/2025 3:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from lbeckmeyer@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned Hyde Park resident

Lou Beckmeyer
2510 Salem st

Outlook

[External Email] Hyde Park Square Development

From Mary Lou Hoffar <marylouhoffar@gmail.com>
Date Fri 1/17/2025 5:59 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from marylouhoffar@gmail.com. Learn why this is important

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Mary Lou Hoffar

Outlook

[External Email] Hyde Park Square Development

From Tim Clifford <timothypeterclifford@gmail.com>
Date Fri 1/17/2025 10:30 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from timothypeterclifford@gmail.com. Learn why this is important

External Email Communication

I am expressing my support of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

I am tired of the old guard around Hyde Park all of whom have little to no knowledge of what they are protesting.

Lets do this!!! It is great for our micro economy!!!!

Let's get that tax money!!!

Outlook

[External Email] Hyde Park Square Development

From Adam Zuboski <zuboskia@icloud.com>
Date Sat 1/18/2025 9:46 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from zuboskia@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To the City Government and Zoning Committee,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident, Adam Zuboski

Outlook

[External Email] Hyde Park Square Development

From Barbara Brown <barbara.brown1136@icloud.com>
Date Sat 1/18/2025 10:35 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from barbara.brown1136@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPad

Outlook

[External Email] Hyde Park Square Development

From Chris Conlan <cccconlan@gmail.com>
Date Sat 1/18/2025 10:01 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from cccconlan@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident Chris Conlan cccconlan@gmail.com

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Cecily Fassler <cfassler@autotempinc.com>
Date Sat 1/18/2025 7:08 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from cfassler@autotempinc.com. Learn why this is important

External Email Communication

Dear City Planning
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. This current proposed plan displaces existing small businesses and IS JUST TOO TALL. It will change the entire look and feel of our cozy neighborhood where you reap a majority of the city's TAXES.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Best,

Cecily Fassler
2658 Grandin Rd
Cincinnati OH 45208
513.607.0517
cfassler@autotempinc.com

Outlook

[External Email] Hyde Park Square Development

From Courtney Jo Zuboski <courtneyjo.zuboski@icloud.com>
Date Sat 1/18/2025 9:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from courtneyjo.zuboski@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Courtney Jo Zuboski

Outlook

[External Email] Hyde Park Square Development

From Jay Williams <willija916@gmail.com>
Date Sat 1/18/2025 12:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from willija916@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will: ● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention.

Jay Williams
2910 Ziegle Avenue
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Kevin Ott <kdott54@outlook.com>
Date Sat 1/18/2025 5:35 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kdott54@outlook.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Marianne Borgmann <marianneborgmann@me.com>
Date Sat 1/18/2025 1:34 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from marianneborgmann@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail (not hotel) in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

I am also OPPOSED to the addition of a hotel/Inn/lodging as it brings in additional traffic, congestion and loses the appeal that a community setting brings. This should not be overlooked. Short term gains are often a recipe for long term failures.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned frequent patron of the Hyde Park businesses & former resident,
Marianne Borgmann

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Monika Osborn <mosborn@comey.com>
Date Sat 1/18/2025 12:44 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from mosborn@comey.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Monika Osborn
monikahollerosborn@gmail.com
513-255-2626

Sent from my IPad

Outlook

[External Email] Hyde Park Square Development

From Peter Osborn <pdosborn1@yahoo.com>
Date Sat 1/18/2025 12:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from pdosborn1@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Randi Solomon <randihsolomon@gmail.com>
Date Sat 1/18/2025 10:37 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from randihsolomon@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

PLEASE listen to all of us who deeply care about out neighborhoods and city.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Thank you for your attention,

Randi Solomon

2842 E St Charles Pl
Cincinnati 45208

Outlook

[External Email] Hyde Park Square Development

From Sarah Golden <golden.sarahc@gmail.com>
Date Sat 1/18/2025 2:27 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from golden.sarahc@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

STOP ALLOWING DEVELOPERS TO PUSH AROUND COMMUNITIES LIKE YOU DID IN EVANSTON!!

Thank you for your attention,

A concerned city resident

Sarah Golden

1603 Ruth Ave
Cincinnati OH 45207

golden.sarahc@gmail.com
703.625.6214

Sarah Golden

golden.sarahc@gmail.com
703.625.6214

Outlook

[External Email] Hyde Park Square Development

From Sarah Gutfreund <sgutfreund6@gmail.com>
Date Sat 1/18/2025 2:26 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from sgutfreund6@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

Sarah Gutfreund
3634 Michigan Ave
Cincinnati OH 45208

I ask that you seriously consider the voice of the community. I feel the voice of the community has been ignored in many cases including the Ila apartment building on Wasson and the Community Connections that was pushed through even though MOST Cincinnati communities were opposed. The buildings in this plan are TOO big and will disrupt the charm of our Square.

Outlook

[External Email] Hyde Park Square Development

From Tom Gutfreund <tgutfreund@icloud.com>
Date Sat 1/18/2025 2:31 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from tgutfreund@icloud.com. Learn why this is important

External Email Communication

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Outlook

[External Email] Hyde Park Square Development

From Terri Premo <premoterri@gmail.com>
Date Sat 1/18/2025 12:02 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from premoterri@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Terri Premo
2910 Ziegle Avenue
Cincinnati,OH. 45208

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From amy schmidt <amyrschmidt@outlook.com>
Date Sun 1/19/2025 2:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from amyrschmidt@outlook.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

We just moved back into the city from Anderson. And don't want this area destroyed. Or we will have to move back out again.

Thank you for your attention,

Amy R Schmidt

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Brooke Skelly <skelly.brooke@gmail.com>
Date Sun 1/19/2025 9:05 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Brooke Cutter
610-405-8033

Outlook

[External Email] Hyde Park Square Development - Do NOT Change Current Zoning Height Regulations

From Dawn Neely <neelycinci@gmail.com>
Date Sun 1/19/2025 7:32 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

We live in Hyde Park and are concerned about the height and size of the proposed new development in Hyde Park Square. We are expressing deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While we support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School for elementary students
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more over-scaled development in Hyde Park Square.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your consideration!
Dawn & Jim Neely
2223 Bedford Terrace
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Julie Snyder <juliemsnyder3129@gmail.com>
Date Sun 1/19/2025 6:01 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from juliemsnyder3129@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Julie and Mark Snyder
3129 Victoria Ave 45208
juliemsnyder3129@gmail.com
A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Justin Zeilstra <jaz@aristogroup.com>
Date Sun 1/19/2025 8:40 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

Dear Officials of the City of Cincinnati,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Justin Zeilstra
922 Rookwood Drive

Cincinnati, Ohio 45208

Outlook

[External Email] Hyde Park Square Development

From Kelsey Fullenkamp <kelseygfullenkamp@gmail.com>
Date Sun 1/19/2025 8:17 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kelseygfullenkamp@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

As a homeowner and mother to two young children, I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

A concerned city resident
Kelsey Fullenkamp

3530 Michigan Ave
Cincinnati OH 45208

Outlook

[External Email] RE:proposed zone change from CN-P-B to PD at 2719 Erie Avenue within Urban Design Overlay district 4 (UDOD #4) in Hyde Park

From Mark Hogan <mark.hogan@pentegra.com>
Date Sun 1/19/2025 2:00 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from mark.hogan@pentegra.com. Learn why this is important

External Email Communication

Good afternoon,

My extended family has lived in Hyde Park proper for over 100 years. I'm a "transplant" who moved to Cincinnati in 1990, and to 1288 Michigan Avenue with my immediate family in 2000. We completely renovated the dilapidated house and small acreage which had been utilized (abused) as rental property for the previous 15 years, while maintaining the historic architecture and adding to the existing ambience of this neighborhood; which is the reason we moved here.

I am not opposed to new development in Hyde Park Square. I side with the position taken by the Hyde Park City Council, and most Hyde Park business owners, that some of the proposed project buildings would be too high, the project scope too "big," and changing the building code will set a dangerous precedent for future developers/development in Hyde Park. I am not vehemently opposed to a boutique hotel, although I question its value to Hyde Park in this location. We already have plenty of hotels within a mile of Hyde Park proper that have opened in the last 10 years outside of the immediate Square.

I have attended all of the Hyde Park Council meetings where this has been discussed extensively and passionately, including the developers and architects. I have come away from each of these meetings with the distinct impression that the developers are exclusively in it for the money, and have little to no regard for the impact that the scope of their proposed development will have on our neighborhood, the residents of Hyde Park, our visitors and the extended City of Cincinnati. As currently proposed it will alter this gem of a Cincinnati treasure irreparably.

My primary concern is actually the flow of traffic around the Square, and more specifically in and out of the only proposed entrances and exits on Michigan and Edwards. The 4 block project perimeter is 2 lanes on Michigan, Edwards and Michigan, 4 lanes on Erie, and has only 3 traffic lights, one at 3 of the intersections and none at the intersection of Michigan and Observatory; which is already a dangerous and heavily used pedestrian crossing that I personally use often. I'm not sure that a light can be added in the middle of Edwards or Michigan between Observatory and Erie, nor at Michigan and Observatory? Regardless of that, with the addition of a 75 room hotel, 150 new apartments, additional offices and restaurants, and a convenience store (?) and the resulting Ubers, personal and business deliveries, trash collection, resident automobiles, hotel guests, businesses' employees and visitors I envision a virtual gridlock at many hours of the day and night, and a real danger to pedestrians. There has been no traffic study shared yet, and there is also concern that it will be prepared by a firm hired by the developer.

My apologies for such a long email. I'll close this email as I opened it. I think most residents and businesses want new development of this area. We also completely understand and appreciate-support that the developer has to make money. All we ask is that it's done "right," and we have little hope for that as the proposed project stands today.

Thank you for listening,

Mark

Mark Hogan
Regional Director
mark.hogan@pentegra.com | www.pentegra.com
Tel: +1.914.821.9579 | Mobile: +1.513.259.9222
Headquarters
701 Westchester Avenue
Suite 320E
White Plains, NY 10604





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Outlook

[External Email] Hyde Park Square Development

From Michaele Jordan <michaeleljordan@gmail.com>
Date Sun 1/19/2025 9:08 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Fwd: Hyde Park Square Development

From Mirja Zeilstra <mirja@aristogroup.com>
Date Sun 1/19/2025 8:42 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from mirja@aristogroup.com. Learn why this is important

External Email Communication

Dear Officials of the City of Cincinnati,

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Thank you for your attention,

Mirja Zeilstra

922 Rookwood Drive
Cincinnati, Ohio 45208

Outlook

[External Email] Hyde Park Square

From Rick Shuman <rshumanwvu@gmail.com>
Date Sun 1/19/2025 12:30 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from rshumanwvu@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

Writing as a concerned citizen of Hyde Park, living on Observatory Ave. I do not understand the desire to allow our square to be obliterated with a massively oversized building. Our neighborhood as been going through constant construction for several years.

You must hold these developers to the existing zoning rules. Otherwise, why do they even exist? It's honestly laughable and there is no logic.

We've got flooding annually of dozens of homes and businesses on Observatory and Edwards, how do you plan to account for this with hundreds of new people in the square? Why do we need a hotel when there are 3 within a 2 mile radius. That's not helping population density at all which is clearly the only goal of Cincinnati local government, at the extreme unhappiness of citizens like myself already paying $15k in taxes to this city. So now all these renters get the same benefits as property owners? Where is the incentive for home owners.

I'll be on the zoom meeting - please require these developers to scale back plans to meet existing zoning requirements.

Thanks,

-Rick Shuman

Outlook

[External Email] Hyde Park Square Development

From Stephanie Lutz <lutzse2@gmail.com>
Date Sun 1/19/2025 11:09 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from lutzse2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

--
Stephanie Lutz
727 Delta Ave

Outlook

[External Email] Hyde Park Square Development

From Sarah Moskovitz <moskovse@me.com>
Date Sun 1/19/2025 7:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Sophia Zeilstra <sophiaz@aristogroup.com>
Date Sun 1/19/2025 8:42 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from sophiaz@aristogroup.com. Learn why this is important

External Email Communication

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Thank you for your attention,

Sophia Zeilstra
922 Rookwood Drive

Cincinnati, Ohio 45208

Outlook

[External Email] NO to the New PLK Communities Development

From tlsheeran@fuse.net <tlsheeran@fuse.net>
Date Sun 1/19/2025 2:29 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>

You don't often get email from tlsheeran@fuse.net. Learn why this is important

External Email Communication

To Whom It May Concern,

I'm writing to express concern about the new Planned Development that PLK Communities is proposing for Hyde Park Square. The **current plan displaces existing small businesses and IS JUST TOO TALL.**
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Thanks you for your attention to this matter,

Terry Sheeran
Zumstein Ave.

Outlook

[External Email] Concerns with HPSRD Application for Zone Change to Planned Development

From Vicki Weber <pgvicki@gmail.com>

Date Sun 1/19/2025 8:39 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; hpncpres@gmail.com <hpncpres@gmail.com>; Zoning Info <zoninginfo@cincinnati-oh.gov>

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External Email Communication

I previously wrote to express my concerns regarding the height and scale of the Hyde Park Square Planned Development proposed by HPSRD, LLC. However, after reading HPSRD's application, I feel compelled to write again.

I have attended the following meetings where the project was discussed with the developer present: 1) October 8, 2024 Hyde Park Neighborhood Council (HPNC) meeting 2) October 15, 2024 Office hours hosted by the developers 3) October 29, 2024 Special meeting called by HPNC 4) November 12, 2024 HPNC meeting 5) December 10, 2024 HPNC meeting 6) January 14, 2025 HPNC meeting.

Based on my attendance at those meetings, posts and comments on social media and discussions with neighbors, I strongly believe the input and wishes of Hyde Park residents have been misrepresented in the application. The community is open to the possibilities and potential benefits of new development on Hyde Park Square. However, there is significant, vocal opposition to the height and scale of the proposed development. Any reasonable person can see it is just too big and will forever alter the charm, beauty and tranquility of this historic city jewel. Additionally, residents are concerned about traffic congestion, pedestrian safety, increased noise and insufficient parking.

Further, I believe the survey referred to in the application is flawed, particularly as it relates to "52.3% supported adding building height to accommodate public parking." No context was given to respondents as to the height of the proposed buildings when they were asked that question. I'm sure most never envisioned a building 85 feet tall and 400 feet long. In fact, in two separate meetings the audience audibly gasped when the artist renderings were displayed and the magnitude of what is being proposed became clear.

Unfortunately, the developer's statement in their application that this is a "Community-Driven Development: Listening to Hyde Park" just isn't true. With all due respect, they may have listened to community concerns, but they have not addressed them. When asked in the December 10, 2024, HPNC meeting, the developer confirmed there have been no changes to the plans submitted with their application as a result of the neighborhood engagement process.

The developer knew the current zoning restrictions when they purchased the properties on and around Hyde Park Square. To now claim the only feasible option is to construct buildings that are 35 feet (70%) taller than current zoning allows seems disingenuous at best. The current zoning is in place to protect our neighborhood business districts. The height limit of 50 feet was also recently reaffirmed in the

Connected Community policy, so there should be no question about what an acceptable building height is.

I respectfully request that the City Planning Commission and City Council:

1. Require the developer to meet the current CN-P zoning requirements, including limiting the height of any new buildings to a maximum of 50 feet, consistent with the motion adopted by the HPNC and supported by Hyde Park residents and business owners.
2. In any decisions made, truly listen to and incorporate the input from those who know the neighborhood the best and will be most directly impacted by the end result, the people who live and work in Hyde Park.

Thank you for your support,

Vicki Weber
A concerned Hyde Park resident

Outlook

[External Email] Proposed development of Hyde Park Square

From cindi clubcotton.net <cindi@clubcotton.net>
Date Mon 1/20/2025 2:59 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from cindi@clubcotton.net. Learn why this is important

External Email Communication

As a long time resident of Hyde Park Square, we have been alarmed to read about the proposed redevelopment of Hyde Park Square. Change is inevitable, but it was very apparent that the input from the community was lacking from the start.

Knowing that the redevelopment has gone through the initial stages of approval, we feel it important to write now before the developer takes the next step at obtaining a zoning variance. Most of us in the community think their proposal is too big in relationship with the surrounding buildings on the square. We have seen similar high-rise structures go up in other communities, like Montgomery, and we do not want our community to be the same.

We strongly encourage you to vote 'No" in granting a variance to allow this builder to build their structure beyond the existing code. Thank you.

Sincerely,

Cynthia M Fitton and
Robin T Cotton

Outlook

[External Email] Hyde Park Square Development

From Elizabeth Griesmer <missliz12@icloud.com>
Date Mon 1/20/2025 9:39 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from missliz12@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

I also DO NOT support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please tell PLK Communities to kindly fuck off. It seems neither they or you can see the charm of our historic Hyde Park Square. Please open your eyes and remove any $$ signs stuck in there.

We don't need a hotel, period. Are all the hotels downtown and within the city at full occupancy every night of the year? We have enough hotel space nearby, in Rookwood, the Summit in Madisonville.

A hotel, "boutique," or not has no place on Hyde Park Square. Let us support our current small

businesses without bringing so much chaos.

Let's improve the infrastructure to support what already exists. Quality over quantity is a perfect choice here.

Thank you for your attention,

A concerned city resident for 30 years now. I don't want to move, but I will if this prime area continues to be overbuilt. I moved here in 1994 for many reasons. Those positives are not keeping up with the negatives that keep stacking, "building," up.

Elizabeth Griesmer
2324 Madison Rd

I've always been happy to pay the relatively higher property tax rates. But not for this. Not one penny for this ridiculous monstrosity.

Sent from the fluffy cloud

Outlook

[External Email] Hyde Park Square Development

From grant arnwine <grantarnwine18@gmail.com>
Date Mon 1/20/2025 12:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from grantarnwine18@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square

From Linda Miller <lindyfry7@gmail.com>
Date Mon 1/20/2025 6:05 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from lindyfry7@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I was one of the large number of Hyde Park citizens who attended a meeting at Hyde Park School to learn about pending redevelopment plans for Hyde Park Square. We listened politely as a development company told us that Hyde Park Square was “not reaching its potential”, and that the plans they envision include a vast underground parking facility, a seven story boutique hotel, a new street between Edward’s Road and Michigan Avenue and 125 new apartments.

It is very clear to me and all of my neighbors that the only potential this holds for our community is increased traffic, less parking and limited sunlight on the square’s park. Nothing in the plan remotely benefits a residential community that values pedestrian traffic, local businesses that actually serve the needs of the residents, sunshine and its two elementary schools. Indeed, should the proposed plans be allowed to go forward, walking, driving and parking will be more difficult and even dangerous, and the character of the neighborhood and its quality of life forever changed.

I am asking that you take this into consideration as you consider the redevelopment of Hyde Park Square. At the very least, I beg you to require the developer to follow existing zoning height limitations.

Thank you for your attention and consideration.
Linda Miller
Perkins Lane
Hyde Park
Sent from my iPad

Outlook

[External Email] Hyde Park Square Development

From Luke Verhoff <luke.verhoff@icloud.com>
Date Mon 1/20/2025 8:04 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from luke.verhoff@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

-Luke Verhoff

Outlook

[External Email] Hyde Park Square Development

From Robert Edmiston <redmist25@icloud.com>
Date Mon 1/20/2025 9:37 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from redmist25@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Robert Edmiston

Outlook

[External Email] Hyde Park Square Development

From shanleathr@aol.com <shanleathr@aol.com>
Date Mon 1/20/2025 9:42 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from shanleathr@aol.com. Learn why this is important

External Email Communication

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Outlook

[External Email] Hyde Park Square Development - Business Owner in Hyde Park Square

From Brazilian Beauty <brazilianbeautycincy@gmail.com>
Date Mon 1/20/2025 12:38 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from brazilianbeautycincy@gmail.com. Learn why this is important

External Email Communication

I am a minority business owner in Hyde Park square and I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I opened my business in Hyde Park because of its charm and this project will demolish that.

While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses like my own.**

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Thalissa Di Meo

Brazilian Beauty Center

Outlook

[External Email] Hyde Park Square Development

From tricia sundbeck <sundbeckbell@gmail.com>
Date Mon 1/20/2025 10:20 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from sundbeckbell@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Tricia Sundbeck- Hyde Park resident for 25 years

Outlook

[External Email] Hyde Park Square Development

From Bess Gordon <bessgordon@me.com>
Date Tue 1/21/2025 8:40 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from bessgordon@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Claudia Bley <cbley1207@gmail.com>
Date Tue 1/21/2025 11:28 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from cbley1207@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Re: Revised Notice- Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park

From Couper Gardiner <gardiner.gcg@gmail.com>
Date Tue 1/21/2025 11:55 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from gardiner.gcg@gmail.com. Learn why this is important

External Email Communication

City of Cincinnati Planning Department
January 21, 2025

Re: Revised Notice-Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park, 9 January 2025

Dear City of Cincinnati Planning Department:

In testing the development concept for use and height on the southern side of Hyde Park Square, you reduce our city's risk, thankfully, first listening respectfully for full answers to basic questions. Many in Hyde Park have nurtured the neighborhood's decades-old shared vision. We have reliably worked with the City to promote vitality and reduce the risk of loss by together stipulating realistic points of zoning compliance. Everyone is behind the promise of a healthier business district, and your analysis can prompt either right-sizing or dramatically more immediate effort by the developer, the neighbors and the City.

Hyde Park welcomes change on the basis of accepted plans and policies, not to the extreme of the PLK Communities' Planned Development (PD) proposal. The neighborhood council's zoning committee has compared and contrasted the PLK application to the neighborhood's concept on file for the area. This includes my input, as a long-time resident near the Square and member architect, toward alignment with Plan Cincinnati and the neighborhood plan. Over the past few months many neighbors have joined in asking PLK representatives to clarify, listened through half answers, reviewed last-minute material, and continue to be hopeful.

Still, this step leaves us all open to significant risk, including public safety and quality of life. One high-level particular to note re: Chapters 1409 and 1437 Commercial Neighborhood Pedestrian Business District (CN-P-B) and Urban Design Overlay District (UD#4-Hyde Park) Section 1437-05(a)(2): The applicant is effectively proposing "a noncontributing building... one that detracts from the established physical character." So far, the PD proposal violates the Square's consistency. The complex's bulk cuts through the entire block, and its height more than doubles the average height of the rest of the block.

Moreover, this exaggerated intensity of use promises to require public facilities beyond the project boundaries, for example to add capacity on Edwards Road and Michigan Avenue to safely manage three times as many vehicles coming and going from the site. Nor has a feasibility plan been offered to address impacts, for example, excavation for three levels of underground construction reducing

public-street use, and risks to abutting building foundations and the public sewer below.

I endorse the openly vetted positions of the Hyde Park Neighborhood Council (HPNC) in representing the majority of neighbors, for example, not only favoring the change of use for the parcel identified for a boutique hotel, but also in opposing additional allowed height for it, beyond the approximately 61-foot tallest building now on the block. In openness, the HPNC discussions and actions taken at its November, December and January meetings have been publicly posted (https://hydepark-cincinnati.org/), including positions on height, use, parking and loading, signage and lighting, sound and noise.

Sincerely,
Couper Gardiner
3547 Mooney Ave
Cincinnati OH 45208

On Sat, Jan 11, 2025 at 9:07 AM Couper Gardiner <gardiner.gcg@gmail.com> wrote:

> Thanks again. -Couper
>
> On Sat, Jan 11, 2025, 3:52 AM Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:
>
> > Hello,
> >
> > Please be advised that the Public Staff Conference notice has been revised with an updated map. The previous notice included two properties that are not included in the proposed Zone Change to Planned Development. The updated version is attached for your reference.
> >
> > As a reminder, you can find the complete application materials and link to sign up for the Public Staff Conference on January 28th at 6PM at the links below.
> >
> > - Complete Application Materials: www.cincinnati-oh.gov/planning/projects/active/proposed-zone-change-to-planned-development-at-2719-erie-avenue-in-hyde-park/
> > - Public Staff Conference Sign Up: bit.ly/Hyde-Park-Square-PD-PSC
> >
> > Thank you!
> > Andrew Halt
> >
> > **Andrew Halt, AICP, PE |** Senior City Planner
> > City of Cincinnati **|** Department of City Planning and Engagement
> > Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
> > **andrew.halt@cincinnati-oh.gov|513-352-4854 (p)|** Facebook **|** Twitter **|** Website **|** Plan Cincinnati
> > Pronouns: He/Him/His
> >
> > 

Outlook

[External Email] Hyde Park Square Development

From Laurie Dubin <thedubins@zoomtown.com>
Date Tue 1/21/2025 3:11 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from thedubins@zoomtown.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School ALREADY A PROBLEM then school lets out
- Hurt existing small businesses already stressed by recent construction in the area
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

PLEASE do not let them BULLY us by decreasing parking if they can't build as THEY WANT (as they did in meeting). They are already building over a parking lot and decreasing parking.
PLEASE LISTEN TO THE RESIDENTS of this area.

Thank you for your attention,

A concerned city resident
Laurie Dubin
3590 Mooney Avenue

Outlook

[External Email] Hyde Park Square Development

From Anne Lisenbee <holwaygal@gmail.com>
Date Wed 1/22/2025 7:15 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from holwaygal@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident
Anne Lisenbee

3557 Linwood Ave.
Cincinnati, OH 45226

Outlook

[External Email] Hyde Park Square Development

From Elizabeth Brodberger <brodbergere@gmail.com>
Date Wed 1/22/2025 11:57 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from brodbergere@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,
A concerned city resident,
Elizabeth Brodberger

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Janet Hill <jhill1992@gmail.com>
Date Wed 1/22/2025 8:23 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; mayor.aftab@cincinnati-ih.gov <mayor.aftab@cincinnati-ih.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from jhill1992@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Janet Hill
Executive Event and
Project Manager

Finding the path to get things done

513.600.1992
Janethillevents.com

Sent from my iPhone so forgive Siri for any weird auto corrects 😀

Outlook

[External Email] Too tall

From Dr. Luttmer <jtldds@cinci.rr.com>
Date Wed 1/22/2025 11:40 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; DTE TrafficEngineering <traffic.engineering@cincinnati-oh.gov>; Brazina, John <john.brazina@cincinnati-oh.gov>; Stine, Jeff <Jeff.Stine@cincinnati-oh.gov>

1 attachment (538 KB)
CCF01222025.pdf;

External Email Communication

I am a lifelong resident of Hyde Park as well as a practicing dentist on Hyde Park Square, with an office at 2712 Erie Avenue in a building owned by my family for almost 100 years.

As President of the Hyde Park Square Business Association, and an active member, I have made significant efforts:

1. A 50 car parking lot was established by First National Bank
2. Retention of the Hyde Park Post Office resulting from the federal directive I received in Washington D.C.
3. In the 1980s Hyde Park Square was in an EQUD district, and I consulted with the Economic Development Dept. of the city, gaining the 70 car parking lot in the north frame, This started a major project for storm water relief.
4. Work with the city Traffic Engineering re the present U.S Route 561 Road.

I know the territory.

1. There is a great parking deficit left over from 1909. The 41 apartments in the 5 story A' Laise Building in the Square have no parking spaces, nor do the apartments in the 5 story Cooper Building across Edwards Road.
2. Michigan Avenue is a "one lane" street loaded with commercial parking from Hyde Park Square.
3. Proposed ingress and egress to the giant project is totally inadequate.
4. Where is the zoning re public parking supporting the existing retail stores and office.

5. The choked road –often with school buses and parent's cars added to the general traffic-creates acute safety problems for the young students at all times.
6. The studies for traffic and for safety, as well as for zoning evaluation, must be conducted by a licensed certified company independent of the city.

Sincerely,

Joseph T. Luttmer
2712 Erie Avenue
Cincinnati, Ohio 45208
(513) 313-0199

Outlook

[External Email] Zoning change at 2719 Erie Ave CN-P-B to PD

From john moore <john@mooreeq.com>
Date Wed 1/22/2025 3:33 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from john@mooreeq.com. Learn why this is important

External Email Communication

Dear Andrew

I just wanted to pass this along. That I am supportive of this project moving forward and consequential zoning change. I think it will be great for the neighborhood and will provide valuable tax revenue for the city.

Regards
John Moore
3425 Zumstein Ave
Cincinnati, Ohio 45208

513 235 7221 cell

--

Outlook

[External Email] Hyde Park Square Development

From Jen Rodes <jrodes08@gmail.com>
Date Wed 1/22/2025 3:28 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from jrodes08@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Jennifer Rodes

Outlook

[External Email] Hyde Park Square Development

From Ken Hawley <kenhawley2557@gmail.com>
Date Wed 1/22/2025 10:54 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kenhawley2557@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Kimberly Klumb <kimberlyhome@icloud.com>
Date Wed 1/22/2025 10:39 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kimberlyhome@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Thanks,
Kimberly

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From kevin shumrick <kshumrick1@gmail.com>
Date Wed 1/22/2025 8:51 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from kshumrick1@gmail.com. Learn why this is important

External Email Communication

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Why is it that those most affected by this proposal (residents of Hyde Park and surrounding areas) are not really kept in the loop and concern for their safety, quality of life and property values are given little or no recognition. It truly seems that all attention and concern are focused on the developers and their profits. Especially because the developers are aiming to attain a significant tax abatement. Finally the owner of PLK does not even live in Cincinnati along with most of the rest of his company. Please advocate for your constituents and help us

with our quality of life and the value of our properties.

Thank you for your attention,

Kevin A. Shumrick, MD

Outlook

[External Email] Hyde Park Square Development

From Nathan Brown <nabro148@gmail.com>
Date Wed 1/22/2025 7:16 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from nabro148@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello Cincinnati City Officials,

Enough is enough.

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Thank you for your attention,

A concerned city resident

Nathan Brown
Bonnie Drive
Cincinnati, OH 45230

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Renée O'Rourke <reneeheidrich@me.com>
Date Wed 1/22/2025 10:04 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from reneeheidrich@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Amy Bixler <abixrph@icloud.com>
Date Thu 1/23/2025 9:47 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from abixrph@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Ally Kohler <kohlerally@gmail.com>
Date Thu 1/23/2025 12:41 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc mayor.aftab@cincinnati-oh.go <mayor.aftab@cincinnati-oh.go>; citycouncil@cincinnati-oh.go <citycouncil@cincinnati-oh.go>

You don't often get email from kohlerally@gmail.com. Learn why this is important

External Email Communication

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Thank you for your consideration,

Hyde Park School Teacher, Ally Chasnoff

Outlook

[External Email] Hyde Park Square Development

From crugcol@aol.com <crugcol@aol.com>
Date Thu 1/23/2025 9:55 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from crugcol@aol.com. Learn why this is important

External Email Communication

I have lived in Hyde Park, 75 years, and my family, parents and grandparents, over 100 years.
I have seen many changes of the square over the years- some good and some bad.
What the developers want to do is not for the benefit of the neighborhood.
A hotel is not needed. I called the 4 hotels within a couple of miles of the square and they all had vacancies. There are already plenty of empty store fronts in the area- madisonville and the apartment building on the corner of Erie and Michigan.
The proposed development will ruin the character of the square. The number of parking spaces they propose are not enough for all the new apartments, event center, hotel and additional apartments in the Alaise.
Please follow the recommendation of the Hyde Park Neighborhood Council.

Thank you,
Cathy Ruggieri Colque
3808 Ault Park Ave

Sent from AOL on Android

Outlook

[External Email] Proposed Hyde Park Square Development

From Cindy Gapen <cgapen23@gmail.com>
Date Thu 1/23/2025 2:48 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from cgapen23@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

As a resident of Hyde Park for
40 years, I oppose the large development proposed for Hyde Park square.

The traffic is already stressed every weekday afternoon by our lovely Hyde Park school, so would become an absolute quagmire with the additional apartment residents and hotel guests.

We love our square as it is, though a much smaller development would be welcome to increase foot traffic and income for our current shop owners.
Thank you,
Cynthia Gapen MD

Outlook

[External Email] Hyde Park Square Development

From Carol <camadding@gmail.com>
Date Thu 1/23/2025 5:21 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from camadding@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am distressed at recent happenings in our city,
Including sale of the railroad and lack of parking now required for new buildings. I have never voted for a Republican but am looking into Republicans who might be running for local offices because the Democrats don't seem to be doing a great job. Now I am concerned about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
The construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Drew Enigk <drew.enigk@gmail.com>
Date Thu 1/23/2025 11:34 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from drew.enigk@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From grvolz49@gmail.com <grvolz49@gmail.com>
Date Thu 1/23/2025 12:30 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from grvolz49@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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- Visually overwhelm Hyde Park Square and reduce natural light at pedestrian level.
- Worsen the area's existing traffic congestion and parking issues
- Compromise pedestrian safety due to increased traffic. How would business deliveries and services be accommodated in a more densely built environment, without expanding the boundaries of the square?
- Violate existing zoning ordinances which were established to preserve the character of the surrounding residential community.
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Please do NOT change the current zoning regulations on height. PLK Communities should be required to redesign their project to comply with existing zoning. It should be compatible with the existing architectural character of Hyde Park Square.

Thank you for your consideration,
Gary R. Volz

Sent from my iPad

Outlook

[External Email] Hyde Park Square Development

From Jan Salzmann <jansalzmann@mac.com>
Date Thu 1/23/2025 10:05 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jansalzmann@mac.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Jan Salzmann, Ph.D.
Salzmann Consulting, LLC

513-368-7782
jansalzmann@me.com

Outlook

[External Email] Hyde Park Square Development

From Judy Samuel <judesamuel@me.com>
Date Thu 1/23/2025 12:02 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from judesamuel@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Jeremy Simmons <toper12@gmail.com>
Date Thu 1/23/2025 10:44 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from toper12@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Jenny Villanueva <jennyanne.villanueva@icloud.com>
Date Thu 1/23/2025 2:58 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from jennyanne.villanueva@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

Jenny Villanueva
3654 Willowlea Ct.

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Karen Dorger <kdorger1@gmail.com>
Date Thu 1/23/2025 4:08 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kdorger1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Lisa Turner <lisaturnerklj@gmail.com>
Date Thu 1/23/2025 2:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from lisaturnerklj@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Lisa Turner

Sent from my iPhone

Outlook

[External Email] Hyde Park Square South Redevelopment

From Mark Evans <markevans30@gmail.com>

Date Thu 1/23/2025 2:01 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Cc hpncpres@gmail.com <hpncpres@gmail.com>

Some people who received this message don't often get email from markevans30@gmail.com. Learn why this is important

External Email Communication

Hi,

Firstly, thank you all for what you do to make this great city a wonderful place to live!

This proposed development and the pushback by local community councils was brought to my attention on Reddit, which led me to the resources at https://hydepark-cincinnati.org/ to write about my thoughts on the development. As an Oakley resident with extended family in Hyde Park and children who will soon attend HP Elementary, I have a vested interest in this development and want to share my thoughts.

To the point - **I am completely supportive of the proposed development and variances for height.** I do not get the pushback at the current time based on information I've seen. Unless a study is completed to show irreversible harm to pedestrian safety or a severe influx of traffic leading to gridlock, I believe the pushback is demonstrative of NIMBYism and counterproductive to the growth of our city. There are bigger issues at hand than a building being 20-30 feet too tall!

This city faces a housing shortage and we're also trying to draw more tourism to increase our national presence. More events are coming here and hopefully we'll close the Sundance deal. The proposed development increases the housing and hotel supply to help address thoe issues.

Additionally - I believe HP Square is one of the best areas in this city. Placing a hotel there makes complete sense! We should show this area off more to visitors.

The complaints from the council and residents seem to be entirely based upon height, stating it is "just too big" while saying they support many other parts of the development, like the hotel..just shorter. Building height preferences is an entirely subjective opinion. Conversely, given the housing shortages we have, I would argue it is not big enough!

While some may want to maintain the current aesthetic of the square, I think we should look to improve it. Times change and the city is growing. Our buildings need to grow with it. Nothing is more

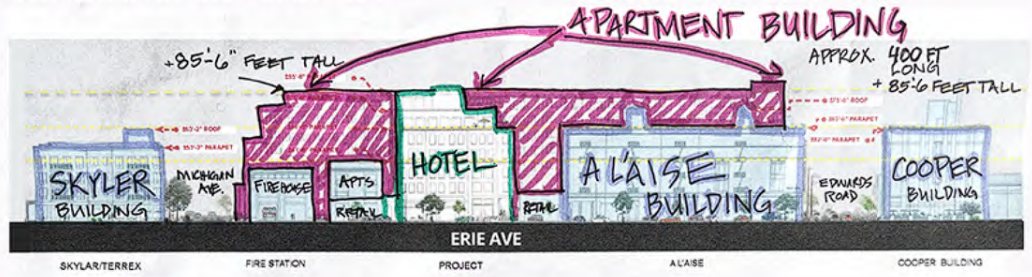
symbolic of Cincinnati's rise than increased population density and building height!

The renderings here, in my opinion, show how ridiculous this fight against it is. Are we really going to delay/deny $150M development to improve our city because two rows of windows peak over the roofline of another building?

Elevation from Erie



Elevation from Erie – Illustrated



Elevation from South



Please do not let a bunch of NIMBYs deny vital development while claiming something will "destroy the neighborhood" (as stated here: https://www.savehydeparksquare.org/) because a building is slightly larger than they want. The current empty surface parking lots and dead storefronts are doing more to harm the neighborhood than this $150M investment into the community ever will.

Do your jobs as you see fit, and if after your thoughtful analysis you do not have sincere concerns for public safety with this development, then please allow the development to proceed as planned.

Thank you,

Mark Evans

Outlook

[External Email] Hyde Park Square Development

From Sally Bullock <sallybullock@gmail.com>
Date Thu 1/23/2025 10:18 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from sallybullock@gmail.com. Learn why this is important

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Sally Bullock
3604 Edwards Rd

45208

Outlook

[External Email] Hyde Park Square Development

From Gmail <kouckys@gmail.com>
Date Thu 1/23/2025 10:21 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. Why does the City force our neighborhoods to continually fight against the developers. How many times do we have to express our dissatisfaction with their refusal to follow the residents wishes. This density is beyond comprehension and does not comply with even the new disastrous Connected Communities. Come on Aftab and cronies? Get with the people not the developers.
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Thank you for your attention,

A concerned city resident

Sarah Koucky

Outlook

[External Email] Hyde Park Square Development

From Sally Vadis <sjvadis@gmail.com>
Date Thu 1/23/2025 8:12 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from sjvadis@gmail.com. Learn why this is important

External Email Communication

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Outlook

[External Email] Hyde Park Square Development

From Sarah Wilcox <snowyohio@gmail.com>
Date Thu 1/23/2025 8:57 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from snowyohio@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

Sarah Wilcox
3684 Stonebridge Dr Apt E
Cincinnati, OH 45209

Outlook

[External Email] Hyde Park Square Development

From Aly Holland <aly.holland101@gmail.com>
Date Fri 1/24/2025 9:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from aly.holland101@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Best,

Aly Holland

Outlook

[External Email] Hyde Park Square Development

From BWA <bwahearn@gmail.com>
Date Fri 1/24/2025 12:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from bwahearn@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Brian AHearn

Sent from my iPhone

Outlook

[External Email]

From Brittany Robinson <brittanyjbaker@gmail.com>
Date Fri 1/24/2025 9:20 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from brittanyjbaker@gmail.com. Learn why this is important

External Email Communication

To Whom it May Concern -

I live in Hyde Park and have two young children.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Visually overwhelm Hyde Park Square and diminish its charm
- Make pedestrian safety even more of an issue, especially near Hyde Park School. THERE ARE LITTLE CHILDREN AND A PLAYGROUND! WE DONT NEED OVERWHELMING TRAFFIC BY THE SCHOOL!

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Thank you for your attention,

Brittany Robinson - 1129 Rookwood Drive, Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Renovation Plan

From Burr Robinson <burr.robinson@gmail.com>
Date Fri 1/24/2025 6:26 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

TO: CITY PLANNING OFFICALS, COUNCIL MEMBERS AND MAYOR
AFTAB

I WISH TO EXPRESS MY STRONG DISAPPROVAL OF THE CURRENT PLAN TO RENOVATE HYDE PARK SQUARE. WHIILE THE PLAN SEEKS TO IMPROVE RETAIL DEVELOPMENT, IT DOES IT TO EXCESS THROUGH THE PROPOSED ENORMOUS NEW HOTEL WHICH WILL INTRODUCE EXCESSIVE PEDESTRIAN, TRAFFIC AND PARKING CONGESTION. YOU ONLY HAVE TO GO TO THE INTERSECTION OF ERIE & VICTORIA AVENUES TO SEE THE PARKING IMPACT THAT ONE POPULAR RETAIL ESTABLISHMENT CREATES.

MY VIEW IS THAT A HOTEL ABOUT HALF THE SIZE OF THE PROPOSED BUILDING WOULD BE SUFFICIENT TO ACCOMPLISH THE PLANS OBJECTIVES WHILE MAINTAINING THE UNIQUENESS OF HYDE PARK SQUARE.

PLEASE, LETS PRESERFVE THE UNIQUENESS OF HYDE PARK SQUARE.

SINCERELY,

D. BURR ROBINSON

3621 VICTOROA LANE
CINCINNATI 45208
from my iPad

Outlook

[External Email] Hyde Park Square Development

From clientoversight@gmail.com <clientoversight@gmail.com>
Date Fri 1/24/2025 6:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from clientoversight@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Erin Sheehy <erinlsheehy@gmail.com>
Date Fri 1/24/2025 10:29 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from erinlsheehy@gmail.com. Learn why this is important

External Email Communication

To whom it may concern,

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Thank you for your attention,

Erin Sheehy

Outlook

[External Email] Hyde Park Square Development

From Glenn Gollobin <gollobin@cinci.rr.com>
Date Fri 1/24/2025 4:09 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from gollobin@cinci.rr.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

Glenn Gollobin
3459 Observatory Ave.
Cincinnati, OH 45208

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From James Converse <chicoconverse@gmail.com>
Date Fri 1/24/2025 8:50 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from chicoconverse@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square proposed development

From jodyp@zoomtown.com <jodyp@zoomtown.com>
Date Fri 1/24/2025 11:36 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jodyp@zoomtown.com. Learn why this is important

External Email Communication

Dear Department of Planning and Engagement,

I want to express my concerns about the new development proposed for Hyde Park Square. I do agree that there needs to be efforts made to reinvigorate the square, however the current plan does not adhere to the zoning regulations that are designed to protect the character and charm of Hyde Park Square.

The developer is proposing a 7-story, 85 foot-tall apartment buildig and 7-story, 85-foot high hotel as part of their planned development in the square. The apartment complex would be 400 feet long and stretch from Edwards Rd. to Michigan Ave. That is just TOO BIG!

These developments completely disregard the current zoning for Hyde Park Square. The current zoning limits new construction to 50 feet and does not allow for a hotel. Parking is required to support these developments, but it s unclear how much parking would be provided for these buildings.

I am not opposed to any new development, however it seems that the developers are unwilling to compromise on what the community believes would be the best fit. As the people who actually own businesses and live in the area, it feels like our opinions should be taken into consideration. If they want to build something, they should not be allowed to re-zone the area to make more money for themselves. EVERY community group in Hyde Park and its surrounding areas is AGAINST this development the way it is currently proposed. All this does is support a greedy developer wanting to make more money for themselves. It would be devestating to lose the charm and character of one of Cincinnati's oldest neighborhoods because of this unnecessary development. There are other ways to reinvigate the neighborhood than this.

The way this is being handled makes citizens believe that City Council and these developers are in cahoots and not acually listening to what the residents of these neighborhoods want. Every meeting is packed with people opposed to the development and there are signs everywhere against it.

I would appreciate a reply that confirms and aknowledges that you have read and are considering the citizens' concerns.
Jody and Tim Pohlman (Hyde Park business owner and residents)

Outlook

[External Email] Hyde Park Square Development

From Kim <kim@mccluskey.com>
Date Fri 1/24/2025 7:33 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kim@mccluskey.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

My husband and I, who live at 1100 Rookwood dr, are in favor the developer's business proposal! If you look at the historic buildings, and the different heights, it shows that along the way higher building were allowed as our community grew! Why people want to keep it the way it is makes no sense to us, there is little, to no foot traffic in the Square, wouldn't we rather have a bustling, and vibrant square, with the restaurants, retail, and salons, filled this patrons? Our kids live in Ila and are now talking about buying homes in Hype Park. If they had rented outside of Hyde Park they may have not chosen to live here, this is a great stepping stone for young people to acclimate with Hyde Park. Hyde Park has so much to offer, and keeping it hip, and fun will make our community appeal to young people, and their families, all good stuff! Our public schools are doing a great job, which will also give these young families even more reason to choose Hyde Park as their home. My husband and I are in our 60's, so I say this respectfully, make sure that we really consider the opinions, and needs of our younger community, not get caught up in our older communities wishes to keep things as status quo, and keeping things stuck in time. Our proximity to downtown is our liquid gold! This developer would not be spending the money on this structure if he didn't think it would be prosperous, so let he do it, we should be thanking him! P.s. We have never met the developer, and have no relationship to him!!

.

Outlook

[External Email] Hyde Park Square Development

From Lulu Craven <lulucraven@icloud.com>
Date Fri 1/24/2025 12:16 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from lulucraven@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Mike Texter <mike@center.bank>
Date Fri 1/24/2025 6:21 PM
To Mike Texter <mike@center.bank>

Some people who received this message don't often get email from mike@center.bank. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

- Hurt existing small businesses already stressed by recent construction in the area

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Natalie Coyle <natalie.coyle9@gmail.com>
Date Fri 1/24/2025 10:23 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from natalie.coyle9@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Terry Robinson <dbrtpr@gmail.com>
Date Fri 1/24/2025 2:58 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

I agree with the rest of this template but as a 55 year resident of Hyde Park I want to add my own comments.

You have only to look at the newest addition to the Square (Skylar) to see how it dwarfs the library which sits next to it. That is the perfect metaphor for what the behemoth buildings planned would do to the rest of the Square. Completely out of scale, would ruin the ambiance, make parking a nightmare and place a once charming Square into gridlock. Drive down my street and see what the Coffee Emporium has done to my neighborhood. We are their parking lot. No one carpools to a coffee shop....
This bears the mark of a bad idea gone into overdrive compounded by blatant greed.
Please don't kid yourselves into thinking you would be enhancing the Square.

Thank you for listening.

Terry Robinson
3621 Victoria Lane
45208
513 910-8864

Outlook

[External Email] Proposed development on Hyde Park Square

From Beth Ehrsam <ewehrsam@gmail.com>
Date Sat 1/25/2025 10:31 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

I am a 40 year resident of the neighborhood, travel through the square most every day and also use the stores and service industries in the square.

- As I understand the project, it requires relief on at least 2 zoning codes - 1. to build a hotel and 2. height. I see no reason to provide relief on either of those codes. There is no hardship for the developer and the neighborhood council is strongly against this project. Said another way, I wonder why we have codes if businesses can buy relief.
- The impact of the proposed plans on traffic and safety seems unsafe. The parking for the hotel/apartments will be accessed via entrances off of Edwards and Michigan. Edwards is a major traffic single lane thoroughfare and is already backed up. Michigan has some of the same challenges. So essentially having major traffic enter and exit from the middle of the street would back up traffic even more and will present safety risks to the many pedestrians, including the school building. Parking is already an issue for the area and this project doesn't seem to provide much, if any, parking for non-residents.
- Is there a key need for a new hotel in this location? 2 hotels have recently opened within a mile of this site (the hotel on Dana and I71 and another at Edwards and Madison. Other hotels are also available within 2 miles.
- Finally, I am concerned around the focus on the very high end consumers/clients. Recent apartments in the area have very, very high rents and I am sure these will follow. I am concerned by city decisions which limit options for so many of our residents.

Thank you for your attention,

Elizabeth W. Ehrsam
1367 Suncrest Drive
Cincinnati, Ohio 45208

Outlook

[External Email] Hyde Park Sq

From Barbara Sliter <besliter@gmail.com>
Date Sat 1/25/2025 10:57 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

I am concerned about the proposed development in Hyde Park Square.
"An oversized, non-conforming development project for Hyde Park Square was submitted to the City Planning Department. This development is 70% taller than what is allowed under the Square's existing zoning regulations.
The project also includes a hotel. Hotels are not allowed in neighborhood business districts because hotels alter the character and use of an area. "

We need to protect our neighborhoods. They are what make us unique.
I don't believe in changing existing zoning regulations just because there is the possibility of more money. The development needs to contribute to the culture of the area.

Thank you,
Barbara Sliter

--
"I am not throwing away my shot." Hamilton
https://www.creatingworks.com/lifemusings/

Outlook

[External Email] Hype Park Development

From Hoffheimer, Daniel J. <hoffheimer@taftlaw.com>
Date Sat 1/25/2025 11:45 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Daniel J. Hoffheimer (danieljhoffheimer@gmail.com) <danieljhoffheimer@gmail.com>

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External Email Communication

To: Mr. Andrew Halt, AICP, PE
Senior City Planner
Department of City Planning and Engagement
Andrew.Halt@cincinnati-oh.gov
513-352-4854

Dear Mr. Halt:

I write to express my disappointment with the Hyde Park Square application that is before your office. I share completely the views expressed in the opinion piece by Mr. Tony Covatta in the Cincinnati Enquirer. I see no need for me to repeat those views as he is entirely accurate.

Please heed his warning.

Thank you very much.

Respectfully submitted,
Daniel J. Hoffheimer

Home address:
2121 Alpine Place, Apt. 203
Cincinnati, Ohio 45206
danieljhoffheimer@gmail.com
513-910-1388

Daniel J. Hoffheimer
Of Counsel
OSBA - Certified Specialist in Estate Planning, Trust and Probate Law
hoffheimer@taftlaw.com
Dir: 513.357.9328
Tel: 513.381.2838 | Fax: 513.381.0205
425 Walnut Street, Suite 1800
Cincinnati, Ohio 45202-3957

Taft Bio
taftlaw.com



Taft has expanded to the Mountain West region with the addition of Sherman & Howard, a prominent 130-year-old law firm. Now over 1,000 attorneys strong. Learn more **here.**

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January 25, 2025

To Whom it may concern:

I want to express my concern about the new development planned for Hyde Park Square. White I support development efforts in Hyde Park Square, the present proposal ignores existing zoning restrictions and will negatively impact not just the square itself but also living conditions for Hyde Park residents.

The existing zoning code for Hyde Park Square is designed to protect its unique character and limits building height to 50 feet. The current development plan does not adhere to that code, Instead, it calls for a 400-foot tong apartment building that is 85.6 feet high. Let me put that into perspective: That's the equivalent of dropping a 7-story football field in the middle of Hyde Park Square. It also calls for a hotel (also with a height larger than 50 feet) to be constructed next to the firehouse, which is not permitted in this Neighborhood Business District. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the planned development in its current form and asked for the existing CN-P zoning to remain in effect. If the developer (PLK Communities) wants the special exceptions this development requires, it needs to lower the density of the proposed apartment building and the proposed hotel to something that the neighborhood's structure can absorb.

I am requesting that the city please require this developer to create a modified plan with buildings that are only 50 feet high — in line with current development guidelines — and provide the necessary parking to support the new development. And also please require the developer to produce a traffic study that specifically analyzes how this development will affect traffic flow during peak hours (including rush hour and dismissal time at Hyde Park School).

You have chosen to serve Cincinnati and its citizens, and I know you have the best interests of the city in mind. As a city resident, so do l. It would be a tragedy if the current plans to develop Hyde Park Square result in fining the pockets of one developer white negatively impacting the charm and residential appeal of Hyde Park, one of the city's oldest and most vibrant communities.

I would appreciate a reply from you that confirms you will indeed consider citizens' concems over the desires of developers.

Thank you for your attention,

Jonathan Van Zile, MD

Outlook

[External Email] Hyde Park Square

From Jonathan Van Zile <jonvanzile@gmail.com>
Date Sat 1/25/2025 10:58 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; meeks.owens@cincinnati-oh.goc <meeks.owens@cincinnati-oh.goc>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>

1 attachment (25 KB)
Hyde park letter Jan 2025.docx;

Some people who received this message don't often get email from jonvanzile@gmail.com. Learn why this is important

External Email Communication

Dear All,
Please see the attached document in regards to Hyde Park Square.I have been a resident of Mt. Lookout for 36 years and my family has enjoyed the ambience,restaurants and small shops of Hyde Park Square. We have on multiple occasions enjoyed the middle park and have shopped at the Sunday farmer's market. If the hotel and other apartments are built as proposed there will be no sunshine during the day that would adorn the middle park. Also these proposals will cause immense traffic problems. Please save Hyde Park Square from this development.

Thank for your attention to this matter,

Jonathan Van Zile, MD
735 Wakefield Dr
Cincinnati,OH

Outlook

[External Email] Hyde Park Square

From Joe and Anne Wilker <Jwilker@fuse.net>
Date Sat 1/25/2025 7:21 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

I grew up in the Hyde Park, Oakley area and have watched the Hyde Park Square transition from a business district that included a bakery, a shoe store, a grocery store and a movie theater to the present residential , restaurant and small business district that it is. This is what makes the area unique and welcoming, people traffic and places to live. There is already immense traffic associated with multiple restaurants, multiple hotels, infill of high rent housing projects and high rise business office buildings that are within 1 mile of the square. The streets in and around Hyde Park Square are already difficult to safely walk because of the high concentration of traffic. Why in the world would you agree to create more density and alter the historic charm of the residential buildings that surround the square to cater to developers that are serving their bottom line and not that of the Hyde Park and Cincinnati residents? The retail business owners mention in public statements that they need more foot traffic. I do not think that the boutiques that primarily line the square are the concern of the city of Cincinnati. The residents are.

A hulking corner building with a hotel is not necessary and will increase car traffic, not foot traffic and eating, shopping. There are ample hotels available less than 1 mile from Hyde Park Square and the community does not need another. Stick to zoning codes so that we do not have another high rise blocking the beauty, blocking the light , altering historic buildings and increasing traffic when the developers are to benefit, not the citizens of the city.
Anne Wilker
Mt. Washington resident that visits Hyde Park daily

Outlook

[External Email] Hyde Park Square Development

From Matt Cummings <mattcummings@live.com>
Date Sat 1/25/2025 2:23 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

Greetings,

Below you'll find the details expressing concern about the proposed development in Hyde Park. I'd like to add a personal note that my children attend Hyde Park School, and it is a great privilege to live in a neighborhood where my family can walk to school. However, due to heavy traffic, my children and I already face close calls crossing streets (always in crosswalks when we have the right-of-way) with drivers being distracted, impatient, or just reckless. I fear that this development will only make this serious issue worse. Not only is this not a good plan for the very valid reasons listed below, but it is a genuine threat to public safety.

I sincerely hope that you will not allow this development to go through without the changes proposed.

Thanks,

James Matthew Cummings

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its

current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Mary Ward <maryraeward@gmail.com>
Date Sat 1/25/2025 9:31 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from maryraeward@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Mary Ward
3737 Earls Court View

Cincinnati, OH 45226

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Phil Montanus <PhilMontanus@towneproperties.com>
Date Sat 1/25/2025 12:18 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

I agree with everything identified below. Density, heights, parking etc etc But there is one area of concern that seems to be ignored. The Square was built not as an urban center for housing but as a place for All HP residents to gather, visit ,shop at the small village type stores, enjoy ice cream, and dine. There are other ways to add housing to HP without overcrowding our community center. To shove all of the local HP neighbors that view the Square as their gathering space to accommodate hotel guests from afar is wrong. So let's add this major threat to the list of the obvious other concerns. The City must act in response to the HP residents inspire so and wrangling about zoning status or zoning changes

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPad

Disclaimer

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Outlook

[External Email] Hyde Park Square Development

From tina@casadelorenzo.com <tina_delorenzo@yahoo.com>
Date Sat 1/25/2025 3:03 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from tina_delorenzo@yahoo.com. Learn why this is important

External Email Communication

Dear Planning Committee members,

These exceptions on building height that violate the current zoning regulations, have to STOP! I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

While I don't fully support a new development that includes more housing and retail in the square for wealthy residents and visitors, the current plan displaces existing small businesses and IS JUST TOO TALL. This includes my personal friend who owned Nest. After losing her building to the project, she had to close her business after 25 years!!

At 85-feet-high and an entire city block long, the construction of a development this size will: ● Visually overwhelm Hyde Park Square and diminish its charm ● Worsen the area's existing traffic congestion and parking issues ● Make pedestrian safety even more of an issue, especially near Hyde Park School ● Hurt existing small businesses already stressed by recent construction in the area ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations for a reason (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale.

This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.As a resident of Hyde Park, we pay plenty in property taxes to live in this special historic neighborhood filled with charm and architectural beauty and we don't want it destroyed!

Thank you for your attention and consideration in listening to the voices of community residents, not just developers with deep pockets. Please do better!

Regards,

Tina DeLorenzo

Outlook

[External Email] Hyde Park Square Development

From Aziza Banerjee <azizabanerjee@gmail.com>
Date Sun 1/26/2025 3:58 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

To whom it may concern,

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident (who will remember this when we vote)

Aziza Lyons

Outlook

[External Email] Hyde Park Square Development

From Adrienne Brandicourt <ambrandicourt@gmail.com>
Date Sun 1/26/2025 10:26 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

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External Email Communication

To whom it may concern:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

As a longtime resident of Hyde Park, I live in this area because of its walkability. As traffic increases in and around the square, it becomes increasingly dangerous for pedestrians, including children of both neighborhood schools who frequent the square on many afternoons in the fall and spring.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- **Make pedestrian safety even more of an issue, especially near Hyde Park School**
- Hurt existing small businesses already stressed by recent construction in the area

- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

Adrienne Brandicourt

3561 Monteith Ave Cincinnati, OH 45208

Outlook

[External Email] Concerned Resident

From Andrea Neuwirth <andreabackscheider@gmail.com>
Date Sun 1/26/2025 5:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Mike Neuwirth <mbneuwirth@gmail.com>

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External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Andrea and Mike Neuwirth

--

Andrea Neuwirth

Outlook

[External Email] Hyde Park Square Development

From Amanda Peck <apeck2@gmail.com>
Date Sun 1/26/2025 11:52 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Amanda Peck, PharmD
1323 Herlin Pl Cincinnati 45208

Outlook

[External Email] Hyde Park Square Development

From Cary Lancaster <lancaster.cary@gmail.com>
Date Sun 1/26/2025 8:11 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm!!

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more over scaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Cary Lancaster
4161 Sherel ln.
45209

Outlook

[External Email] Hyde Park Square Development

From Emily Gaul <emilyabell@aol.com>
Date Sun 1/26/2025 9:58 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from emilyabell@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Emily Gaul

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Erin Seger <erin413@gmail.com>
Date Sun 1/26/2025 8:03 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from erin413@gmail.com. Learn why this is important

External Email Communication

Good morning,

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- Worsen the area's existing traffic congestion and parking issues
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- Hurt existing small businesses already stressed by recent construction in the area
- Cast a shadow diminishing sunlight on Hyde Park Square for much of the year
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Thank you for your attention,

Erin Seger - Concerned city resident, Architect, and Hyde Park School parent

Outlook

[External Email] Hyde Park Square Development

From emily w <ginger1473@gmail.com>
Date Sun 1/26/2025 12:12 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from ginger1473@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Emily Weidner

Outlook

[External Email] Hyde Park Square Development

From Jen Drackett <jendrackett@gmail.com>
Date Sun 1/26/2025 5:23 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from jendrackett@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

This suggested project makes me sick to my stomach. I have lived in Hyde park my whole life and can't believe this is even being considered. It's way too big. The road and streets have already been messed up by all the lane changes and bike lanes. Builders are tearing down old single family homes and replacing them with large complexes with no parking. It's has to stop! You are harming the neighborhood and the locals will not stay! We want a city council that has respect for the zoning restrictions and the needs of the current residents. Do not allow this to happen!

Hyde park square is the only square that is welcoming to people to shop and visit. This building will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Keith Glaser <krglaser80@gmail.com>
Date Sun 1/26/2025 10:45 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from krglaser80@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

Keith Glaser

10 Hill and Hollow Lane
Hyde Park

Outlook

[External Email] Proposed Hyde Park Square Development

From Murray Monroe <m.architect11@gmail.com>

Date Sun 1/26/2025 1:19 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; aftab.pureval@gmail.com <aftab.pureval@gmail.com>

Cc Zoning Info <zoninginfo@cincinnati-oh.gov>; Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>

1 attachment (85 KB)

HPS Development Letter-MMonroe-012625.pdf;

Some people who received this message don't often get email from m.architect11@gmail.com. Learn why this is important

External Email Communication

[This letter is also attached as a PDF]

January 26, 2025

Dear Planning Commission, City Council, and Mayor Pureval:

I am writing about the Hyde Park Square development being proposed by PLK Communities. My name is Murray Monroe. I am an architect, with experience in urban design, who has lived in Hyde Park for over 30 years. I am not anti-development nor anti-housing. Appropriately-scaled developments are beneficial to their communities.

That said, I have serious concerns about this proposed development, which could severely diminish the character of one of the city's most important urban spaces:

1) **The Buildings (as currently proposed) are Too Tall & Too Massive:**
   - The proposed 7-story buildings (85'-90' in height) violate the current zoning (CN-P-B, UDOD #4) and are TOO TALL and TOO MASSIVE.
   - They will loom over the south side of the Square and ruin the existing historical character of the Square. The existing zoning should not be changed to Planned Development (PD) just because the developer wants to build higher.
   - If a PD is granted for hotel use, building heights should still be limited to the existing zoning height limits.
   - After 3500 Michigan Ave. (Michigan Terrace) was approved (2003), the Planning Department, Planning Commission, and City Council decided in 2004, and confirmed again in 2024 with Connected Communities, that a 50' maximum building height was best for neighborhood business districts.

2) **The Development can be Smaller & Still be Successful:**

- There is no reason the development needs to be this big. A 4 to 5-story version of the development (with 84 to 112 units) could be successful. There are numerous smaller successful developments in the area:
    - The Skyler (Erie & Michigan): 12 Units & 4 stories.
    - The Ila (Wasson Way & Michigan): 51 Units & 4 stories.
    - La Tosca (Edwards & Observatory): 12 Units & 4 stories.
    - A L'aise Hyde Park: 40 Units & 5 stories.

3) <u>Minimize Parking:</u>

- The developer is proposing 3 levels of underground parking (351 spaces) for their development. This is very expensive and will take 12 to 18 months to construct, massively disrupting Edwards, Erie, and Michigan throughout that time with sidewalk and lane closures and a parade of concrete trucks and equipment. Those businesses not being displaced by the development will be severely hurt by the construction.
- Every effort should be made to minimize the parking associated with this development to create a more sustainable development, reduce cost, and reduce disruption. **A <u>smaller</u> development would require <u>less</u> parking**.
- **No <u>public</u> parking should be included in the development**, because it would be inconvenient (down in the garage), uncomfortable (for patrons), and costly (for taxpayers).
- A number of business owners believe that increasing the time limit of the short-term meters to 20 minutes (vs. current 10) and better public awareness and utilization of the north lot (behind the north side of the square) would address any current 'perceived' lack of parking in the square. This would also be much cheaper than building below-grade public parking spaces.

4) <u>Driveway Location is Problematic/Traffic Congestion:</u>

- The proposed main vehicular entrance on Edwards (serving the majority of the development's 351-space garage) is only 125' +/- from the existing signalized intersection at Edwards and Erie. Having a major driveway this close to a signalized intersection is NOT a traffic engineering best practice, because of potential queuing issues and flow blockages.
- Edwards, between Erie and Observatory, is already in grid-lock twice a day during morning drop-off and afternoon pick-up at Hyde Park School. Adding 200+ vehicles entering & leaving the development's garage along this same block will make a bad traffic situation even worse.
- These situations will increase pollution & reduce pedestrian safety in the Square & for the children near the school.

5) <u>Impacts on Local Small Businesses:</u>

- This development, by demolishing 5 existing buildings, is displacing 5 local small businesses. Those businesses will have to find new locations (probably not in Hyde Park), with no assurance they can return to Hyde Park (2+ years from now), and at their current rent.
- With the 2+ years of construction disruption & the chaos that comes with this size project (sidewalk/lane closures, concrete trucks, etc), even those businesses not evicted by the development will seriously suffer.
- Any large development like the one proposed will 'raise the bar' on rental rates for **<u>all</u>** businesses in the Square, making it harder for small, local businesses to thrive, and watering-down the character and charm of Hyde Park Square.

6) **A Bad Future Precedent:**

- Allowing this proposed development would set a horrible precedent, encouraging other future developers to propose equally tall/massive projects. Imagine the Square surrounded by 7-story buildings – that would be awful.

7) **Shading of Public Space:**

- Building this tall will create substantial shadows and reduce the amount of sunshine that falls on the park and sidewalks in and around the Square. Shading studies should be required to review the impact, preferably one with 'existing conditions' and 'with the proposed development' comparisons, at 9am, Noon, and 3 pm, in winter, spring/fall, and summer.
- Much of the year (spring, fall, and winter), the added shading will create a colder, less pleasant atmosphere and microclimate in much of the Square and parts of Edwards and Michigan.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet.

Sincerely,

Murray Monroe, AIA
3551 Paxton Ave.
Cincinnati, Ohio 45208
(513) 871-9342

Outlook

[External Email] Concerned Resident

From Mike Neuwirth <mbneuwirth@gmail.com>
Date Sun 1/26/2025 9:35 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from mbneuwirth@gmail.com. Learn why this is important

External Email Communication

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- Set a dangerous precedent that could encourage more over scaled development in Hyde Park Square
- Visually overwhelm Hyde Park Square and diminish its charm
- Make pedestrian safety even more of an issue, especially near Hyde Park School.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

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Thank you for your attention,

Mike Neuwirth

Outlook

[External Email] Hyde Park Square Development

From S Andreadis <sandreadis@hotmail.com>
Date Sun 1/26/2025 9:23 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from sandreadis@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Sofia Andreadis

Outlook

[External Email] Preserve Hyde Park Square!!!

From Mitchell Sander <sandermitchell@yahoo.com>
Date Sun 1/26/2025 4:33 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from sandermitchell@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Andy Hyde <andyhyde08@gmail.com>
Date Mon 1/27/2025 6:10 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from andyhyde08@gmail.com. Learn why this is important

External Email Communication

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My great grandparents, grandparents, parents, and myself have all lived in Hyde Park. As you can imagine, I deeply care about my community.

When I accepted an opportunity to move, I researched and chose Cincinnati because the city had charm and each neighborhood has its own unique vibe and because it was easy to commute to the office and entertainment.

All these vapid, oversized developments that focus solely on developer profits and that do nothing to enrich the communities, make it hard to still enjoy living in the city.

Thank you for your attention,

Andy

Outlook

[External Email] Hyde Park Square Development

From Allison Ryan <allison.g.ryan@gmail.com>
Date Mon 1/27/2025 7:02 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from allison.g.ryan@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Allison Ryan
590 Hoge St
Cincinnati, OH 45226

Outlook

[External Email] Hyde Park Square Development

From Andrea Torbeck <artorbeck@gmail.com>
Date Mon 1/27/2025 4:59 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from artorbeck@gmail.com. Learn why this is important

External Email Communication

Dear Planning Commission members,

I have been a member of the Hyde Park community since 2007 when my husband and I first bought our first house in the area. I also work in Hyde Park Square. Today I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

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Thank you for taking the time to read my concerns. I hope that you listen to the voices of the members of our community.

Thank you,

Andrea Torbeck

1330 Grace Ave, Cincinnati, Ohio 45208

513-277-9984

Outlook

[External Email] Hyde Park Square Development

From BJ McHugh <imbjmchugh@yahoo.com>
Date Mon 1/27/2025 11:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from imbjmchugh@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Beth Rabiner <eaoligee@gmail.com>
Date Mon 1/27/2025 8:10 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from eaoligee@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square development

From Betsy Stadnik <betsystadnik@gmail.com>
Date Mon 1/27/2025 3:43 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from betsystadnik@gmail.com. Learn why this is important

External Email Communication

Dear Planning Committee,
I want to express my deep concern about the new development planned for Hyde Park Square. While I am in favor of encouraging development and more housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue.

That's longer than a football field – and 7 stories high!

This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). CN-P zoning restrictions limit new construction to 50 feet and do not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I agree with.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.

I would appreciate a reply that confirms that you will prioritize citizens' concerns over the desires of developers.

Thank you for your attention,
Betsy Stadnik, a concerned Hyde Park resident

Outlook

[External Email] Hyde Park Square Development

From Bailey Wogoman <baileymborges@gmail.com>
Date Mon 1/27/2025 8:55 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from baileymborges@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

I am especially worried about how the new traffic from the hotel will impact Hyde Park Elementary as my son gets ready to start there next year. Many students walk to school and with the increased flow of traffic, especially with the designed hotel parking entrance being so close to the school, this could create a very unsafe environment for them.

While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL and will create too much traffic. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,

Bailey Borges

Outlook

[External Email] Hyde Park Square Development

From Courtney Barnhart <cbarnhart26@gmail.com>
Date Mon 1/27/2025 5:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from cbarnhart26@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Courtney Barnhart

Outlook

[External Email] Hyde Park Square Development

From Caroline Hoelker <cahoelker@gmail.com>
Date Mon 1/27/2025 10:12 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from cahoelker@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Caroline Hoelker

Outlook

[External Email] Hyde Park Square proposed development

From Christine Perme <christineperme@yahoo.com>

Date Mon 1/27/2025 7:47 AM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>

You don't often get email from christineperme@yahoo.com. Learn why this is important

External Email Communication

City of Cincinnati Planning & Zoning Committees:

Cincinnati City Council:

We are writing to express our concern about the recent proposal for a large development at Hyde Park Square. The proposed complex is more than 70% taller than the existing code permits and is simply not appropriate for this area. (85 ft tall vs. 50 ft) While I support new retail and housing at the square, such development should occur within the zoning that was specifically applied to this area.

The amount of housing (residential and transient) proposed by the developer will overwhelm the already crowded streets, some of which recently were reduced to one lane from two. There is an elementary school across the street that experiences much congestion for daily drop off and pickup with buses, cars and students and parents on foot. Adding hundreds more housing units and more retail will make this worse and risk safety of the students.

And, there have been problems with sewer backup and surface flooding in this block. Adding hundreds more toilets in all the units proposed by the developer could overwhelm already strained public waste systems.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is one reason why the Hyde Park Neighborhood council voted against the planned development in its current form and asked for the current zoning to remain in effect.

We have lived in Hyde Park for over 30 years and are concerned the proposed oversized development will harm the residential areas with increased traffic and congestion. Residents have not sought this development. There is plenty of hotel and retail in adjacent neighborhoods.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Christine & Chris Perme

3209 Menlo Ave.

Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Daniel Kiracofe <daniel.kiracofe@givebackcincinnati.org>
Date Mon 1/27/2025 5:58 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from daniel.kiracofe@givebackcincinnati.org. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Eric Knappenberger <ericknappenberger@gmail.com>
Date Mon 1/27/2025 9:10 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from ericknappenberger@gmail.com. Learn why this is important

External Email Communication

Hello,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Eric Knappenberger

Outlook

[External Email] Hyde Park Square Development

From Emily Stubbins <emily.stubbins@gmail.com>
Date Mon 1/27/2025 5:55 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from emily.stubbins@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Emily Stubbins
Hyde Park Resident
3653 Kendall Ave

Emily Haunz Stubbins
Innovation Catalyst+Strategy Cultivator+Storyteller
513.368.8699

Outlook

[External Email] Concerned Hyde Park resident

From Emily Stubbins <emily.stubbins@gmail.com>

Date Mon 1/27/2025 6:04 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from emily.stubbins@gmail.com. Learn why this is important

External Email Communication

Hello,
My husband and I recently purchased our home in Hyde Park. We love the walkabilty of the neighborhood, its shops and restaurants, and its lovely architecture. Unfortunately, there are now development plans in consideration that detract from all of these.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

I'm also deeply frustrated that the developers sent out a survey asking for community input that did not actually allow for inputs that capture our opinion. It was a manipulative tactic to create a false illusion of community alignment. Out only response options were too big with parking or too big without parking.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Emily Stubbins
Homeowner
3653 Kendall Ave
Cincinnati OH 45208

Emily Haunz Stubbins

Innovation Catalyst+Strategy Cultivator+Storyteller

513.368.8699

Outlook

[External Email] Hyde Park Square Development

From francy shumrick <fshum123@gmail.com>
Date Mon 1/27/2025 6:54 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from fshum123@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident.

Francesca Shumrick

Sent from my iPhone

Outlook

[External Email] Feedback on Proposed Development in Hyde Park Square

From Joshua Agricola <joshagricola@gmail.com>
Date Mon 1/27/2025 12:22 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from joshagricola@gmail.com. Learn why this is important

External Email Communication

Good Morning, City of Cincinnati Planning Department,

I am writing to share my thoughts regarding the proposed development in Hyde Park Square. I currently reside in the Hyde Park community. I do not agree with the development that has been proposed. While I am supportive of new development in the area, I believe it is essential to ensure that such projects are in harmony with the neighborhood's character. To that end, I strongly advocate for limiting the maximum building height to the current four stories and maintaining the previously recommended zoning density for the square.

The proposed building's massing feels excessive compared to the surrounding community. For example, the Ila building on Wasson Way—another project by the same developer—stands out as significantly larger and less cohesive with the area's scale and aesthetic. It serves as a clear example of what does not align with the neighborhood's character.

Additionally, the increased traffic that would result from the proposed apartments and event center is concerning. Hyde Park Square already experiences traffic challenges, and this development would likely exacerbate the situation, making it more difficult for residents and visitors to enjoy the area. Parking needs for such a large-scale project would also strain the existing infrastructure.

I am concerned about the potential impact on the area's sewer system and stormwater management. Flooding during heavy rainstorms is already a known issue in the vicinity. A development of this size could further stress the system, negatively affecting the surrounding residences and businesses.

Finally, I believe the surveys that have previously been sent out by the developer have been deceptive. They have given only bad options to choose from. If they are trying to get statistical evidence for support of this development, the limited questionnaire would not produce any worthwhile statistics.

I urge the Planning Department to consider these factors carefully and work toward a solution that balances growth with the preservation of Hyde Park Square's unique charm and livability.

Thank you for your time and attention to this matter.

Sincerely,

Josh Agricola

513-505-9477

Outlook

[External Email] Hyde Park Square Development

From Joyce Chan <joycechan59@gmail.com>
Date Mon 1/27/2025 6:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from joycechan59@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Jonathon Colyer <joncolyer13@gmail.com>
Date Mon 1/27/2025 8:10 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from joncolyer13@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Subject: Hyde Park Square Development

From Jillian Hegemann <jillian.hegemann@gmail.com>
Date Mon 1/27/2025 12:38 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from jillian.hegemann@gmail.com. Learn why this is important

External Email Communication

Hello,

I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. As a former employee of lululemon, frequent patron of the small businesses within Hyde Park square and runner, I do support a new development that includes more housing and retail in the square. It's wonderful to be able to provide our square more revenue opportunities. However, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm - this is a huge reason why my husband and I moved to this community.
- Worsen the area's existing traffic congestion and parking issues - it's already limited parking and busy streets.
- Make pedestrian safety even more of an issue, especially near Hyde Park School - I have a little girl who might walk to this school one day. I'm already worried about traffic the way it is and then add more scares me more.
- Hurt existing small businesses already stressed by recent construction in the area - how do we stand by the charm of our community when we drive out the small businesses that create what makes HPS beautiful.
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention. I hope you do the right thing for the community of Hyde Park Sqaure.

Jillian Hegemann
1302 Park Ridge Place

Outlook

[External Email] Hyde Park Square Redevelopment - Pedestrian Safety

From John Menninger <menninger.john.r@gmail.com>
Date Mon 1/27/2025 10:52 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>

You don't often get email from menninger.john.r@gmail.com. Learn why this is important

External Email Communication

To Whom It May Concern:

I understand that the development team for Hyde Park Square is proposing a new service road to connect Edwards Road and Michigan Avenue through the proposed new development and that a traffic impact study is currently underway. I have particular concern about the introduction of significant traffic turning onto Edwards Road from this new service road especially during morning commute hours. Edwards Road is a very busy commuter corridor with a significant number of families and children walking to Hyde Park School each morning. Introducing up to 100 new vehicles exiting the development in the morning to go to work through that corridor could be very dangerous for pedestrian traffic to school, especially if the intersection is not signalized.

I hope the planning commission will take seriously the potential impacts to pedestrians, especially children, that utilize the corridor. Perhaps a one way road that enters on Edwards and exists on Michigan could mitigate some impacts.

Thank you for your consideration.

John Menninger
2883 Erie Avenue
513-235-0345

Outlook

[External Email] Hyde Park Square development

From JC Stadnik <jcstadnik@gmail.com>
Date Mon 1/27/2025 3:51 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jcstadnik@gmail.com. Learn why this is important

External Email Communication

To whom it may concern,

I want to express my deep concern about the new development planned for Hyde Park Square. While I am in favor of encouraging development and more housing in the square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character.

A developer is proposing a 7-story, 85-foot-tall apartment building and a 7-story, 85-foot-high hotel as part of a Planned Development in Hyde Park Square. The apartment complex would be 400 feet long, stretching from Edwards Road to Michigan Avenue.

That's longer than a football field – and 7 stories high!

This completely disregards the current zoning for Hyde Park Square (Commercial Neighborhood-Pedestrian Oriented, or CN-P). CN-P zoning restrictions limit new construction to 50 feet and do not allow a hotel. Parking is also required to support these developments, but it is unclear how much parking would be provided.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I agree with.

The current plans to develop Hyde Park Square would favor one developer financially while negatively impacting the unique character of Hyde Park, one of Cincinnati's most vibrant communities.

I would appreciate a reply that confirms that you will prioritize citizens' concerns over the desires of developers.

Thank you for your attention,

JC Stadnik, a concerned Hyde Park resident

Outlook

[External Email] Hyde Park Square Development

From Kelly Bollinger <kellyibollinger@gmail.com>
Date Mon 1/27/2025 9:16 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

[Some people who received this message don't often get email from kellyibollinger@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To Our City Leaders: I am adding my voice to those expressing deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I have lived and worked in HP for 18 years, raised 3 children here, and love our little part of the world so much. I do not want to see our charming, small business loving square taken over by a development company that clearly lacks regard for the wishes of the surrounding community.

While I might support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Kelly Bollinger

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Kim Gmail <gilksdg@gmail.com>
Date Mon 1/27/2025 7:12 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from gilksdg@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

hello,
I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Kim Gilkey
Dana Ave Resident

Outlook

[External Email] Hyde Park Square Development

From Katie Monroe <monroek08@gmail.com>
Date Mon 1/27/2025 3:27 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from monroek08@gmail.com. Learn why this is important

External Email Communication

To the attention of the Cincinnati Planning Commission:

As a Hyde Park resident for fourteen years and a parent of a child who attends Hyde Park School, I am deeply concerned about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan is just TOO TALL and TOO MASSIVE.**

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

At 85-feet-high and 400 feet long, the development will:

- Ruin the charm of Hyde Park Square, one of the city's most beloved urban spaces.
- Make traffic congestion and parking issues worse.
- Make pedestrian safety even more of an issue, especially near Hyde Park School.
- Hurt existing small businesses already stressed by recent construction in the area.
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square.

This is why the Hyde Park Neighborhood Council (HPNC) and others oppose the Planned Development in its current form and are asking for the existing CN-P zoning to remain in effect – a position I support.

Do NOT change the current zoning regulations on height. Require the developer to limit their project to 50 feet.

My husband and I, native Cincinnatians, have fond childhood memories of Hyde Park Square. I grew up in Kenwood but formed friendships with Hyde Park residents in high school. I was

always envious of my friends living in such close proximity to the square where they could walk to beloved small businesses like Graeter's, Uno's and Drew's bookshop. My husband (who grew up in Mt. Lookout) and I chose to raise our family in Hyde Park so that our children could create their own memories of this special and historical corner of Cincinnati. While I welcome new small businesses to the square that we can support, I cannot see how a seven-story apartment building looming over the square can fit into the square's overall look, tone and feel.

Let's keep this an area that is safe to stroll, and free of unnecessary traffic congestion - especially near Hyde Park School.

Sincerely,

Katie Monroe

Outlook

FW: [External Email] Opposition to proposed zoning change at Hyde Park Square

From Zoning Info <zoninginfo@cincinnati-oh.gov>
Date Mon 1/27/2025 1:34 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

From: Kristen Franke Pretorius <kpretorius712@gmail.com>
Sent: Monday, January 27, 2025 12:44 PM
To: Zoning Info <zoninginfo@cincinnati-oh.gov>
Cc: hpncpres@gmail.com
Subject: [External Email] Opposition to proposed zoning change at Hyde Park Square

You don't often get email from kpretorius712@gmail.com. Learn why this is important
External Email Communication

Good afternoon,

I live with my husband and two young children on Morten Street, just steps from Hyde Park Square. I join the Hyde Park Neighborhood Council, along with my neighbors, in **opposing** the zone change currently proposed for the Square. To change the zoning to Planned Development, and thus allow for a massive building that exceeds the neighborhood height restriction, would completely erase the appeal of the neighborhood, and rob its residents of the unique architectural and cultural features of the place we call home.

Last year, we moved back to Cincinnati after ten years away. We lived in Austin, Texas, where zone changes abound. My husband and I consider ourselves forward-thinking when it comes to development, and see the benefits when a city is willing to evolve. That said, we moved back here for many reasons, but we specifically moved back to Hyde Park due to its unique walkable nature and architectural beauty. We moved close to Hyde Park Square because my husband and I spent our childhoods eating Graeters by that fountain, gazing at paintings at Miller Gallery. I worked at Le Cezanne, a little French cafe that is long gone, as a teenager. Today, I walk my children to school every day, to the library for storytime. Do I love the new buildings on the square? No, but they have followed the restrictions currently in place and have not cast a literal shadow on the square's appeal.

While we UNDERSTAND that some things may change, building a monstrous building, or even opening the door to that possibility, is exactly what we wanted to get away from in Texas. These types of oversized developments RUIN neighborhoods. They remove character and actually detract from walkability, bringing in so much car traffic that it stops being safe to let our children ride bikes to the square or walk to Hyde Park school. And on a purely aesthetic level, they are such an eyesore that any remaining beautiful buildings lose their lustre. THE PROPOSED CONSTRUCTION SIMPLY DOES NOT FIT.

And while a boutique hotel sounds lovely (again, we are not opposed to new things!), especially within the current zoning/height restrictions, a massive planned development does not.

Please do not ruin our neighborhood. We have only been back a year. Trust that what makes Hyde Park great is its longtime resistance to this kind of development. Trust the current zoning. Trust the residents.

Thank you for your time.

Kristen Pretorius
1303 Morten Street

Outlook

[External Email] Hyde Park Square Development

From Kristina Sketch <kristinaholder24@yahoo.com>
Date Mon 1/27/2025 6:32 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kristinaholder24@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Kristina Sketch APRN-CNP
The information contained in this electronic mail message may be confidential and protected

information intended only for the use of the individual or entity named above. As the recipient of this information you may be prohibited by state and federal law from disclosing this information to any other party without specific written authorization from the individual to whom it pertains. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying, or action taken in reliance on the contents of the communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the message and its attachments.

Outlook

[External Email] Hyde Park Square Development

From Leslie Castro <les.m.castro@gmail.com>
Date Mon 1/27/2025 6:39 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident.

Regards,

Les M. Castro
2623 Observatory Ave
Cincinnati Ohio 45208
M +01 513.544.5079
les.m.castro@gmail.com

Outlook

[External Email] Hyde Park Square Development

From Liz Romes <romes.liz@gmail.com>
Date Mon 1/27/2025 10:10 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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● Visually overwhelm Hyde Park Square and diminish its charm
- stop changing the neighborhood with boxes everywhere. The charm and appeal is changing . There's a new box apartment on every corner. It's horrible.
● Worsen the area's existing traffic congestion and parking issues!!!!
● **Make pedestrian safety even more of an issue, especially near Hyde Park School**
● Hurt existing small businesses already stressed by recent construction in the area
● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From marian bichelmeir <bixie20042000@yahoo.com>
Date Mon 1/27/2025 2:02 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc citycouncil@cincinnat-oh.gov <citycouncil@cincinnat-oh.gov>

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External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Marian Bichelmeir

1787 E McMillan
Cincinnati 45206
Sent from my iPhone

Outlook

[External Email] Proposed Hyde Park Square redevelopment

From Nicole Chimento <nchimento@gmail.com>
Date Mon 1/27/2025 1:17 PM
To #COUNCIL <citycouncil@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

Dear Cincinnati City Council Members, Mayor Pureval, and Staff,

I am writing to express my deep concern about the proposed Planned Development (PD) that PLK Communities has proposed for Hyde Park Square. I have been a resident of Hyde Park since 1993, and I am also a commercial real estate developer with 30+ years of experience working for some of the biggest development companies in the region including Jeffrey R. Anderson Real Estate, Bear Creek Capital, Midland Atlantic Development and Corporex and I am also a former Assistant City Administrator and Economic Development Director. I feel I can speak from a place of knowledge and while I support new development that will enhance the neighborhood, the current plan gives me much concern.

My concerns include:

- At 85-foot high and an entire city block long, I believe this project will visually overwhelm Hyde Park Square and diminish its charm. The existing buildings that are referenced act as anchors at the end of the blocks or serve a beneficial purpose to the community in the case of The Hyde Park School and should not be considered as examples to gain support of this development.
- The 2-way streets are not equipped to accommodate a project of this size in my experience and are likely to worsen the area's existing traffic congestion. An initial traffic study should be conducted immediately before any more consideration is given to the size of this project to help determine the appropriate size. The traffic study can be modified as the project evolves but there needs to be a baseline. Also, looking at the plan, it appears that there will be large semi-truck traffic in and out of the project. Semi-truck traffic in Hyde Park should be prohibited.
- Parking. The project is currently proposed to park at 1 space per apartment which is not enough by apartment development standards. Depending on the type of apartments, please consider parking carefully so it does not add further stress on the parking in the square and surrounding streets. Typically, 1.7+ spaces per unit is considered a minimum for studio, 1- and 2-bedroom projects. The proposed development should self-park and not only meet typical minimum standards for a project of this magnitude, but it should also help alleviate current parking needs in the community.
- Safety is a major concern. Pedestrian safety is a concern however I am extremely concerned with neighborhood safety. Children from the nearby Hyde Park School, St. Mary's School, St. Ursula Villa and Cardinal Pacelli meet regularly after school and on weekends to gather, play, and enjoy food and Graeter's Ice Cream at the square. The community is currently considered safe for our middle school aged children and adding a hotel with transient people could diminish that safety.

I recognize and understand that the proposed project will enhance tax revenue to the City and that would be a benefit initially however, if you make Hyde Park Square less desirable, you will hurt the neighborhood housing values and that will have a negative impact on housing values and tax revenue in the future. The current neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale.

Thank you for your consideration of my concerns.

Nicole Chimento
2250 Madison Road, 45208
513-967-7658

Outlook

[External Email] Hyde Park Zoning

From Patricia Hogan <pattymac4@yahoo.com>
Date Mon 1/27/2025 2:37 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

Subject: Hyde Park Square Development

I am expressing my DEEP concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A VERY concerned city resident

Patty Hogan
pattymac4@yahoo.com
513-382-8699 (cell)

Outlook

Re: [External Email] Hyde Park Zoning

From Patricia Hogan <pattymac4@yahoo.com>
Date Mon 1/27/2025 4:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Molly Henning <mmh1@fuse.net>

Andrew,

Thank you for your response and this valuable information. I will be attending the meeting virtually tomorrow night and was under the impression that the members of the City Planning Commission would definitely be in attendance. Good to know the parameters of meeting details.

I am a second generation Hyde Park resident who raised her children (third generation) in Hyde Park. The value and appeal of the neighborhood will be irreparably negatively impacted by this development. I am not opposed to development. However, I believe that for development to be positive, it would inherently serve the interests of those impacted. After reviewing the documents and renderings of the project, I firmly believe that the negative impact of this development far outweighs any proposed positive.

The intended impact of providing access to more people to enjoy the Hyde Park neighborhood and to boost business in the area disregards the unintended impact of removing the very aspects that make the neighborhood appealing/valuable. The existing business community is opposed to this project so who actually is benefitting?

Among all of the negative points, to me the most devastating impact is the shadowing of the Square (according to the experts at the nationally renowned Cincinnati Observatory). Many might say that this is an emotional and trivial fact. To that I would ask anyone to recount their memories and to project any plans to visit a park. Does that memory or plan include a park with a dark shadow overcast on it? Or does it bring to mind an afternoon of sitting in the sun enjoying a book, an ice cream or watching children run around in the sunshine? Hyde Park Square has been enjoyed by many over several generations and can be for several more. But will not be if this project is approved as is. Its beauty will be darkened forevermore if this is permitted. And this Planning Commission will take that responsibility.

If this shadowing is allowed, no longer will families be able to enjoy an ice cream on the benches in the summer sun, no longer will children run around the fountain watching the water sparkle in the sunshine, no longer will anyone shop the Sunday morning farmer's market in the morning sun. These are the things that make residents feel connected in their central business district. This is what makes residents feel part of the Hyde Park community. This is the vitality of Hyde Park. Take away these things and you are darkening a community forever. Emotional? Yes. Trivial? Hardly.

Outlook

[External Email] Hyde Park Square Development

From Ryan Glass <glasrt11@gmail.com>
Date Mon 1/27/2025 6:47 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

Hello,

I am expressing my concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I support a new development that includes more housing and retail in the square, but the current plan displaces existing small businesses and is simply too tall.

At 85-feet-high and an entire city block long, the construction of a development this size will:

-Visually overwhelm Hyde Park Square and diminish its charm. We keep adding high cost, high rent, low reward for the community living spaces and taking away from what makes HP livable in the first place.
-Worsen the area's existing traffic congestion and parking issues…this is my biggest concern! Speed bumps will certainly be needed in the square with this addition.
-Make pedestrian safety even more of an issue, especially near Hyde Park School.
-Hurt existing small businesses already stressed by recent construction in the area
-Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. At some point, enough is enough for all this development.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Ryan Glass
glasrt11@gmail.com

Outlook

[External Email] Hyde Park Square Development

From Ron Vonderhaar <rvondy1@gmail.com>
Date Mon 1/27/2025 7:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

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Thank you for your attention,

A concerned city resident.

Ron Vonderhaar

3416 Principio Ave
Cincinnati, OH 45208

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Stephanie Hiett <srbhiett@gmail.com>
Date Mon 1/27/2025 8:59 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

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Thank you for your attention,

A concerned city resident

Stephanie Hiett

Outlook

[External Email] Hyde Park Square Development

From schenk.kim13@gmail.com <schenk.kim13@gmail.com>
Date Mon 1/27/2025 1:21 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Save Our Neighborhood: Hyde Park Square Development

From Sheila Oeder <s.oeder@me.com>
Date Mon 1/27/2025 9:27 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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Thank you for your attention,

Sheila Oeder

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Tracy Monroe <tlynnm7@gmail.com>
Date Mon 1/27/2025 5:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from tlynnm7@gmail.com. Learn why this is important

External Email Communication

As a longtime Cincinnati resident who grew up in the Mt Lookout/Hyde Park area, whose child attended St. Mary School, and who now resides on Burch Avenue in Hyde Park, I am deeply concerned about the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

While I support a new development that includes more housing and retail in the square, **the current plan is just TOO TALL and TOO MASSIVE and will fundamentally damage what is so special about the Hyde Park Square area.**

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

At 85-feet-high and 400 feet long, the development will:

- **Ruin the charm of Hyde Park Square, one of the city's most beloved and distinctive urban spaces.**
- **Hurt existing small businesses already stressed by recent construction in the area.**
- **Create traffic/parking situations that congest the whole area and diminish the safe walkability of the entire neighborhood. This is particularly concerning since so many young children and youth walk to school (with or without their parents) to attend Knox Presbyterian daycare, Hyde Park School, and St. Mary School Hyde Park.**
- **Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square.**

This is why the Hyde Park Neighborhood Council (HPNC) and others oppose the Planned Development in its current form and are asking for the existing CN-P zoning to remain in effect – ***a position I support.***

Do NOT change the current zoning regulations on height. Require the developer to limit their project to 50 feet.

We know you have the best interests of our city and our neighborhoods at heart and wish to see them continue to be vibrant places to live. Please help Hyde Park Square continue to thrive while keeping intact what has made it so wonderfully liveable, accessible and "right-sized" for so many decades.

Sincerely,

Tracy L. Monroe
3426 Burch Avenue - Apt 1
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From VALERIE WISE <vpwise@mac.com>
Date Mon 1/27/2025 6:05 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from vpwise@mac.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned Hyde Park resident

Valerie Wise

Outlook

[External Email] Vote No - Hyde Park Square Redevelopment Project

From Annie Rusche <anniepry28@gmail.com>
Date Tue 1/28/2025 3:53 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from anniepry28@gmail.com. Learn why this is important

External Email Communication

Dear Cincinnati Planning Commission,

Last June, the Council successfully gaslit the people of Cincinnati. The Council passed Connected Communities, despite a large majority of residents and community councils being against it. When Hyde Park and Northside agree on something, perhaps there's something there….and you should listen. You put yourself before others, but being a leader means you put others before yourself. Now, because of your gaslighting, the people of Cincinnati are left to stand up for themselves to fight legislation they never wanted in the first place.

I am writing to ask you to reconsider the new development on Hyde Park Square that is being proposed by PLK. There has been community engagement, meetings, surveys, and a final recommendation from Hyde Park Community Council. The majority of the community has spoken. We DO NOT want this in our community due to safety concerns, the destruction of our beloved community charm, the poor management PLK has proven with other properties, the inability to solve the issues that have arisen on the square, increase in crime, and the list goes on and on.

In true Cincinnati Council nature, none of those council members invited to the petition have responded to the change.org petition OR attended any meetings to hear the residents' voices.

https://www.change.org/p/require-developers-to-adhere-to-current-hyde-park-square-zoning-laws?source_location=search

Aftab Pureval - no response
Meeka Owens - no response
Anna Albi - no response

This committee recently sent a development project in Evanston back to the community engagement stage. You didn't feel like community engagement was properly carried out. In this case, the community engagement (and there could be more in depth research would reveal there's even a larger group of residents who oppose this potential new development) was conducted and the majority do not want this new development in its current form.

I'm not sure if you're aware, but you work for the people of Cincinnati. How can you vote for something the people oppose?

You may also be aware that the City Manager, Sheryl Long, worked for PLK for several years. And under Ohio's public Records Statute, R.C. 149.43 and the federal Freedom of Information Act 5 U.S.C. Sec 552, the people of Cincinnati are entitled to request cell phone records, texts, faxes, correspondences between the City, its Council Members, and PLK Communities.

Over the year, the City and Planning Commission have rejected 93% (based on my research) of what the Hyde Park Neighborhood Council has recommended for development in Hyde Park based on what the residents of Hyde Park and businesses in Hyde Park have expressed through their voices.

When will this City begin to listen and lead? The RECALL THEM ALL efforts are real. As the City continues to dig themselves into a development hole, while also being on a power trip, the people of Cincinnati are ready to work together to do what's best for their communities.

You claim to be pro-development, but you've proven to be anti-neighborhood. If you pay attention to what residents are saying, apparently this is already a "done deal." In fact, a resident of Hyde Park who has experienced several floods in her home and expressed concern over this orients when it comes to the sewers was told today this project received a "stamp of approval" by MSD. How is that possible?

Be a leader. Stop this development. Listen to the people you are supposed to represent. What is making you vote yes on something they residents don't want? It's time to listen and do what's right.

Annie Rusche
2513 Downing Drive 45208

Sent from my iPhone

Outlook

[External Email] Hyde Park Neighborhood Development Comments

From Annie Rusche <anniepry28@gmail.com>
Date Tue 1/28/2025 9:01 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

I am writing to ask you to reconsider the new development on Hyde Park Square that is being proposed by PLK. There has been community engagement, meetings, surveys, and a final recommendation from Hyde Park Community Council. The majority of the community has spoken. We do not want this in our community due to safety concerns, the destruction of our beloved community charm, the poor management PLK has proven with other properties, the inability to solve the issues that have arisen on the square, increase in crime, and the list goes on and on.

This committee recently sent a development project in Evanston back to the community engagement stage. You didn't feel like community engagement was properly carried out. In this case, the community engagement (and there could be more in depth research would reveal there's even a larger group of residents who oppose this potential new development) was conducted and the majority do not want this new development in its current form.

I'm not sure if you're aware, but you work for the people of Cincinnati. How can you vote for something the people oppose?

Over the year, the City and Planning Commission have rejected 93% (based on my research) of what the Hyde Park Neighborhood Council has recommended for development in Hyde Park based on what the residents of Hyde Park and businesses in Hyde Park have expressed through their voices. Why do the developers get to skip around the rules?

When will this City begin to listen and lead? Why is it always between the developers and the city and the residents are left out?

You claim to be pro-development, but you've proven to be anti-neighborhood. If you pay attention to what residents are saying, apparently this is already a "done deal." In fact, a resident of Hyde Park who has experienced several floods in her home and expressed concern over this orients when it comes to the sewers was told today this project received a "stamp of approval" by MSD. How is that possible?

It's time to listen and do what's right and do your job. The neighborhood belongs to its residents, not the commission or the council.

Outlook

[External Email] Hyde Park Square Development

From Chris Clauder <cclauder@icloud.com>
Date Tue 1/28/2025 11:13 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from cclauder@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my rotary phone ☎️

Outlook

[External Email] Hyde Park Square Development

From cdfaulkner <cdfaulkner@gmail.com>
Date Tue 1/28/2025 8:23 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from cdfaulkner@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my Galaxy

Outlook

[External Email] Hyde Park Square Development

From khapner <khapner@fuse.net>
Date Tue 1/28/2025 11:13 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from khapner@fuse.net. Learn why this is important

External Email Communication

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Thank you for your attention,

Catherine Hapner
3527 Mooney Ave.

Sent from my Verizon, Samsung Galaxy smartphone

Outlook

[External Email] Hyde Park PD - Staff Hearing

From Rekow-Georgiades <georgco@fuse.net>
Date Tue 1/28/2025 6:06 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from georgco@fuse.net. Learn why this is important

External Email Communication

Hello Andrew,
At issue is the inconsistency of the proposed development with the Cincinnati codes and adopted plans. Also problematic is the procedural precedent set by the administration's decision to circumvent the CN-P-B Zoning District regulations, and HP Urban Design Overlay District (HP-UD-OD) guidelines, as well as applicable council-approved plans, including the 1984 HPS Neighborhood Plan, and the 2012 City-wide master plan.

City-adopted neighborhood plans are visions that rely on the underlying zoning to implement. Plans and zoning **can** be modified as needed in accordance with the MC. The HP community still supports the City approved HP plan recommendations for higher density multi-family residential in this block and the existing zoning that allows it. What Hyde Park and others should not have to live with is **excessive** density and prohibited uses that will adversely impact HPS or the regional transportation network. Major arterials through and near HPS have witnessed increasing pressures. But there is little redundancy in the system to mitigate them.

Over the past 40 years, consistent with the HP plan, the City and community volunteers have invested millions of dollars and hours to implement the 1984 plan policies and design objectives and maintain the character of HPS. The HP plan was the impetus for adoption of the UD-OD, and construction of the public parking north of Erie that took 20 years to acquire. The plan recognizes small business as the life blood of the HP NBD, and encouraged event programming in the nationally recognized community open space, to attract patrons to the retail district, i.e. HP Art show, 5K, and more. Sadly, too many HPS small businesses have been driven out by the developer who understood the zoning when properties were acquired.

Plan Cincinnati, the 2012 city-wide master plan, categorizes the City Neighborhood Business District/'Activity Centers' into three groups: Maintain, Transform, Evolve. HP was explicitly recommended to be 'maintained', as opposed to others with significant vacancies that warrant a transformative project. There have been several opportunities during city-wide rezoning efforts to change the permitted commercial zoning and density – most recently during the 2024 Connected Communities program implementation, but it was not changed for this block.

Circumventing the ZC and UD OD with the Planned Development regulations, procedures and appeals creates uncertainty for the community. Clarity is needed on definitions of terms, including but not limited to: definitions of 'compatible'; 'contributing buildings' (and location of an inventory); appeals processes; who decides if revisions are consistent with the conceptual PD approval, etc?

The City administration owes it to **every** neighborhood to be consistent with the municipal code and adopted plans, going forward. That said, there is still time in this process for due-diligence to avoid unintended consequences and costs that will be borne by the City. Prior to conceptual PD approval, the administration should support earlier proper vetting of studies, that are typically required later in the development review process, and other analyses that will shed light on the impacts of an incompatible project scope. Namely: **traffic studies,**

shadow studies, and geotechnical reports, that will inform City decision makers on the long term costs associated with this proposed development.

Thank you for the opportunity to comment.
Cheri

Cheri Rekow
1927 Wilaray Terrace | Cincinnati, OH 45230
513.254.9575 mobile
georgco@fuse.net

Outlook

[External Email] Hyde Park Square Development

From Eileen Frechette <efwoodenshoe@fuse.net>
Date Tue 1/28/2025 1:51 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from efwoodenshoe@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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And also set a precedent in other neighborhoods!

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
Thank you for your attention,
Eileen Frechette
A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Emily Hill <emilybeahill@gmail.com>
Date Tue 1/28/2025 3:13 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from emilybeahill@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

The Seymour family

Outlook

[External Email] Hyde Park Square Development

From Emily Ryan Radley <emily.ryan3@gmail.com>
Date Tue 1/28/2025 2:12 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from emily.ryan3@gmail.com. Learn why this is important

External Email Communication

Hello,

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Emily Radley

3766 Drakewood Drive

Cincinnati, OH 45209

Outlook

[External Email] Hyde Park Square Development

From Galina Hoppe <galina.gs@gmail.com>
Date Tue 1/28/2025 8:55 PM
To Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from galina.gs@gmail.com. Learn why this is important

External Email Communication

Dear City officials,

Please change our Hyde Park Square status to Historic. There are books written about it and you are allowing to change historical buildings for may be a few $s more in your pocket, are our property taxes not enough?

Please stop this craziness.

My biggest concerns:
1) Children Safety - we have 3 schools around it, are you willing to risk lives of children crossing streets with monster traffic increase?

2) Fire Department access - if your family member is dying in fire, do you really want to risk Fire department not being able to arrive due to traffic caused by Hotel and apartments?

3) Plastic Turf is not green space, ILA - recent development by the same group has 0 trees, they killed ALL trees to maximize space to the inch.

4)Your department ethics - the PLK employee who is now City Council is deciding on this

5)Surveys done by PLK were VERY misleading and asking questions with half truth

PLK received $18.6Mln from Ohio Clean Air to build ILA - they have 0 trees and don't even bother to shovel snow in front of them on Wassons way. It is still ice there, 2 weeks after storm. Their ratings on google is 2.9 stars - one of the lowest I have seen. PLK does not care. Please stop this.

My address: 3534 Michigan Ave, Cincinnati, OH, 45208
Galina Hoppe

Kind Regards,

+Below:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Gilbert B. Richards III <grichardsiii@gmail.com>
Date Tue 1/28/2025 10:18 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from grichardsiii@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sincerely,

Gil Richards

Outlook

[External Email] Hyde Park Square Development

From Hall Sanders <hallsanders@yahoo.com>
Date Tue 1/28/2025 1:38 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from hallsanders@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

My family has been living and owns 2815-2817 Victoria Av. since 1962. My grandmother and uncle originally bought and lived there until there passing and then my mother lived there from 1996 until her passing in 2023. The property has been left to me now and I am very
familiar with Hyde Park Square though the years and I'm appalled by the scale, height and design of this current proposal. I have witnessed other cities that have let there older commercial districts get over developed and lose the appeal and charm of the original area. Boarded buildings, falling rent and increased crime can be the result. I fully support this committees efforts to stop this development. My name is Hall
Sanders 612–807-4455.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Thank you for your attention,

A concerned city resident

Hall Sanders
2817 Victoria Av.
Cincinnati Ohio 45208
612-807-4455
Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Jacki Diguls <jdiguls@gmail.com>
Date Tue 1/28/2025 9:33 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from jdiguls@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square and the disregard of current zoning regulations. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. Zoning regulations are already in place to prevent this and they should not be ignored for the benefit of the developer as they were put in place for the benefit of the entire community.

At 85-feet-high and an entire city block long, the construction of a development this size will:

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From James Greenwell <james.greenwell@icloud.com>
Date Tue 1/28/2025 2:48 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from james.greenwell@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

The solution is simple- just scale it down to current zoning. Look at the Skylar project one block way on Erie and Michigan. Build four of those!

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Project

From James Greenwell <james.greenwell@icloud.com>
Date Tue 1/28/2025 3:07 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Greetings

I'm Jim Greenwell of 3437 Burch Ave and concerned about the overwhelming size of the proposed development.

I can solve this problem for you. Scale it down to current zoning regulations. Somehow the economics worked for the developers of the Skyler project one block away. Build five of those. Less traffic. Less greed by developers. Less disruption with digging a hole and construction. Less service vehicles. Less congestion by grade school. Less pedestrian risk.

Why would our city agree to this community risk? Tax revenues? Find revenue elsewhere not by destroying a 125 year old square.

Hyde Park is a brand. You are the brand manager. Don't destroy the future of our brand by allowing developers to profit off our brand by over building. Sure let them profit under current zoning not egregious over reach. (Build Skylar 5X)

Do the right thing by your current customers- the homeowner that contributes to this brand. We invested in our Hyde Park home, take care of our yards, and purchase local. Out of area developers do not have our community best interests just their greed to leverage what we have created - the Hyde Park brand.

Kindly.

Your resident
Cell 720.323.6717

Outlook

[External Email] Hyde Park

From Jackie Heinitz <jaheinitz@yahoo.com>
Date Tue 1/28/2025 5:58 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from jaheinitz@yahoo.com. Learn why this is important

External Email Communication

Instead of tearing down beautiful old buildings and installing new ugly buildings, with absolutely NO character, please consider upgrading / repurposing these old buildings.

Cincinnati is NOT New York, Chicago, LA. We're known for our culture, architecture, history. Why do you think people come here to make movies? It's because of our culture, architecture, etc...

Please, please, please refurbish, repurpose the beautiful buildings we have in Cincinnati!!!

OH - and all these rich people do NOT need to have a 15 year tax abatement!. I've lived in my house for 35 years, and with all the new construction, my property taxes has doubled! And these rich people who can afford to pay $500,000 for a house can't afford to pay property taxes! Terrible, terrible, terrible!!!

Jackie Heinitz
Madisonville
jaheinitz@yahoo.com

Outlook

[External Email] Hyde Park Square Development

From jrm3495 <jrm3495@gmail.com>
Date Tue 1/28/2025 9:55 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jrm3495@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

John McCoy,
a concerned city resident

Outlook

[External Email] Hyde Park Square Development NO 85' !

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Tue 1/28/2025 9:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from jennywalker77@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Hyde Park Square

From Judith Wilson <judiwilson113@gmail.com>
Date Tue 1/28/2025 3:39 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from judiwilson113@gmail.com. Learn why this is important

External Email Communication

Hello,
I have worked on Erie Ave next to Hyde Park Square since 1989 and am disheartened with the lack of transparency and accountability by your committee regarding the ongoing development on Hyde Park Square.
Several issues have been raised and your team seems to ignore the impact on the community.
Please review and address these significant concerns in the community meeting tonight:
1. Water table - this giant hotel building is going to be built on top of an underground spring.
The developer and the city must bring in a water table expert to prove that do 85 or 100 feet is even possible on this water table. 2. Public health - expert testimony that our crumbling combined sewage system means human waste and storm runoff flow through the same pipes and back up into basements, garage floors, businesses when it rains. Add 200 more toilets and we will have a serious public health emergency 3. There are THREE schools Clark Montessori, St Mary, Hyde Park School all within a mile of this hotel ALL dismissing hundreds of children at hotel check/in time not to mention pedestrian caregivers, carpools etc 4. Where is the traffic study? There is nowhere to park all the cars and the underground parking is a lie the water table is way too high - it's a smokescreen to build higher. 5. Street maintenance is minimal - now these cars have to sit somewhere- how will we plow? how much more $$$ needed to repair these rutted streets? 6. Precedent - once this hits all Cincy neighborhoods are at risk …Oakley, Mt Lookout, Avondale, Madisonville it will be Legoland on steroids. 7. Public safety - further increasing emergency response time which is already long.

You MUST reconsider this decision!
Judith Wilson
3354 Marburg Square Ln
Cincinnati, OH 45209

Outlook

[External Email] Re: Hyde Park Square PD PSC Confirmation

From KKC <kkcowdrey@gmail.com>
Date Tue 1/28/2025 9:27 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Avery, Eunique <Eunique.Avery@Cincinnati-oh.gov>

Some people who received this message don't often get email from kkcowdrey@gmail.com. Learn why this is important

External Email Communication

Good evening, Andrew,
You and Ms. Avery did a commendable job managing the torch and pitchfork crowd this evening.
Allow me to say first that I am not a fan of the recently enacted "Connected Communities" ordinance. However, I am fully in favor of the proposed development on Hyde Park Square and hope that the PD designation will be approved as requested.

Best regards,
(Mr.) Kelley Cowdrey
Hyde Park

On Jan 14, 2025, at 18:02, andrew.halt - cincinnati-oh.gov <no-reply@zoom.us> wrote:

Hello Kelley Cowdrey,

Thank you for registering for Hyde Park Square PD PSC. You can find information about this meeting below.

Hyde Park Square PD PSC

Date & Time	Jan 28, 2025 06:00 PM Eastern Time (US and Canada)
Meeting ID	874 8128 2941
Passcode	029082

Add to Calendar(.ics) | Add to Yahoo Calendar

To edit or cancel your registration details, click here.

Please submit any questions to: andrew.halt@cincinnati-oh.gov.

WAYS TO JOIN ZOOM

Join from PC, Mac, iPad, or Android

Join Meeting

If the button above does not work, paste this into your browser:

https://cincinnati-oh.zoom.us/w/87481282941?tk=bWAdj7vknvJqPnX-3D6_zomv1iGz1PXkTOY-dIIVBYA.DQcAAAAUXkpxfRZmb19CTDgwaIIxcW5vanBDSHgyNXdRAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=uLEa9FInx8u0Jubba1kZ8M2NCNIwnN.1

To keep this meeting secure, do not share this link publicly.

Join via audio

One tap mobile:	US: +13126266799,,87481282941# or +16469313860,,87481282941#

Outlook

[External Email] Hyde Park Square Development

From Kristin P <kperdiew@yahoo.com>
Date Tue 1/28/2025 8:05 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Kristin Duhart
3683 Erie Ave, Unit A

Cincinnati, OH 45208

January 28, 2025

Mr. Andrew Halt, AICP, PE
Senior City Planner
Department of City Planning and Engagement

andrew.halt@cincinnati-oh.gov

RE: Petition for Zone Change
2719 Erie Avenue

As a 50-year resident Hyde Park and owner of a commercial property one block from Hyde Park Square, I strongly oppose overriding the existing CN-P zoning of the Project site to permit **1)** an increase in the building heights of the Project from the permitted 50 ft. to 85 ft – a 70 % increase – and **2)** the development of a 90-room hotel.

1. Precedent

City approval of this zone change will set a terrible precedent. The Developer has cited the 80 ft. height of Michigan Terrace to justify permission to build its 85 ft. tall, 7-story structures on a nearly 2-acre parcel stretching from Edwards Road to Michigan Avenue. If the City approves this Developer's request, a future developer will then cite this new Project to justify building future 85 ft. tall structures on adjacent properties (e.g. extending south to Observatory Avenue) or on nearby sites (e.g. the northwest corner of Erie Avenue and Edwards Road). Could similarly large developments extend along Observatory Avenue east to Linwood Avenue, or along Erie Avenue between Shaw and Zumstein avenues and beyond?

Or could a future developer propose building another hotel, and cite the zone change for this Project as a precedent.

Once the precedent has been set to override the existing CN-P zoning, where do you draw the line? Does the CN-P zoning then even matter?

2. Scale / density

The size and density of this Project is far out of scale for Hyde Park Square. At approximately 150 ft. wide (between the facades of buildings facing the Square), it is too narrow to justify the proposed 85 ft. tall, 7-story buildings. They will overwhelm the Square, create a "canyon feel", and ruin the livability and character of this "urban village", acclaimed by national urban planners.

Nearby neighborhood business districts, such as Oakley and Mt. Lookout Squares, are wider. Yet, they aren't surrounded by 85 ft. tall buildings. Buildings this tall are more appropriate in scale for Rookwood Commons and Pavilion (e.g., Rookwood Tower, Marriott Residence Inn/Midtown), or along Madison Road (e.g. the new Hampton Inn).

The City should require an independent market study to determine the financial viability of and need for:

a. A 90-room hotel

   What are the projected room and occupancy rates? How many on-site parking spaces will it require? What other hotels are available in this submarket? How do they perform financially? Is there really a need for more hotel rooms in this area?

b. 192 new apartments

   What is the unit mix? What are the projected rents and vacancy rates?

In addition, will the Developer seek tax abatement or other public subsidies? Will the City (including MSD, GCWW) construct, or subsidize construction of, the infrastructure required by the Project? At what cost?

3. Shadow

The proposed 85 ft. tall, 7-story buildings on the south side of Erie Avenue (regardless of any "setbacks") will cast a shadow across the Square during much of the day. No more eating lunch on the park benches while taking in the sun.

The City should require an independent Building Shadow Impact Study to analyze the extent to which the proposed 85 ft. tall buildings will block the sunlight on the Square.

4. Parking

The proposal states the Project will provide 300 – 350 on-site parking spaces (a wide range) with a minimum (or maximum?) of 1 space per apartment. That's not sufficient since many 1-bedroom apartments will have two tenants (partners/couples) -- each with a vehicle. That will require more on-site parking. Otherwise, tenants will be forced to park on nearby residential streets.

The Project must also provide additional on-site parking spaces for the 41 apartments in the adjacent A'Laise building, since residents paying the presumably higher rents after its renovation will likely expect to park on-site rather than on nearby residential streets.

The proposal states the Project will provide on-site parking spaces for its retail tenants. How many? Customers of neighborhood shops or restaurants often don't want to park in a garage. Instead, they will likely park on nearby residential streets or go elsewhere to patronize shops and restaurants with more available and accessible surface parking.

The City should require an independent parking study to determine 1) the adequacy of the proposed on-site parking, as compared to other higher-rent apartment projects, and 2) the impact on nearby residential streets of customers and residents forced to use on-street parking.

5. Traffic

The Project will heavily burden surrounding streets with significant traffic congestion, especially on Edwards Road and Michigan Avenue.

Michigan Avenue is very narrow, with barely two lanes between the on-street parking. Currently, vehicles must jockey to pass each other, often pulling over to let pass an oncoming vehicle. The additional traffic generated by the Project will make it far more difficult for through-traffic to navigate this narrow street.

Does the City plan to eliminate street parking along Michigan Avenue to accommodate the additional traffic from the Project? If so, that would negatively impact businesses that rely on this on-street parking, such as Unwind and Patty's Old Fashioned Popcorn, as well as Knox Presbyterian Church.

Edwards Road is already heavily congested, especially when service trucks make deliveries to businesses (e.g., Fed Ex, Amazon, food suppliers, etc.). Also, traffic backs up into the Erie Avenue intersection during the drop-off and pick-up of students at Hyde Park School. The additional traffic generated by the Project will make congestion far worse and risk more accidents, including with pedestrians and school children.

In addition, since Edwards Road is a State Route (SR 561), it carries large trucks (e.g. multi-wheelers) passing through Hyde Park Square to I-71. They already have difficulty navigating that block of Edwards Road. The additional traffic generated by the Project along Edwards Road will make the congestion far worse. Has the State approved this Project and its traffic impact?

Does the City plan to eliminate street parking along Edwards Road? That would negatively impact the retail and restaurant businesses, likely causing customers to go elsewhere with less traffic congestion and more available and accessible parking.

The City should require an independent traffic study to analyze the impact of increased traffic congestion on surrounding streets and businesses, as well as Hyde Park School.

The existing CN-P zoning was imposed around Hyde Park Square by the community and City planners for an important reason: to preserve the scale, charm and character of the Square. Please don't ruin our "urban village" by overriding the requirements of CN-P zoning to permit development of a Project that's just too big – and too tall!

Keith Glaser
10 Hill and Hollow Lane
Hyde Park

Outlook

[External Email] Hyde Park Square Development

From Kelly Sirk <kellysirk@aol.com>
Date Tue 1/28/2025 7:46 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from kellysirk@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

My name is Kelly and I am a concered Hyde Park resident and have been for 15 years.

I believe the only reason that a city council would vote to go against the current regulations would be to line their own pockets. It would not enhance our neighborhood. I know this because I live next to another building that zoning was moved from (the ILA) and it's 6 story apartments. The building is mismanaged, blocks traffic, and has fire alarms going off all hours of the night.

We already have 2 big hotels in Hyde park, this is simply removing charm from the neighborhood and hurting the small businesses we need to support there.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

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Thank you for your attention,

A concerned city resident

Thanks,
Kelly

Outlook

[External Email] Hyde Park Square Development

From Linda Kaiser <lskaiser59@yahoo.com>
Date Tue 1/28/2025 12:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Lorinn Smith <willi1264@aol.com>
Date Tue 1/28/2025 7:53 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from willi1264@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,
Lorinn Smith
A concerned city resident.

Outlook

[External Email] Hyde Park Square Development

From Lauren Wheeler <laurenw3252@gmail.com>
Date Tue 1/28/2025 5:57 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from laurenw3252@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,
As a parent to toddlers who attend Knox Preschool, I find it worrisome that this project will bring a significant increase in motor traffic near our small children. Just a few weeks ago, there was a hit and run on Observatory near Michigan, and the driver tried to "run away" by pulling into the preschool parking lot DURING pick up, endangering 3 and 4 year olds who are leaving school. We absolutely cannot afford to have more traffic for the safety of our children alone. It is already difficult enough to find space to drop off and pick up children at the two schools in the square, and this increased traffic will make it next to impossible to continue to do so, safely.

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Thank you for your attention,

Lauren Costello
A concerned Hyde Park resident
Laurenw3252@gmail.com

Outlook

[External Email] Hyde Park Square Development

From Leigh Wilcoxson <leighwphotos@aol.com>
Date Tue 1/28/2025 6:22 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from leighwphotos@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Leigh Wilcoxson
3036 Kinmont St
45208

Outlook

[External Email] Hyde Park Redelopment and SEWER SYSTEM

From Monica Gaddis <monicakgaddis@gmail.com>
Date Tue 1/28/2025 9:46 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from monicakgaddis@gmail.com. Learn why this is important

External Email Communication

To Whom it May Concern,

Much of the conversation around the redevelopment of HP Square has focused on the height of the building. While that concerns me as well, my most pressing worry is how this massive redevelopment will affect our already strained and over capacity combined sewer system.

Hyde Park residents, including myself, regularly experience sewer backups during heavy summer rains, often coinciding with new houses or construction projects adding more strain to the system. I am the admin of a Facebook group with over 300 members who have experienced these problems in the HP area in the last few years. MSD continues to put band aids on a major problem, with our entire sewer system needing a billion dollar upgrade.

Has any kind of study been done to assess how adding hundreds of additional showers, bathrooms, toilets, sinks, washing machines, etc at a hotel and apartment complex will impact our already failing sewers? Who is going to pay for the inevitable damage caused to countless basements in the area because raw sewage erupted into their basements after these buildings are completed and hundreds of additional residents are flushing toilets?

I plead with you to commission an independent study on the impact on our fragile sewers before any decisions are made regarding this project.

Thank you,

Monica Gaddis

Outlook

[External Email] Re: Hyde Park Square PD PSC Confirmation

From Margo Heubi <margo.heubi@gmail.com>
Date Tue 1/28/2025 5:20 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from margo.heubi@gmail.com. Learn why this is important

External Email Communication

Just a few questions!As a concerned neighbor, past business owner on the square, past president of the Hyde Park business association and a homeowner since 1977 I wonder if the the size of this building is necessary. Is there a purpose for the building to be taller than the other surrounding buildings? Do we really need a hotel on the square? Is there a tax incentive for the build? Have you ACTUALLY met with neighbors or had community input? Or is the brainstorming of a few friends? Yes, change is important but none of the proposed drawings show how this will help our square or increase foot traffic. Put this project on the back burner until you know what makes sense for the community. Bringing more traffic to an already somewhat congested area doesn't seem to be smart or the answer. Please try to rethink this project and find somewhere else to overbuild a neighborhood. At last, what will this do to the tax base for our home owners and are the city taxes involved?
Margo Heubi

Sent from my iPad

On Jan 27, 2025, at 7:30 PM, andrew.halt - cincinnati-oh.gov <no-reply@zoom.us> wrote:

Hello Margo Heubi,

Thank you for registering for Hyde Park Square PD PSC. You can find information about this meeting below.

Hyde Park Square PD PSC

Date & Time	Jan 28, 2025 06:00 PM Eastern Time (US and Canada)
Meeting ID	874 8128 2941
Passcode	029082

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To edit or cancel your registration details, click here.

Please submit any questions to: andrew.halt@cincinnati-oh.gov.

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One tap mobile: US: +13126266799,,87481282941# or +16469313860,,87481282941#

Or dial	For higher quality, dial a number based on your current location. US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 2 +1 346 248 7799
Meeting ID:	874 8128 2941

International numbers

Thank you!



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Outlook

[External Email] Hyde Park Square Development

From Mary Welsh Schlueter <maryschlueter@me.com>
Date Tue 1/28/2025 10:39 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from maryschlueter@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear Commissioners:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from Mary's iPhone

Outlook

[External Email] Fwd: Hyde Park Square Development

From Scott Nutter <scott.nutter@gmail.com>
Date Tue 1/28/2025 6:44 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from scott.nutter@gmail.com. Learn why this is important

External Email Communication

I want to add my voice to others that are concerned about the size of the development planned for Hyde Park Square. I am not against some development per se, but it should adhere to existing zoning codes and be responsive to citizen concerns.

The proposed project is JUST TOO BIG. I invite you to walk down the perpendicular streets to Erie, Michigan and Edwards. Additional traffic from the over 100 apartments and constant stream of hotel visitors, plus new side street entrances, will overwhelm these narrow streets. Certainly street parking will only be the first casualty.

Note that the proposed building is on the south side of the square. The proposed height will block the sun from Hyde Park Square in nearly all seasons. The pleasant open aspect of the square will be eliminated.

I am asking you to request a new design from the developer that eliminates the hotel and follows the existing zoning regulations on allowed heights.

Scott Nutter
1163 Meriweather Ave
45208

--
+----------------------------------+
Scott Nutter
scott.nutter@gmail.com
http://www.nku.edu/~nutters

Outlook

[External Email] Hyde Park Square Development

From Suzanne Watts <wattsorder@icloud.com>
Date Tue 1/28/2025 11:28 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from wattsorder@icloud.com. Learn why this is important

External Email Communication

I have deep concerns about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Visually overwhelm Hyde Park Square and diminish its charm
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Suzanne Watts
1323 Hayward Ct.
Cincinnati, OH 45208

Suzanne R. Watts
mobile: (513) 503-8892 | fax: (513) 436-0203
wattsorder@icloud.com

NOTE: This message is CONFIDENTIAL and some or all of the information contained in it may be LEGALLY PRIVILEGED. If you are not an intended recipient, you many not disclose, copy, distribute or use this message. If you have received this message in error, please notify the sender immediately by return email and destroy this message and all copies. Thank you.

Outlook

[External Email] Hyde Park Square Development

From Steve Watts <wattssl@icloud.com>
Date Tue 1/28/2025 11:31 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from wattssl@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am concerned about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I support a new development that includes more housing and retail in the square, unfortunately, the current plan displaces existing small businesses and IS TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Visually overwhelm Hyde Park Square and diminish its charm
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Respectfully,

Steve Watts
1323 Hayward Ct.
Cincinnati, OH 45208

Cincinnati Enquirer

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Proposed Hyde Park Square project must be halted



Your Turn
Tony Covatta
Guest columnist

The proposed redevelopment of Hyde Park Square, one of our civic crown jewels, will damage rather than enhance it. The proposed changes to the Square demand handling with care. A review of the materials the developers presented for the Jan. 28 Public Staff Conference and a thoughtful walk through the Square and adjacent streets show that the proposal must be rejected.

Hyde Park's main thoroughfares are Observatory and Erie avenues and Madison Road – wide, gracious streets, occupied by substantial well-kept residences, single and multi-family, when not lined with businesses, churches, or schools. The narrower side streets like Michigan Avenue and Edwards Road are similar. The Square, based on Erie between Edwards and Michigan, is as handsome and people-friendly as its surrounding streets.

The proposed redevelopment would damage that. The problems with the redevelopment include the height, size and nature of the new buildings and their situation on the less than two acres available.

The two new principal buildings, a boutique hotel and a seven-story, largely single-occupancy, 140-unit apartment house would reach 85.5 feet – 35.5 feet more than current zoning allows. The apartment house design is more appropriate for a college dorm than a classy residential area.

And it's all simply too high. Current buildings on the Square present a harmonious façade, largely under the 50-foot limit. Two much older, grandfathered buildings are perhaps 10 feet higher. The developers use Michigan Terrace, a taller apartment building constructed in the early 2000s as precedent, a flawed argument. More recent large apartment projects in the area, modernistic 2401 Erie, 2770 Observatory, and the new Skyler at Erie and Michigan are each four stories, 50 feet or less, housing two or three-bedroom units. All fit in with the current skyline and ambiance. A walk to the northern end of Michigan and Shaw demonstrates how the developer's similar six-story development there clashes with the gracious homes whose view north it obliterates, blocking light and shade.

The developer's submitted drawings show how the placement of the buildings detracts from the current Square. They call for a new street connecting Michigan and Edwards, halfway between Eric and Observatory. The entrances to both buildings and the inadequate new parking garage will be off this new street. Throwing all the traffic to and from the hotel, apartment house and garage will exacerbate already difficult traffic flow on two narrow streets and raise safety concerns.

The Edwards and Observatory corner houses Hyde Park grade school, while Knox Presbyterian's daycare center fronts on Michigan. The hotel's entrance faces the new street, showing only its back to the Square. Traffic to and from the apartment house and hotel will necessarily traverse cluttered, busy Edwards and Michigan to and from the new street. This adds nothing to the vibrancy of the Square the redevelopment application proposes. Tellingly, the developers have yet to submit a traffic study of an already busy area.

The developers make much of their proprietary one-sided survey. The figures they glean from it show that many respondents want enhanced dining and shopping opportunities on the Square. Who wouldn't? But these misplaced, outsized buildings will do nothing by themselves for retail, only enhance the coffers of the apartment landlord and hotel operator. And they will spoil the feel and view of an emptier, displaced Square.

While a properly sized, harmoniously designed and situated hotel could fit into the current Square, the massive seven-story, 140-unit, one-bedroom and studio apartment building would be more like a college dorm than a dwelling place for families.

Tony Covatta is a retired lawyer who has lived in Hyde Park for 40 years.

Outlook

[External Email] Hyde Park Square Development

From Amy Combs <amycombs@yahoo.com>
Date Wed 1/29/2025 2:18 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

[You don't often get email from amycombs@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

I recently moved to Hyde Park, with a major draw being not only the visual charm of the Square, but also access to a pedestrian friendly area and access to multiple small businesses I frequent weekly.

I believe the new development WILL negatively impact the current small businesses and neighborly/community charm that I makes Hyde Park Square so unique.

In addition, the traffic, lack of parking, and pedestrian safety is not addressed in the development's proposal, and I am very concerned by this.

I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project

completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention.

A concerned city resident,

Amy Combs
1300 Grace Ave Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Christine Brooks <cschlaf@gmail.com>
Date Wed 1/29/2025 11:25 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from cschlaf@gmail.com. Learn why this is important

External Email Communication

Hi,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. My husband and I moved to Hyde Park 4 years ago. We both work remotely and while we could live anywhere in the world, we moved here for Hyde Park's quaint square, charming neighborhoods, and walkability. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Christine Brooks

2539 Ritchie Avenue 45208

Outlook

[External Email] Hyde Park Square Development

From Dan Kendig <dkendig47@gmail.com>
Date Wed 1/29/2025 10:15 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from dkendig47@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

Hyde Park is a community that is becoming more rare as time goes on. The current size of the square offers an opportunity for plenty of retail with a feeling of warmth and a small town look. That's a big part of what brings people here. If you build up according to the current plans, it just becomes another retail center without any other draw.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses

Thank you,
Dan Kendig
2814 Griffiths Ave, Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Janice Amatulli <janice@artefilms.com>
Date Wed 1/29/2025 5:24 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc www.mayor.aftab@cincinnati-oh.gov.www.citycouncil@cincinnati-oh.gov <www.mayor.aftab@cincinnati-oh.gov.www.citycouncil@cincinnati-oh.gov>

[You don't often get email from janice@artefilms.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

This construction will destroy the history and the community atmosphere of Hyde Park Square. Please don't become an advocate of this greed and destruction.

Thank you for your attention,

A concerned city resident
Janice Amatulli

3804 Ashworth Drive
Cincinnati 45208

Outlook

[External Email] Hyde Park Square Development mm

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Wed 1/29/2025 8:42 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

NO ZONING CHANGE.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Subject: Hyde Park Square Development

From Linda S. Bartlett <bartlettfive@gmail.com>
Date Wed 1/29/2025 10:58 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square and neighboring communities

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

While I do not live in Hyde Park, nor even in Cincinnati, I am a long-time member of Knox Presbyterian Church just off the Square, so I am in the area frequently and cherish the Square and its history immensely. I also strongly believe that regulations adopted by the citizens and

council of the neighborhood should be respected. This behemoth project does not belong and will not enhance the unique Hyde Park Square experience.

Thank you for your attention,

Linda Bartlett
3611 Mound Way
Mariemont, Ohio 45227

Outlook

[External Email] Hyde Park Square Development

From Linda Greenberg <lgmoves@outlook.com>
Date Wed 1/29/2025 11:06 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,
Linda Greenberg

Sent from my iPad

Outlook

[External Email] Hyde Park

From Peggy Dewan <pdewan@cinci.rr.com>
Date Wed 1/29/2025 12:04 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from pdewan@cinci.rr.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Please do not allow this. Wrong on so many levels. Peggy Dewan
Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Polly W Whittaker <pollywhittaker@hotmail.com>
Date Wed 1/29/2025 7:46 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from pollywhittaker@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Astroturf?!? Are you serious?!? What an asinine idea, so insulting! That should tell you something about the developers. A three story underground garage with a water retention tank under that?? Oh my God. Bad idea!
We do not want this monstrosity. And that's final.

Polly Whittaker, Hyde Park

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Susan Helbling <suehelbling@icloud.com>
Date Wed 1/29/2025 4:47 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Jack and Susan Helbling
3616 Victoria Lane
Cincinnati, oh 45208

concerned city residents

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Abby Smith <jabby11219@gmail.com>
Date Thu 1/30/2025 9:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from jabby11219@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

I am a proud member of the Hyde Park Community. I first visited Cincinnati when I was 18 on a college visit to Xavier University. After the college visit, my parents and I came to Hyde Park square. We had lunch at Arthur's, followed by Graeters in the park. This became a tradition with my parents every time they visited me in the following years that I attended XU. After I graduated, I rented an apartment in HP and inevitably bought my first home in Mt. Lookout but still very much in walking distance to Hyde Park square.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Abigail Dailey

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Alan Wagner <awagner@usavingsbank.com>
Date Thu 1/30/2025 5:15 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from awagner@usavingsbank.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

NOTICE: This e-mail is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by replying to the original message at the listed email address. Thank You.

Outlook

[External Email] Hyde Park Square Development

From Ben Lefton <weezeoh@icloud.com>
Date Thu 1/30/2025 12:51 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from weezeoh@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Bonnie Peterson <petebonniedick@gmail.com>
Date Thu 1/30/2025 2:15 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from petebonniedick@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] SAVE HYDE PARK SQUARE

From Cathy Hamm <cagreely62@gmail.com>
Date Thu 1/30/2025 12:09 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from cagreely62@gmail.com. Learn why this is important

External Email Communication

Subject: Hyde Park Square Development

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Cathy Hamm

3915 Eileen Drive

Cincinnati,OH 45209

Outlook

[External Email] Hyde Park Square Development

From Caroline Perez <carolineguerrero@hotmail.com>
Date Thu 1/30/2025 4:36 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from carolineguerrero@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention and I believe you will consider the people that make Hyde Park the amazing community that it is and honor its preservation.

Sincerely,
Caroline Perez

617-791-4167

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Donna Keating <dkeating@fuse.net>
Date Thu 1/30/2025 6:17 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from dkeating@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I wish you could have heard the audible gasp from the over 300 people gathered at Hyde Park School when the developers showed the rendering of the proposed apartment building for Hyde Park Square. It is mammoth and will change the charm and walkability of Hyde Park for decades to come. Please do not "rubber stamp" this ridiculous development for one of Cincinnati's most pleasant neighborhoods.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Donna Keating
1219 Grace Ave
Cincinnati Oh 45208

Sent from my iPad

Outlook

[External Email] Hyde Park Development

From David Monroe <monroedavid@hotmail.com>
Date Thu 1/30/2025 7:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from monroedavid@hotmail.com. Learn why this is important

External Email Communication

To whom it may concern,

My name is David Monroe. I grew up in the Hyde Park area, and *I* love Hyde Park Square. Every time that i am back in Cincinnati, I love to spend time there. My brother, my sister, and my two best friends live in Hyde Park close to the square.

I am deeply concerned about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan is just TOO TALL and TOO MASSIVE.**

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

At 85-feet-high and 400 feet long, the development will:

- Ruin the charm of Hyde Park Square, one of the city's most beloved urban spaces.
- Make traffic congestion and parking issues worse.
- Make pedestrian safety even more of an issue, especially near Hyde Park School.
- Hurt existing small businesses already stressed by recent construction in the area.
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square.

This is why the Hyde Park Neighborhood Council (HPNC) and others oppose the Planned Development in its current form and are asking for the existing CN-P zoning to remain in effect – a position I support.

Do NOT change the current zoning regulations on height. Require the developer to limit their project to 50 feet.

Sincerely

David L. Monroe

769 Colorado Ave

South Lake Tahoe, CA

96150

530 545 2856

Outlook

[External Email] Hyde Park square apartment proposal

From Eric Thrasher <ethrasher@yahoo.com>
Date Thu 1/30/2025 10:31 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from ethrasher@yahoo.com. Learn why this is important

External Email Communication

I am EXTREMELY concerned by the proposal to add an 85 ft tall apartment complex to Hyde Park Square.

This district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale.

This 85-foot-tall project completely disregards those regulations.

Please follow the regulations and limit the height of any deveolpment to 50 feet.

Cincy resident,

Eric Thrasher

Outlook

[External Email] Hyde Park Square Development

From Jill Haney <jillhaney2@yahoo.com>
Date Thu 1/30/2025 1:37 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

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External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Thu 1/30/2025 6:17 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

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External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Citizens will remember your choices come election time.

Thank you for your attention,
Jenny McManus
513-310-9453

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Joanne Upson <jloveupson@icloud.com>
Date Thu 1/30/2025 12:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jloveupson@icloud.com. Learn why this is important

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Jaime Willis <jaimebwillispsyd@gmail.com>
Date Thu 1/30/2025 12:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jaimebwillispsyd@gmail.com. Learn why this is important

External Email Communication

I am writing to strongly oppose and passionately plea to stop this project . Please Preserve the character, safety, and traffic and parking needs of this quaint , beautiful historic area and it's charm . My family and I spend a great deal of time in Hyde Park Square and original and protected City centers like this need to be preserved and respected over the desire for money and profit. Parking and traffic backups are already a significant problem, with particular respect for the needs of the existing businesses and school that live in this area. There are plenty of other development opportunities and spaces that would not be destructive to this special community and historical City Center that it's residents and Neighbors find precious. Please protect our interests and our Square from this monstrosity being built.

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Thank you for your attention,

A concerned city resident ,

Jaime Willis

Outlook

[External Email] Hyde Park Square Development

From jmjrjb <jmjrjb@fuse.net>
Date Thu 1/30/2025 7:24 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from jmjrjb@fuse.net. Learn why this is important

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Jill Johnson

Sent from my Verizon, Samsung Galaxy smartphone

Outlook

[External Email] Hyde Park Square Development

From Michelle Berlacher <michelle.berlacher@gmail.com>
Date Thu 1/30/2025 12:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from michelle.berlacher@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

The Berlachers

3422 Ault View Ave

Outlook

[External Email] Hyde Park Square Development

From Michael Bridgers <mbridgers77@gmail.com>
Date Thu 1/30/2025 8:30 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from mbridgers77@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

Michael Bridgers
A concerned city resident of Hyde Park and Mt Lookout for the last 33 years.

Outlook

[External Email] Hyde Park Square Development

From Madeleine Doyle <madeleined97@icloud.com>
Date Thu 1/30/2025 5:02 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from madeleined97@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your concern,

Madeleine Doyle
3701 Woodland Ave
Cincinnati, OH
45209

Outlook

[External Email] Hyde Park Square Development

From Marjorie Mendelsohn <mgm507@me.com>
Date Thu 1/30/2025 10:20 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from mgm507@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Marji and Don Mendelsohn

Outlook

[External Email] Hyde Park Square Development [IMAN-IMANAGE.FID94349]

From Reuter, F. Mark <MReuter@KMKLAW.com>
Date Fri 1/31/2025 9:09 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc mbreuter421@gmail.com <mbreuter421@gmail.com>

You don't often get email from mreuter@kmklaw.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Worsen the area's existing traffic congestion and parking issues
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more over scaled development in Hyde Park Square
- Visually overwhelm Hyde Park Square and diminish its charm
- Make pedestrian safety even more of an issue, especially near Hyde Park School.

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Thank you for your attention,

Mark and Mary Beth Reuter

2515 South Rookwood Drive
Cincinnati, Ohio 45208

F. Mark Reuter
Partner
MReuter@KMKLAW.com

Keating Muething & Klekamp PLL
One East Fourth Street | Suite 1400 | Cincinnati, OH 45202
Direct: (513) 579-6469 | Fax: (513) 579-6457
kmklaw.com

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Outlook

[External Email] 2719 Erie Avenue - Hyde Park Square

From Rick Shuman <rshumanwvu@gmail.com>
Date Thu 1/30/2025 8:38 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Hi Andrew,

I'm a home owner on Observatory Ave between Edwards and Michigan. Attended the meeting on 1/28, thank you for your time and hearing the overwhelming voice of opposition from the community.

We wish to respect existing zoning laws, we don't need an additional hotel or a building of this magnitude and scale that is completely out of scope and character of our neighborhood.

Please deny the request to change zoning to a planned development. They can build within existing zoning requirements.

I walk my young son in a stroller everyday from my home and to the square and the amount of times I've nearly been hit by a car is enormous. This development will put specific pressure on the square and the southern points especially. Additionally, it will bring more out of town drivers with the hotel that are careless in realizing it's a walkable neighborhood. People have been hit more times than I can count in the square, it's not hyperbole but a scary reality for residents.

Additionally, I feel PLK completely misrepresented the voice of the community in their bias and flawed survey. Someone with a background should be writing these surveys, not a developer. I have a great deal of marketing research experience and took this survey. It forced me into many choices that were one sided and not open ended, it heavily skewed in favor of the developer.

Finally, many of our small businesses have suffered due to constant construction near the square for the past 3 years. There has been additional strain on landlords through flooding from storms/sewage, neglect of maintenance of basic building standards and clear threats from landlords. There are dozens of flourishing small businesses, PLK is trying to paint a picture of a dying Hyde Park which is not an accurate depiction.

Thanks for your time and I appreciate your careful consideration in hearing the wishes of the community.

-Rick Shuman

Outlook

[External Email] Hyde Park Square Development

From Scott Jacobs <rsburton1959@gmail.com>
Date Thu 1/30/2025 1:55 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from rsburton1959@gmail.com. Learn why this is important

External Email Communication

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- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. **Quite frankly, I am not sure how or why the city of Cincinnati thinks that the Hyde Park community needs or wants a planned development in the first place. Furthermore, this developer has not demonstrated at all that it supports local businesses. In fact, it has been quite the opposite thus far. Buying properties and kicking out the current leaseholders is not a strong representation that this developer cares at all about businesses that have thrived on Hyde Park Square.**

Thank you for your attention,
A concerned city resident.

Outlook

[External Email] Hyde Park Square Development

From sarahsimonehobbs@gmail.com <sarahsimonehobbs@gmail.com>
Date Fri 1/31/2025 8:35 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from sarahsimonehobbs@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Good morning,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Thank you for your attention,

Sarah Judd

1323 Ault View Ave
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Sally Vadis <sjvadis@gmail.com>
Date Thu 1/30/2025 9:10 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from sjvadis@gmail.com. Learn why this is important

External Email Communication

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Outlook

[External Email] Save Hyde Park Square

From tony.covatta@gmail.com <tony.covatta@gmail.com>
Date Thu 1/30/2025 9:43 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from tony.covatta@gmail.com. Learn why this is important

External Email Communication

Dear Members of the Planning Department, Members of City Council and Honorable Mayor Pureval,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square, displace its central position as the square, and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
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Thank you for your attention,
Anthony G. Covatta, A concerned city resident
513.652.3750
tony.covatta@gmail.com

Outlook

[External Email] Proposed development on Hyde Park Square

From Ann Gimbert <anngimbert1@gmail.com>
Date Fri 1/31/2025 12:11 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from anngimbert1@gmail.com. Learn why this is important

External Email Communication

I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

I have lived in the neighborhood for 32 years both as an apartment dweller and now a homeowner. I travel through the square most every day, and also use the stores and service industries in the square.

- As I understand the project, it requires relief on at least two **zoning** codes: 1) to build a hotel, and 2) height. I see no reason to provide relief on either of those codes. There is no hardship for the developer. Variance approvals are supposed to be given when the current zoning code would cause tremendous hardship for a resident. They are **not** to help a developer's ability to make more profit. Nor should the city or the neighborhood be in the business of subsidizing developers who do not conduct feasibility studies prior to purchasing properties. Said another way, why have building codes if businesses can buy relief not available to taxpaying residents?
- The impact of the proposed plans on **traffic** and **safety** seems unsafe. Parking for the hotel/apartments will be accessed via entrances off of Edwards and Michigan. Edwards is a major traffic single lane thoroughfare and is already backed up. Michigan Avenue is even narrower than Edwards has the same challenges. Having major traffic enter and exit from the middle of the street would back up traffic even more and will present safety risks to the many pedestrians, including an elementary school building on Edwards and a preschool on Michigan. Parking is already an issue for the area and this project doesn't seem to provide much, if any, parking for non-residents.
- Is there a need for a new **hotel** in this location? The following four **national** hotels are all within walking distance of Hyde Park square: Hampton Inn (0.5 mile), Marriott Courtyard (1.0 mile), Residence Inn (1.0 mile), and Hilton Garden (1.5 miles). Additionally, Holiday Inn Express & Suites (3.6 miles) and The Summit Hotel (3.7 miles) are available nearby in Madisonville.
- I am also concerned about the focus on the very high-end consumers/clients. Recent apartments in the area have extremely high **rents**, and I am sure these will follow suite. PLK plans to have a "new private drive… resident amenities such as a fitness center, outdoor terraces, and a pool". Private drives that I know of in Cincinnati are where affluent families keep undesirable traffic out of their neighborhood. This is antithetical to the concept of a public square where all may gather. A private pool is also antithetical to the years and years of community input from Hyde Park, Oakley, and Mt. Lookout for a community recreational center. The Oakley Recreational Center is the work of years of conversations with all three neighborhood councils. I am concerned by city decisions that would undermine the work of volunteer neighborhood councils who tirelessly work for the common good of *all* residents not just the affluent.
- PLK's application states: 1) that this is a "Community-Driven Development: Listening to Hyde Park", 2) that "the Applicant has also worked collaboratively with the Hyde Park Neighborhood Council Zoning Committee", and 3) "the demolition of blighted buildings can significantly improve the visual appeal". PLK may have listened to the community, but they have not addressed community concerns. When directly

asked in the December 10, 2024, Hyde Park Neighborhood Council meeting, the developer confirmed there have been no changes made to the original plans to make it more closely align with what the HPNC and the residents had asked for. Additionally, **all** of the proposed buildings to be demolished were **actively** being **used** by **businesses**. The buildings became "blighted" when PLK purchased buildings, did not renew tenant leases, and forced businesses to close with no support to relocate. This **directly conflicts with** objectives found in **Plan Cincinnati 2012**, which states that "Retention and expansion of Cincinnati's existing businesses will be [the city's] primary focus." The Hyde Park Square Business Association has opposed the large scope of this development in a letter to city officials. They stand with the Hyde Park Neighborhood Council's motions. PLK is demolishing the fabric of the Hyde Park community.

- Finally, the PLK application states that it will be creating a "walkable, community-oriented lifestyle" by "reinvigorating the heart of the neighborhood." Evidently, none of the PLK representatives have spent time in Hyde Park square. During the week, parents congregate on the square after dropping kids off at Hyde Park School (HPS), St. Mary's or one three neighborhood preschools: Knox, Redeemer, or HPCUMC. Caregivers also congregate on the square after picking kids up from preschool or elementary schools. Older students from HPS, St. Mary's, and Clark Montessori walk to the square after school. Additionally, students from Walnut Hills High School hop off the Metro bus that goes through the square. Students from the nearby elementary schools walk to the Fire Station on field trips. The square is also a gathering place for people going to/from the library. Business owners put out water bowls for the dog walkers. Residents from Marjorie P. Lee retirement community walk to the square. On Sunday mornings, it is home to a vibrant Farmer's Market. HP square is truly an intergenerational gathering space where families already "picnic, children play, and the neighborhood gathers throughout the seasons."

For all of the above reasons, I am asking the City to require PLK to adhere to **ALL** aspects of the existing zoning codes because this development is just too big and not aligned with the City's planning documents, mission, and goals. PLK Communities is not acting in good faith to work with the community.

Thank you for your attention,

Ann Gimbert
3636 Victoria Lane
Cincinnati, OH 45208

Outlook

Fw: [External Email] Hyde Park Square Development

From Cincinnati City Planning <planning@cincinnati-oh.gov>
Date Fri 1/31/2025 2:44 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Jesse Urbancsik | Senior City Planner
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov
513-352-4843 | Facebook | Twitter | Website | Plan Cincinnati | LinkedIn
Pronouns: he/him/his

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

New Online Portal for Applications

As of January 2025, Coordinated Site Review process and Planning applications will be made available to applicants through an online portal called CAGIS ezTrak. To learn more, please visit us online.

From: Bob Threm <bthrem01@gmail.com>
Sent: Friday, January 31, 2025 10:54 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Hyde Park Square Development

You don't often get email from bthrem01@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Visually overwhelm Hyde Park Square and diminish its charm

- Worsen the area's existing traffic congestion and parking issues

- Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

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Thank you for your attention,

Robert and Linda Threm
3519 Traskwood Circle
Cincinnati OH 45208

Outlook

[External Email] Hyde Park Square Development

From Constance McAneney <connie.mcaneney@icloud.com>
Date Fri 1/31/2025 2:54 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from connie.mcaneney@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,
Constance McAneney MD
3463 Ault View Ave
45208

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From debby smith <judgedebby@hotmail.com>
Date Fri 1/31/2025 12:54 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From fmcgavran@fuse.net <fmcgavran@fuse.net>
Date Fri 1/31/2025 4:36 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from fmcgavran@fuse.net. Learn why this is important

External Email Communication

Mr. Halt, I am writing to oppose the planned development of Hyde Park Square. I have lived in Cincinnati 52 years, 44 of them in Mt Lookout and Hyde Park, and have long regarded the Square as a unique community asset. The Square has grown over decades to offer businesses and services in response to our changing needs. The proposed development will destroy its organic character and replace it with a seven story hotel with all the appeal of a shoe box set on end. One of the developers recently completed the monstrocity at the corner of Wasson and Ross. I watched this rise and saw cheap construction climaxing in a faux facade of brick over its lower extremities, as if the developers were ashamed at what they had wrought. It is unthinkable that this organization be turned loose on the Square.

Thank you for your consideration.

Fred McGavran

Outlook

[External Email] Hyde Park Square Development

From Mary Fisher <mtfisher2@gmail.com>
Date Fri 1/31/2025 2:47 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from mtfisher2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident
Mtfisher2@gmail.com

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From mag gajus <undercoverovercoat@hotmail.com>
Date Fri 1/31/2025 5:27 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from undercoverovercoat@hotmail.com. Learn why this is important

External Email Communication

Dear Andrew Halt, Senior City Planner

Our home of 35 years has been on Mooney Avenue, 2 blocks up from Hyde Park Square, so our family has experienced many changes over the years. To be clear, we are not opposed to development on The Square as long as it meets the current zoning regulations which the city has established and is architecturally in-keeping with the existing buildings. Residents of Hyde Park located their homes and pay higher taxes willingly to live in a beautiful, vibrant, safe, walking neighborhood in The City. We know that developers want to take advantage of Hyde Park to the maximum extent because they can charge higher prices here. The more densely they populate, the more profit they generate for themselves. Yet, they threaten, the very environment that they are taking advantage of in the long run.

Over the past few years, city officials have not kept their part of the bargain and have disregarded zoning regulations. Meetings are held with residents and the Hyde Park Neighborhood Council, but continually our wishes have been ignored. Instead, the developers' plans continue to push/exceed limits regarding zoning. There is always a meeting or two, so it can be said developers & city officials have "listened" to citizen concerns. That seems a ploy as plans are pushed right through City Council with no consideration of the input to the major points. Buildings are constructed that exceed height limitations and structures are squeezed into to every square inch of property lines, with no green space and disregarding impact on their "neighbors" property. Promises made by developers are not kept. There has been no regard for small business concerns during construction. As a reward, these developers offer housing at pinnacle pricing and receive tax abatements. Residents and small business owners rightfully feel betrayed.

Show us you listen.

- Zoning limits should be enforced as currently stated to 50 feet and should be enforced. "Stepping back" stories, "wedding cake style" from the park is not acceptable. That idea covers only one perspective; what is one person's back door is another's front door.

- Address the traffic concerns. Traffic issues have not been successfully addressed at Madison & Edwards since the construction of Rookwood. What planning would be in place to ensure traffic would be addressed during the stated 2-year construction period and going forward? Observatory Ave and Edwards Road feed this congested area and Hyde Park School needs to be considered. Michigan Ave. is a very narrow street and the proposed apartment building will cause even more interruption than the recent apartment that was completed using the Public Library lot for staging.

- Get realistic regarding timing. The developer said this project would take 2 years in a meeting held with Hyde Park Neighborhood Council. This includes building a 3-story underground garage. To

think that the proposed project, in its entirety, could be completed simultaneously and completed in this time frame seems naive in light of the past, less extensive construction in the neighborhood and totally in disregard of the current residents and businesses.

- Insure that the decision makers on this proposed project are free from conflict of interest and not previous employees or recipients of Peter Kleekamp contributions and therefore biased toward LPK requests..

Thank you for your attention and making future informed decisions based on service to the community.

Margaret Gajus
Tom Hayes
3519 Mooney Ave. 45208

Outlook

[External Email] Hyde Park Square Development

From Nick Brandt <brandt.nick@gmail.com>
Date Fri 1/31/2025 6:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from brandt.nick@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Nick Brandt
3203 Observatory Ave. Cincinnati OH 45208

Outlook

[External Email] Hyde Park Square Development

From Patti Lang <pattilang@fuse.net>
Date Fri 1/31/2025 1:01 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from pattilang@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I have owned my home that is within the 400 foot range since 1987.We are very concerned with the scope of this development. The amount of traffic on Michigan is unbelievable. Zero traffic studies is appalling. This developer somehow seems to get everything they want and the citizens get zero. Do the right thing and keep the current restrictions in place no variations should be acceptable.

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPad

Outlook

[External Email] Hyde Park Square Development

From Amy Capretta <capretta.am@gmail.com>
Date Sat 2/1/2025 6:48 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from capretta.am@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident,
Amy Capretta
1017 Urbancrest Dr
Cincinnati, OH 45226

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From GMail <ben1russ@gmail.com>
Date Sat 2/1/2025 9:45 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from ben1russ@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my sincere interest and approval of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I support the new development that includes more housing and retail in the square.

The current proposed plan should improve usage and the Square experience, which is currently not living up to its full potential. The improvements will provide better access for more visits and improve foot traffic to existing small businesses. The height of the proposed building is not a concern to me. With a design similar in style and function as the 3500 Michigan Ave. (LuLu Lemon) building, the view-shed will improve in the square making it much more interesting and attractive for everyone. Safety will be maintained with all existing traffic laws. Access to the entire Hyde Park Square will be improved with the addition of parking options as well as the ingress and egress it will provide.

The proposed building and its footprint on the existing land that can handle it, should be zoned properly for the proposed use. The construction of this development will:

● Visually enhance the Hyde Park Square and add to its current charm and attractiveness to visitors

● Improve and solve the entire area's existing parking issues

● Make the Hyde Park Square a true gem and more desirable place to go to in our city for all residents and visitors, especially pedestrians

● Improve existing small businesses potential and success for a long time

● Bring necessary improvements to Hyde Park Square, raising its potential that people want, much like developments enhancing other communities in the City of Cincinnati.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) that have been specifically put in place by the city to protect Hyde Park Square's unique character and scale. While this is important, these should be updated so as not to holdback the Hyde Park Square's true potential and relevance for future generations. While some feel this 85-foot-tall project completely disregards the

regulations, it is being proposed with variances just like the process other communities use & seek approval for variances and have been granted within the City of Cincinnati.

I and other family members live within walking distance of the Hyde Park Square and want these improvements to move forward. While the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form, and asked for the existing CN-P zoning to remain in effect, I support the project move forward as proposed. Does HPNC represent the broader community and city's interest in this matter? I believe not. While they do a lot of good and have for many years, their position on this matter is wrong. HPNC should help to move the progress of our community forward with this development as proposed, not keep it in the past.

Please change the current zoning regulations on height. Please allow PLK Communities to move forward with their project. It will be compatible with the charm of Hyde Park Square and make the entire Square community a better place.

Thank you for your attention,

A positive citizen and Hyde Park resident,

Ben

Outlook

[External Email] Hyde Park Square Development

From Jane Westendorf <westendorf.jane@gmail.com>
Date Sat 2/1/2025 10:16 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from westendorf.jane@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Be well,
Jane T Strauss

Outlook

[External Email] Hyde Park Square Development

From Linda Scott <voicechoice111@yahoo.com>
Date Sat 2/1/2025 8:17 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Rose Kramer <rose.kramer14@gmail.com>
Date Sat 2/1/2025 9:03 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from rose.kramer14@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Good morning,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Rose Kramer

Hyde Park Resident

Sent from my iPhone

Outlook

[External Email] Can’t wait for Hyde park apartments

From Ben McClarren <bmcclarren@gmail.com>
Date Sun 2/2/2025 5:33 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from bmcclarren@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep ENTHUSIAM about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I support a new development that includes more housing and retail in the square, the current plan IS JUST AWESOME.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Be great for Hyde Park Square !

Thank you for your attention,

An excited city resident,
Ben McClarren

Outlook

[External Email] Hyde Park Square NO 85'!

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Sun 2/2/2025 6:09 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Our votes matter & yours will be remembered come reelection time.

Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Hyde Park Square/2719 Erie Avenue

From Jessica Shuman <jshuman0923@gmail.com>
Date Mon 2/3/2025 9:48 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from jshuman0923@gmail.com. Learn why this is important

External Email Communication

Hi Andrew,

Thank you and your team for leading a thoughtful staff conference on 1/28 regarding the proposed zone change at 2719 Erie Avenue.

My name is Jess Shuman. My family lives on 2723 Observatory Avenue between Edwards and Michigan.

I will keep this email brief as many of my neighbors have outlined fair points- I oppose this proposed zone change.

I look forward to helping find ways to best align the needs of the community, city, economic development that is suitable for a residential business district, and the objectives of Connected Communities.

Thank you,

Jess Shuman

Outlook

[External Email] Hyde Park Square Development

From Patricia Taylor <untothehill@gmail.com>
Date Sun 2/2/2025 6:08 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc citycouncil@cincinnari-oh.gov <citycouncil@cincinnari-oh.gov>; mayor.aftab@cincinnati.oh.gov <mayor.aftab@cincinnati.oh.gov>

[You don't often get email from untothehill@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Montgomery and Norwood are two examples of towns with huge building designs that have overwhelmed and sterilized the ambience of the neighborhoods. What is the point of zoning laws if anyone with money can ignore them? I moved here from Chicago to get away from backroom deals- please pay attention to your constituents and not the money so much.
Thank you for your attention,

A concerned city resident, Patricia Taylor, 3464 Forestoak.

Sent from my iPhone

Outlook

[External Email] SAVE HYDE PARK

From Susan Harris <tadpole03@me.com>
Date Sun 2/2/2025 5:33 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

You don't often get email from tadpole03@me.com. Learn why this is important

External Email Communication

My family and I are more than thirty year residents of Hyde Park and frequent visitors to the Hyde Park Square, I want to voice our upmost objection to the requested zone change and related plans for redevelopment of Hyde Park Square. The zone change and development plans are not consistent with the nature of an historic community square and will forever destroy one of the most charming squares in the midwest. It will turn Hyde Park Square into another Kenwood type development. An example you can reference is the development of the charming and historic city center of Franklin, Tennessee with a hotel and related retail which has destroyed the charm of the historic town which had been a regional tourist destination and is now just another development.

The zone change and related redevelopment plan are simply too large and too vast for the space and character of the Hyde Park Square. Any renovation and upgrading of the square needs to fit within the current zoning to maintain the residential charm of the square that has made it the envy of other communities in the midwest. A supersized development, to maximize the developers profits will create another generic development which you can experience in Kenwood, Blue Ash and countless other places in Cincinnati. The developer should be required to follow existing zoning code and height limitations and work with the community and its business leaders to bring any redevelopment in accordance with the character of the Hyde Park Square.

Susan Harris

February 1, 2025

Outlook

[External Email] Hyde Park Square Development

From Vicki Linder <vslandassociates@gmail.com>
Date Mon 2/3/2025 1:30 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Brendan Benjamin <brendan.benjamin1@gmail.com>
Date Mon 2/3/2025 5:28 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from brendan.benjamin1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Dawn Ingram <freckledawn12@gmail.com>
Date Mon 2/3/2025 11:29 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from freckledawn12@gmail.com. Learn why this is important

External Email Communication

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Thank you for your attention,

A concerned city resident

Outlook

[External Email] Respect Hyde Park Current Zoning Laws

From Nancy Gollobin <nancygollobin@icloud.com>
Date Mon 2/3/2025 4:06 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from nancygollobin@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

As a 30 year resident of Hyde Park, I implore you to require PLK Developer to respect our current zoning laws and please do not Approve the development that they have proposed. If you want to see how a charming, historic town center was affected after undergoing a makeover by developers, you should check out Franklin, Tn, outside of Nashville.
Thank you,
Nancy Gollobin

I

New email

Outlook

[External Email] Hyde Park Square Development

From Rebecca Gayle <rgayle3@yahoo.com>
Date Mon 2/3/2025 4:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; mayor.aftab@cincinnati-oh.go <mayor.aftab@cincinnati-oh.go>

You don't often get email from rgayle3@yahoo.com. Learn why this is important

External Email Communication

Dear City Planning Commission,

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Alyssa Rohde <alyssakrohde@gmail.com>
Date Tue 2/4/2025 10:28 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square Development

From Brian Keating <bkeating@fuse.net>
Date Tue 2/4/2025 8:49 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

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This proposed development also includes a hotel. Our community does not need a hotel placed in the middle of our town square. That aspect of the development does nothing for the community, it only enriches the developer at the expense of the quality of life for the citizens of Hyde Park and Mt. Lookout.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

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Thank you for your attention,
Brian Keating
1219 Grace Avenue
Cincinnati 45208

Sent from my iPad

Outlook

[External Email] Hyde Park Square Development

From Chelsea Jones <chelseazeschjones@gmail.com>
Date Tue 2/4/2025 10:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from chelseazeschjones@gmail.com. Learn why this is important

External Email Communication

Hello,

I am writing to expressi my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square.

While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL and overwhelming for the square. At 85-feet-high and an entire city block long, the construction of a development this size will:

-Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
-Make pedestrian safety even more of an issue, especially near Hyde Park School
-Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations. This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Chelsea Zesch Jones

Chelsea Z. Jones
513.600.3081

Secretary Treasurer | J. Cromer Mashburn Family Foundation
Board Member | Circle Tail
Board Member | Xavier University Leadership Center
Board Member | Central Cincinnati Parents

Outlook

[External Email] Hyde Park Square Development

From JOSEPH LUTMER <tischbeinrph@gmail.com>
Date Tue 2/4/2025 9:45 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from tischbeinrph@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

I find it important that I respond to the situation developing here in Hyde Park because I am a business owner. My name is Joe Lutmer and I am the owner of Tischbein Pharmacy in East Hyde Park. My customers are deeply concerned that their voices are not being heard from the officials who were duly elected to represent them. None of them have expressed outright disagreement with the project in general, just the massive scale on which it is based. I hope the Zoning and Development Committee takes the comments that we who live and work in Hyde Park seriously.

Thank you for your consideration,
Joseph Lutmer
Owner, Tischbein Pharmacy

Outlook

[External Email] Hyde Park Square Development

From Jacob Nelson <jake.f.nelson@gmail.com>
Date Wed 2/5/2025 9:52 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from jake.f.nelson@gmail.com. Learn why this is important

External Email Communication

I am expressing my entire support for the Planned Development (PD) that PLK Communities has proposed for Hyde Park Square. I'm supportive of a new development that includes more housing and retail in the square.

Additional housing and developments like these are what allows Cincinnati to bring out the best it has to offer. This development will offer additional vibrancy and housing, which will only help the affordability problems we currently face.

The Hyde Park Community Council's unsupportive, loud vocal-minority isn't representative of the stakeholders within the community and their views on this project. They're a small fraction of owners that have a vested interest in keeping the neighborhood housing supply constrained, and housing costs high. The in-place design is thoughtful and aimed at providing additional activities, programming, and features to the already popular square. This project is additive to the neighborhood and city.

Thank you for your attention,

A supportive city resident

Outlook

[External Email] Urgent Concerns About Hyde Park Square Development and Pedestrian Safety

From Paige Ryder <paigeryder94@yahoo.com>
Date Tue 2/4/2025 4:05 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from paigeryder94@yahoo.com. Learn why this is important

External Email Communication

Hello,

I am writing as a **concerned Hyde Park resident who lives just three blocks from the proposed development** to express my deep concerns about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I fully support responsible development that brings more housing and retail to the square, the current plan is simply **too large and poses serious safety risks—especially for pedestrians and children.**

At **85 feet high and spanning an entire city block**, this oversized development will:

- **Create a significant safety hazard for pedestrians and children, particularly near Hyde Park School, where increased traffic will put young students at risk.**
- Visually overwhelm Hyde Park Square, diminishing its historic charm.
- **Worsen existing traffic congestion and parking issues, making the area even more difficult and dangerous to navigate on foot.**
- Hurt small businesses that are already struggling due to recent construction disruptions.
- Set a dangerous precedent that could open the door for more over-scaled, out-of-character development in Hyde Park Square.

As someone who walks through Hyde Park Square daily, I see firsthand how critical pedestrian safety is. Hyde Park is a walkable, family-friendly neighborhood, and the well-being of our children, families, and residents must come first. A development of this scale would increase vehicle traffic, reduce visibility for pedestrians, and create unsafe crossing conditions near the school and business district.

Our neighborhood's strict zoning regulations (CN-P and UDOD#4) were specifically put in place to protect Hyde Park Square's character, **walkability**, and livability. This 85-foot proposal blatantly disregards those protections.

This is why the Hyde Park Neighborhood Council (HPNC) has **opposed** the Planned Development in its current form and has asked for the **existing CN-P zoning to remain in effect**—a position I strongly support.

I urge you **not** to approve zoning changes that would allow this oversized project to proceed. Instead, please require PLK Communities to **limit their development to 50 feet**, ensuring it aligns with the character of Hyde Park Square and prioritizes pedestrian and child safety.

Thank you for your attention to this critical issue.

A concerned Hyde Park resident,

Paige Ryder-Celuch
2835 Linwood Ave
Cincinnati, Ohio 45208
Phone: 801-678-1681

Outlook

[External Email] Hyde Park Square Development

From Carrie Barron <carrieatkins@yahoo.com>
Date Wed 2/5/2025 9:17 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from carrieatkins@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear City Council:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Carrie Barron

Outlook

[External Email] Hyde Park Square Development

From Liam Lindy <lel2@icloud.com>
Date Wed 2/5/2025 7:28 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from lel2@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello,

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Development (PLK)

From Larson Robinson <larsonrobinson513@gmail.com>
Date Wed 2/5/2025 8:36 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from larsonrobinson513@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Larson Robinson

1261 Michigan Ave

Cincinnati OH, 45208

Sent from my iPhone, please excuse errors and brevity.

Outlook

[External Email] Hyde Park Square Development

From Torie Russert <verussert@gmail.com>
Date Thu 2/6/2025 6:57 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from verussert@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern,

I am writing to express my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Victoria Murray
2736 Grandin Road
Cincinnati Ohio 45208

Sent from my iPhone

Outlook

[External Email] Re: Hyde Park Square Staff Conference Materials Now Available

From Jill Fisher <jillfisherwv@outlook.com>
Date Fri 2/7/2025 6:24 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Danny Fisher <dannyfisher@outlook.com>

1 attachment (239 KB)
Outlook-3t05ikyy;

You don't often get email from jillfisherwv@outlook.com. Learn why this is important

External Email Communication

Andrew,
Thank you for providing a comprehensive email addressing the proposed Hyde Park Development Project. I sincerely hope that you and your colleagues will consider the voice of the citizens of HydePark, and honor the currently established zoning
codes. It has become extremely frustrating over the years, to see City Council choose to bend the rules for a minority of developers with deep pockets. Please know that we are open to development on HP square, but not to the extreme as desired by developers. We as citizens, are fully aware that adding another floor of apartments to the planned structure, only benefits the profit margins for the developers. As a community leader please take our concerns seriously and uphold our existing laws. We trust that you will be ethical in your decision.

Sincerely,
Jill Fisher
Sent from my iPhone

> On Feb 7, 2025, at 3:52 PM, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:
>
> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. A meeting summary and presentation from the Public Staff Conference held on January 28, 2025, are now both available on the Department of City Planning and Engagement's website at the links below. Please note that this project has not been scheduled to go before the City Planning Commission yet, but you will be notified when it is scheduled.
>
> - Meeting Summary
> - Presentation
> - Project Website
>
> Thanks!
> Andrew
>
> **Andrew Halt, AICP, PE |** Senior City Planner
> City of Cincinnati **|** Department of City Planning and Engagement
> Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
> **andrew.halt@cincinnati-oh.gov|513-352-4854 (p)|** Facebook **|** Twitter **|** Website **|** Plan Cincinnati
> Pronouns: He/Him/His

city

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CITY PLANNING

ENGAGEMEI

Outlook

[External Email] Hyde Park Square Development

From Kay Tenenbaum <kay.tenenbaum@gmail.com>
Date Fri 2/7/2025 11:52 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kay.tenenbaum@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Kay Tenenbaum
Kay.tenenbaum@gmail.com
3548 Paxton Ave
Cincinnati, IH 45208

A concerned resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Leonore Salvado <leonoresalvado1@gmail.com>
Date Thu 2/6/2025 11:42 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from leonoresalvado1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

Leonore Salvado - a concerned Cincinnati resident

4474 Victor Ave
Cincinnati, OH 45242

Outlook

[External Email] RE: as related to PLK proposed Hyde Park Project request for UDOD/PD

From Mark Hogan <mark.hogan@pentegra.com>
Date Fri 2/7/2025 10:47 AM
To #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc savehpsquare@gmail.com <savehpsquare@gmail.com>; hpnctrustees@googlegroups.com <hpnctrustees@googlegroups.com>; Dana H <inohdana@gmail.com>

Some people who received this message don't often get email from mark.hogan@pentegra.com. Learn why this is important

External Email Communication

Good morning,

Please see below.

This gives us some hope that PLK's project will be reasonable vs overwhelming, for the future of Hyde Park residents, businesses and visitors alike, and the City of Cincinnati and it's unique neighborhoods as a whole.

Hyde Park is already thriving as is, just go there yourselves any evening and walk around. We're open to measured, safe and aesthetically pleasing development, but opposed to the breadth and height of what PLK is requesting. We're just trying to protect this Cincinnati gem from being changed for the worse, irrevocably, on our watch.

Thank you for listening,

Mark

Mark Hogan
Regional Director
mark.hogan@pentegra.com | www.pentegra.com
Tel: +1.914.821.9579 | Mobile: +1.513.259.9222
Headquarters
701 Westchester Avenue
Suite 320E
White Plains, NY 10604





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From: Dana H <inohdana@gmail.com>
Sent: Friday, February 7, 2025 10:22 AM
To: Mark Hogan <mark.hogan@pentegra.com>
Subject: Screenshot 2025-02-07 at 10.22.11 AM

10:11 AM Fri Feb 7

local12.com

LOCAL 12 NEWS WEATHER LOCAL 12 INVESTIGATES

CINCINNATI (Cincinnati Business Courier) - Developer Shree Kulkarni's current plan to build a new extended-stay hotel in W Hills near the Interstate 71/Martin Luther King Jr. interchange i after the Cincinnati Planning Commission voted unanimously F Dec. 6, to reject it.

A limited liability company associated with Kulkarni wanted to a $19 million, five-story, 105- to 115-unit extended-stay Hyatt-branded hotel, along with a parking lot, on 2 acres at 802-824 Beecher St. and 3046 Stanton Ave. Kulkarni requested the plar commission change the zoning from commercial neighborhoo residential multifamily to a planned development.

The planning staff said the project did not align enough with W Hills' neighborhood plan because it was too auto-oriented, doe line up with the scale of the single-family homes near it and lac community support.

Read the full story from the *Cincinnati Business Courier.*

Sent from my iPad
Best, Dana

Outlook

[External Email] Hyde Park Square Development

From Marjorie Mendelsohn <mgm507@icloud.com>
Date Fri 2/7/2025 11:10 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from mgm507@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] RE: Hyde Park Square Staff Conference Materials Now Available

From timothypeterclifford <timothypeterclifford@gmail.com>
Date Fri 2/7/2025 4:41 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

I can't believe that these people have this much of a voice they know nothing about development they know nothing about the long-term they don't understand how wonderful this development is and the taxes it will bring and the fact that we have to keep up pace with improvements; continuous improvements.

Thanks for letting me know... I can't stand my neighbors

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Halt, Andrew" <andrew.halt@cincinnati-oh.gov>
Date: 2/7/25 4:24 PM (GMT-05:00)
To:
Cc: "Halt, Andrew" <andrew.halt@cincinnati-oh.gov>
Subject: Hyde Park Square Staff Conference Materials Now Available

Hello,

Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. A meeting summary and presentation from the Public Staff Conference held on January 28, 2025, are now both available on the Department of City Planning and Engagement's website at the links below. Please note that this project has not been scheduled to go before the City Planning Commission yet, but you will be notified when it is scheduled.

- Meeting Summary
- Presentation
- Project Website

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)| Facebook | Twitter | Website | Plan Cincinnati
Pronouns: He/Him/His



Outlook

[External Email] Re: Hyde Park Square Staff Conference Materials Now Available

From Aerin Shaw <aerinshaw@gmail.com>
Date Sat 2/8/2025 9:47 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from aerinshaw@gmail.com. Learn why this is important

External Email Communication

Thank you Andrew.
Their design still looks like “Soap Box” architecture to me.
Go to Atlanta. Or LA. Ask yourself if your kids would want to live in a sea of square-box midrises, that are all wood Constuction which means you can hear your neighbors sneeze. Then ask if we are requiring developers to truly build wonderful structures that make this city more desirable. PLK’s closing pictures are wonderful - but that’s NOT what they are proposing - and they don’t have a history of building structures like this.
Please stop the urban blight. If we want our children to want to stay in Cincinnati, we really have no choice but to up our game and make new developments architecturally beautiful.
Thank you!

> On Feb 7, 2025, at 9:25 PM, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:
>
> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. A meeting summary and presentation from the Public Staff Conference held on January 28, 2025, are now both available on the Department of City Planning and Engagement's website at the links below. Please note that this project has not been scheduled to go before the City Planning Commission yet, but you will be notified when it is scheduled.
>
> - Meeting Summary
> - Presentation
> - Project Website
>
> Thanks!
> Andrew
>
> **Andrew Halt, AICP, PE |** Senior City Planner
> City of Cincinnati **|** Department of City Planning and Engagement
> Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
> **andrew.halt@cincinnati-oh.gov|513-352-4854 (p)|** Facebook **|** Twitter **|** Website **|** Plan Cincinnati
> Pronouns: He/Him/His

city

CINCINNAT

CITY PLANNING

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Outlook

[External Email] Hyde Park Square Development

From Amy Parks <fleurdelis4@yahoo.com>
Date Sun 2/9/2025 3:27 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from fleurdelis4@yahoo.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

And most importantly I think it would **destroy what makes Hyde Park square great** which is that is a walkable shopping and eating district.

This would COMPLETELY change the neighborhood.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident
Amy Parks

Outlook

[External Email] Save Hyde Park Square - small biz run out. Just more profits for corporate millions

From Amy Paul <amymello.p@gmail.com>
Date Sun 2/9/2025 12:13 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from amymello.p@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square and the fact that 5+ small businesses are already being run out and more small businesses will be pushed out. We need more affordable housing in the area, not more luxury apartments and condos. And, IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention. Good luck to you.

Amy Paul
45226

Outlook

[External Email] Hyde park

From Helen Heekin <hkheekin@gmail.com>
Date Mon 2/10/2025 11:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from hkheekin@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

As a 60 year resident of HydePark I have observed many changes most of which have been pretty positive
However the traffic and parking scene has become burdensome and actually dangerous
I have observed many near misses as frustrated or just entitled drivers drive without observing rules and laws

Surely everyone involved in green lightening this latest proposal are aware that we have issues with 6 schools that transverse hydepark in the morning and dismissal
Carpools and student high school drivers have already created a problem
I recommend that members of the city come and observe these problems that will only get so much worse with the proposed additions
Aside from school traffic the parking situation in the adjacent streets and the square itself is at capacity now
It is interesting to note that non city communities like marrimont , Indian hill , Madeira have not allowed massive concentration and have retained their identities as ideal communities
Thank you for taking the time to read my thought
Helen k Heekin Brian Heekin - an 81 year resident of HydePark

Outlook

[External Email] Hyde Park Square

From Jean & Buck Middlekauff <jandbmidd@aol.com>
Date Mon 2/10/2025 3:53 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from jandbmidd@aol.com. Learn why this is important

External Email Communication

I am 90 years old and have lived in Cincinnati most of my life. As a child a streetcar outing to the Square was always a special treat. As I grew older I loved shopping there and sitting in the center island with a dripping ice cream cone. Restaurants came and went but always contributed to family outings. Even today I enjoy the character and uniqueness of Hyde Park Square. I beg you to consider what a gem we would lose in an era of look-alike buildings and added traffic. I sincerely hope that my children and grandchildren can enjoy a very special spot. With thanks for addressing this matter. Jean Middlekauff jandbmidd@aol.com

Outlook

[External Email] Hyde Park Square NO 85' !

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Wed 2/12/2025 7:27 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. I will remember your vote when I cast my election vote.

Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Re: Hyde Park Square Staff Conference Materials Now Availab

From Kathleen Krug <kkrug62@gmail.com>
Date Thu 2/13/2025 5:29 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; victoria.parks@cincinnat-oh.gov <victoria.parks@cincinnat-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>

Some people who received this message don't often get email from kkrug62@gmail.com. Learn why this is important

External Email Communication

Andrew: Thank you for your email, all the information and keeping me in the loop. I've written to council members like others talking about the scale of the proposed development. I agree with all of that so won't bring it up again. My issue is a bit different. There's a certain atmosphere in Hyde Park square that has developed over the years. It's a neighborhood for walking, dining, socializing, and sitting in the park with an ice cream cone. This development would take all that away.

It's obvious to me that developers want to cram as many people into Hyde Park as possible. Just look at the Skyler building. It replaced a small church with an oversized condo building. (Unattractive as well.) That already brings many more people to the square than have been there. The same thing is happening at the corner of Erie and Shaw and Observatory and Michigan - small buildings replaced by very large ones.

And we certainly don't need a hotel in the square! There are hotels within less than a mile from there. Of course the height of that it a violation. Once again bringing many more people into that space. And another apartment building?? Moving the park behind A'laise? These things are overkill and unnecessary.

Another point is the two schools that are nearby with kids walking to and from. Where are the cars going to go to pick up their children?

All the developers can see is dollar signs and lining their own pockets. They have no consideration for the ambience and people's love for the square. So many visit daily to meet, greet and eat.

I, and hundreds of others, are begging you not to go forward with this oversized development. I would like to know when and where the planning commission will meet so I can attend. Thanks for your consideration in advance.

Kathleen Krug
Sent from my iPad

> On Feb 7, 2025, at 4:24 PM, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:
>
> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. A meeting summary and presentation from the Public Staff Conference held on January 28, 2025, are now both available on the Department of City Planning and Engagement's website at the links below. Please note that this project has not been scheduled to go before the City Planning Commission yet, but you will be notified when it is scheduled.
>
> - Meeting Summary
> - Presentation
> - Project Website
>
> Thanks!
> Andrew
>
> **Andrew Halt, AICP, PE |** Senior City Planner
> City of Cincinnati **|** Department of City Planning and Engagement
> Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
> **andrew.halt@cincinnati-oh.gov|513-352-4854 (p)|** Facebook | Twitter | Website | Plan Cincinnati
> Pronouns: He/Him/His

city

CINCINNAT

CITY PLANNING

ENGAGEMEI

Outlook

[External Email] Hyde Park Square " development

From Gail Bain <gaysie130@gmail.com>
Date Fri 2/14/2025 10:04 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from gaysie130@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am communicating to you my heartfelt fear that what is proposed will change The Square drastically and will remove from the surrounding community the center of its gathering place. It will add a need for much more parking and that is already at its limit. Having grown up in Cincinnati I recognize the value of village squares; Glendale,Mariemont, Terrace Park are examples. These squares are the lifeblood of the communities they serve. A place to meet, greet, eat, walk and shop in small beautiful shops. Three schools are within walking distance, but they also bring with them a great deal of traffic in the morning and in the afternoon to deliver and pickup children. The very last thing we need are the cars and traffic coming from an apartment house right into the school traffic!!!! Speaking of apartment houses and condominiums, there have been several built recently (and not attractive) and we certainly don't need another huge one, blocking the sun from the Square.
A fine hotel is only a half mile away. Again, we don't need another.
I worked for West Shell for more than twenty years and have observed what developers do. Their concern is not to meet the needs of the community. It is to make money. If they don't develop they are out of business. It reminds me of the P.J. Sittenfeld situation.
Hyde Park is beloved for its Square. For God's sake DO NOT change the zoning. Please listen to the residents.
Would you kindly let me know when and where the next Planning Commission is meeting.
Thank you for your attention,
Gail. (Gay). Bain

Sent from my iPad

Outlook

[External Email] Hyde Park Square Development

From Leah Elliott <elliottleahm96@gmail.com>
Date Sat 2/15/2025 3:05 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from elliottleahm96@gmail.com. Learn why this is important

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current formand asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Leah Elliott

3823 Drake avenue

Outlook

[External Email] Hyde Park Square Development

From Aviva Rich <avivarose@yahoo.com>
Date Sun 2/16/2025 7:47 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from avivarose@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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Thank you for your attention,

Aviva Rich
3514 Bayard Dr
Cincinnati, OH 45208
513-739-7432

Outlook

[External Email] Letter regarding the Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park

From Lois Mentrup <loismentrup@gmail.com>
Date Mon 2/17/2025 2:46 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

1 attachment (27 KB)
letter to Andrew Halt 2.17.25.docx;

External Email Communication

Dear Mr. Halt,

Thank you for hosting such an efficient meeting on January 28, 2025 and for sending the summary materials from the meeting. This letter (below and attached) is regarding the Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park that was discussed in that January 28 meeting. I know I am a little behind in getting it to you, so I hope I am not too late.

On January 28, I listened for the entire 3.5 hours and spoke during the call. In my statement, I tried to call attention to the negative effect these development plans are already having on existing businesses in Hyde Park Square.

I would like to share some arguments as to why **I believe the developer's plan as outlined does NOT align with the 1984 Hyde Park Square Neighborhood Business District plan, Plan Cincinnati (2012) or the 1983 Hyde Park Plan.**

I also pose some additional questions for you at the end of this letter.

1) PLK says its team feels "confident" that its application aligns with the 1984 Neighborhood Plan. I would disagree. Here's why:

   - Hyde Park's Neighborhood Business District (NBD) plan has a goal to **"Provide safe and comfortable pedestrian access to shopping"** (page 16). The massive scale of PLK's plan – and the addition of a private drive that will increase large vehicle traffic onto two small city streets filled with retailers – threatens pedestrian safety and will actually reduce "safe and comfortable" access to shopping.

   - Hyde Park's NBD plan says that **"a key need here is increased parking capacity"** (page 19) and recognizes **"that the parking problem is detracting from businesses."** (page 22) Despite PLK's proposed addition of 300 parking spaces, its plan will actually cause Hyde Park's existing parking deficiency to become worse. The additional retail, hotel and high number of residential units that the plan calls for will actually INCREASE Hyde Park's parking deficiency. This is based on PLK's

own parking formulas, found on page 9 of the PD application. I can provide a detailed analysis if you like.

- Hyde Park's NBD plan has a goal to **"Maintain and enhance vitality of the Hyde Park Square business environment."** (page 15) As I pointed out when I spoke at the meeting, PLK's proposed development ***displaces*** around 12 existing local small businesses. Prolonged construction in this area could also threaten the health of long-standing Hyde Park businesses. The Hyde Park Square Business Association has opposed the large scope of PLK's development in writing.

2) I would also argue that the application does not align with the 2012 Plan Cincinnati's "Compete," "Live" or "Collaborate" Initiatives.

The proposed Planned Development does NOT align with Plan Cincinnati's Compete initiative:

- Plan Cincinnati's goal on page 101: *"'Grow our own' by focusing on retention, expansion and relocation of existing businesses."* As I just mentioned, this development does the opposite and actually hurts existing Hyde Park businesses.

- Plan Cincinnati's goal on page 118: *"We must be very strategic about where we locate new growth to ensure that it does not weaken established areas."* PLK's development plan could weaken a thriving Hyde Park by reducing pedestrian safety, making the current parking shortage worse and eliminating the very thing that drives residents to live in and visit Hyde Park: its unique shops and its historic neighborhood charm.

It does NOT align with Plan Cincinnati's Live initiative:

- Plan Cincinnati's goal on page 148: *"Create a more livable community. A) Become more walkable. B. Support and stabilize our neighborhoods."* Plan Cincinnati 2012 classifies Hyde Park as a walkable neighborhood that we need to "maintain," not "evolve" or "transform". (Pages 89-90). PLK's proposed development - and particularly the addition of a private drive that will increase large vehicle traffic onto two small city streets filled with retailers - will negatively transform Hyde Park by increasing traffic and parking concerns and make Hyde Park less walkable.

- Plan Cincinnati's goal on page 148: *"Provide a full spectrum of housing options, and improve housing quality and affordability."* A Google search reveals HUNDREDS of studios and 1-2 bedroom apartments available for rent in the Hyde Park area, with rents on newer apartments ranging from $1,370 to $3,095. The assumption is that PLK would be charging a premium for its residential apartments in the heart of Hyde Park Square, making it likely that its rents would be at the higher end of this range. This is NOT affordable housing.

It does NOT align with Plan Cincinnati's Collaborate initiative:

- Plan Cincinnati goal on page 208: *"Work in synergy with the Cincinnati community. A) Unite our communities."* Page 210: *"With all of our neighborhoods working together and with the city administration, we can all move the City of Cincinnati forward to reach our goals."* Several city neighborhood councils (including East Walnut Hills, Mt. Lookout and Mt. Washington) have written letters in support of Hyde Park, asking the city to adhere to neighborhood zoning codes; other councils are currently asking their residents to weigh in. At last count, more than 2,300 city residents have signed a change.org petition asking the city to "Require Developers to Adhere to Current Hyde Park Square Zoning Laws." Already, city neighborhoods are working together on this – and we ask that the city administration begin working with us as well.

Here's the bottom line: Hyde Park already exhibits many of the characteristics that Plan Cincinnati 2012 wants to emulate in its city neighborhood centers. Why would the city even **consider** approving a

transformative Planned Development that could irrevocably damage this historic city asset, Hyde Park Square?

It is time for the city administration to work with its neighborhoods to promote responsible development.

City officials should NOT put its thriving, historic neighborhoods at risk by allowing developers to ignore the very zoning codes put in place to protect them.

3) <u>The proposed Planned Development also does NOT align with the 1983 Hyde Park Plan.</u>

- The 1983 plan has a goal **"To preserve the low-density residential character of Hyde Park [and] A. Enforce the zoning code"** (page 56).
    - The developer's plan calls for a high-density apartment building and a hotel that ignore existing zoning codes.
- The plan has a goal to **"Maintain current architecture"** (page 56).
    - Requiring the developer to follow the UDOD #4 guidelines will help ensure that.
- The plan has a goal to **"Assure safe and efficient vehicular circulation within Hyde Park [and] Reduce through traffic on residential streets."** (page 66)
    - The density of the current plan will clearly create more traffic congestion on the main thoroughfares of Erie and Observatory in Hyde Park, which will inevitably lead to more traffic on residential streets.
    - As mentioned previously, the proposed private drive that intersects Edwards Road (right across from Hyde Park School) will threaten safe and efficient vehicular circulation, particularly during high traffic periods such as school pick up and drop off.

Thanks for the opportunity to voice my concerns about this proposed Planned Development.

Before I end my letter, I would like to point out two examples of incorrect and/or misleading statements PLK made in its presentation in the meeting you hosted on January 28:

- In the slide deck PLK presented in the January 28 meeting, PLK stated that the Hyde Park Neighborhood has seen "a population decline of nearly 5,000 residents in the past twenty years. We want that to change." **Hyde Park's actual population numbers do NOT support this claim.** According to an analysis based on U.S. Census Bureau data, Hyde Park's 2020 population decreased by only 553 residents (NOT 5,000) since its year 2000 levels of 13,640. The population of Hyde Park INCREASED 6.2% from 2010 to 2020, growing from 13,640 residents to 14,193. This data can be found in the new Plan Hyde Park and is based on the City of Cincinnati's own published neighborhood approximations. Also notable is that Hyde Park's population growth since 1970 has been HIGHER than the overall city's population growth.

- PLK's slides claim, "To date, no resident or business has been displaced." **This is an extremely misleading statement.** Around 12 local Hyde Park businesses WILL BE displaced by this development. Some examples: Hyde Park Square business owner Peace, Love and Little Donuts is suing HPSRD for violating the terms of its lease. Another business, AR Workshop, has already relocated across the street to a building not owned by PLK because it was told by PLK on December 23 that it had to vacate by December 31. Churchill's Tea's lease was early terminated in October 2025; the business owner was told to move out by April 2025. I know that some month-to-month tenants in PLK buildings have only been given until February 28 to vacate (with only 5 weeks notice).

I'm also very concerned about several inconsistencies found in the HPSRD/PLK application materials. There are many, but I will only name one here:

- **The Planned Development submission/Program Statement lists two sets of square footages: 'Concept' and 'Maximum' (page 8).** These two amounts (155,000 sq ft and 250,000 sq ft) are **hugely** different. To build the "Maximum" amount of residential space would require a building about 10 stories tall.
    - Is it appropriate to have such a wide range of possible density in the initial PD application?
    - Section 1429-12 (a) only allows minor amendments to be +5% and (b) requires changes of more than 10% to go back to the CPC. Based on that, shouldn't the initial PD submission include a firm, set density number or only a small range, like 5%?
    - If so, shouldn't this submission be rejected or sent back for revision? At the very least, shouldn't this submission include two sets of drawings - one for the "Concept' version and one for the 'Maximum' version?

I truly hope that you and your colleagues at City Planning consider the concerns of Hyde Park residents when making your recommendation. It is concerning that PLK continues to make misleading statements to the city, Hyde Park residents and the press.

This development group should NOT be given carte blanche to build a development in Hyde Park Square that does not fit with the neighborhood character and does not adhere to existing zoning codes.

I hope that you reject the proposed Planned Development and instead require the developer to follow existing zoning rules – the same zoning code that City Council recently reaffirmed in the Connected Communities zoning changes it passed last summer.

Thank you,

Lois Mentrup

Resident of 3431 Burch Avenue

Outlook

[External Email] Hyde Park Square

From Ward Bahlman <warbah2000@yahoo.com>

Date Sun 2/16/2025 2:18 PM

To andew.halt@cincinnati-oh.gov <andew.halt@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; Conservator, Urban <urban.conservator@cincinnati-oh.gov>

You don't often get email from warbah2000@yahoo.com. Learn why this is important

External Email Communication

Everyone,

Recent news of the impending development of Hyde Park Square is causing a quite a stir in my neighborhood. There is a cacophony of emotional discussions regarding the size and the ultimate effect that an ill-conceived addition of such magnitude will have on one of Cincinnati's most architecturally significant and important neighborhoods. Hyde Park is not alone in this distinction, many of our wonderful neighborhoods and their respective characters would be affected by a similar careless decision of a proposal of this devastating nature.

Having attended the recent developer's presentation at Hyde Park School one can only take away from their comments that the project is giving no consideration to any historical, traffic, pedestrian safety, parking, or how it will permanently affect the residents, basically forever. No, only the mighty greenback dollar and residents be damned. I believe from the cacophonous responses that evening that a solid majority of attendees do not want this to happen for a multitude of reasons, Having said that, I also believe the majority would agree that Hyde Park Square needs a shot in the arm in terms of higher and better usage for daytime and evening hours. This project, however, is NOT the solution in any way. Not even close.

If this non-nonsensical project is given the green light by the City, there will be a tremendous, and I am afraid, permanent and irreparable damage to our City, not just my neighborhood. This is as simply as I can put it, overkill. Or as the many yard signs I have seen lately succinctly states, IT IS JUST TOO BIG. It boggles the mind as to how the developer sees this project and not understand the overcompensation it presents. Blinded by dollar signs, I suppose.

For all that is sacred, the historical significance of a city or its surrounding neighborhoods is being systematically destroyed by developments such as this and the numerous tear-downs that have occurred. The company behind this project PLK, if I am not mistaken, has two apartment complexes in the immediate area. One is the ILA project on Wasson Road and the other is the A L' Aise on the Square. Although not owned by PLK the Skyler located at the corner of Michigan Avenue and Erie Avenue and the Myers Y. Cooper building are additional apartment rentals on the Square. All four of these properties

are not fully leased, showing a lack of need for future proposed units. If my understanding is correct the costliest unit in the Skyler is $6,000 per month, for an apartment. Who in their right mind would pay that exorbitant price not to own. All these properties are not fully leased due in part to the high rental costs. Furthermore, the plan calls for a boutique hotel on the Square; there are two large hotel properties within walking distance of Hyde Park Square. This hotel would have the largest effect with employee parking, guest parking, maintenance workers, food and beverage suppliers' deliveries, etc.

Ironically, the owner of this development company is from a wealthy family and resides in Indian Hill. One could only imagine if a developer had plans to build a comparable unnecessary development that would affect the surrounding Indian Hill neighbors what PLK's opinion would be. Shoe on the other foot, if you will. I assure you it would be voted down in the strictest sense, immediately.

Please consider in your decision the many issues that cast a negative light on the area. Instead, get creative with an alternate plan to revitalize the Square. Do not let this monstrosity happen, it is JUST TOO BIG.

Thanks for your consideration.
W. Ward Bahlman

W. Ward Bahlman
1283 Michigan Avenue
Cincinnati, Ohio 45208-2757
(513) 871-9081 (Home)
(513) 646-3489 (Cell)
warbah2000@yahoo.com

Outlook

RE: [External Email] RE: Revised Notice- Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park

From montgomerywilliam@yahoo.com <montgomerywilliam@yahoo.com>
Date Sun 2/16/2025 10:31 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from montgomerywilliam@yahoo.com. Learn why this is important

Good morning Andrew,

Typically, I do not send emails on Sundays, but my busy work schedule requires that I do so today. Wanted to express my concerns that PLK has not budged on their proposal, despite the overwhelming opposition to it as expressed by the residents and the Hyde Park Neighborhood Council.

There is also deep concern based on the poor track record of the City's leadership on these matters, that they are more interested in allowing the development to go through as is than considering their constituents' interests. Sadly, this wreaks of corruption, blind stupidity, or both at the hands of our elected officials. You can imagine the comments of the citizenry on open forums like Next Door Hyde About this alleged behavior.

We are now raising funds to hire an attorney. This upsets me even more – we now must reach into our pockets for legal counsel to fight on our behalf because our leaders won't listen to us!?!?

Hopefully you, and any wise public servants, will recognize that we are not against development. HP Square can use a face lift. If done so properly, it can be a huge win for everyone.

I appreciate your continued updates, and I will remain optimistic, even if naively so, that the results of the process land in favor of the citizens'/residents' desires and not in favor of a few greedy, corrupt individuals.

Sincerely,

William Montgomery
3435 Mooney Ave.
Cincinnati, OH 45208
Tel 513-207-7916
Email montgomerywilliam@yahoo.com

From: montgomerywilliam@yahoo.com <montgomerywilliam@yahoo.com>
Sent: Thursday, January 23, 2025 12:26 PM
To: 'Halt, Andrew' <andrew.halt@cincinnati-oh.gov>
Subject: RE: [External Email] RE: Revised Notice- Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park

Hello Andrew,

Thank you for this information.

Outlook

[External Email] Hyde Park Square Development NO 85' !

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Tue 2/18/2025 11:02 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
I'll remember your vote and cast my vote accordingly next time.
Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Request

From kfclaybon@aol.com <kfclaybon@aol.com>
Date Tue 2/18/2025 4:45 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from kfclaybon@aol.com. Learn why this is important

External Email Communication

To the Planning Commission of Cincinnati-

I have lived in Hyde Park for 43 years and am very proud of the community and the ambiance of Hyde Park Square. The plans presented by the developer ruin the feeling of the Square:

-The height variance requested would overpower the space with no benefit except for their profit. If ever there was a project that needs to fit with existing zoning rules, this is it. Please say "NO" to a variance.

-There has been no traffic evaluation. This should be done by an independent company of the city of Cincinnati's choosing, not the developer. We have a traffic and parking challenge already. Don't make it worse.

Please listen to the citizens who live here.

Sincerely,
Katherine Claybon
21 Observatory Hill

Outlook

[External Email] Hyde Park Square Development

From Anne Lee <anneplunkett3@gmail.com>
Date Wed 2/19/2025 10:29 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from anneplunkett3@gmail.com. Learn why this is important

External Email Communication

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Outlook

[External Email] For the HP Square Development

From Dan Schimberg <DSchimberg@uptownrents.com>
Date Wed 2/19/2025 1:00 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab Pureval <aftab.pureval@gmail.com>

[You don't often get email from dschimberg@uptownrents.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Honorable members of planning commission,

I am writing to express my full support for this carefully organized and designed project for Hyde Park Square. Converting this inefficient asphalt parking and some adjacent single-story obsolete buildings into a bustling boutique, hotel, and apartment site with green space and a promenade is a fantastic use of our cities property. This development coincides and supports the cities effort to density in business districts and badly needed housing.

This project sits behind iconic buildings located on the south side of Hyde Park Square and this beautifullypositioned to support the ongoing businesses and residence in our community. As many of you know, I have been involved in many large developments over my 40 year career. This in particular seems thoughtful, respectful to the adjoining properties and answers the very issues that our zoning laws provide for. Many in Hyde Park, want the Square to remain a museum or relic of the past. The retail spaces, available apartments, and other amenities around the square have become functionally obsolete. Hyde Park Square needs a first class development like this to make sure it continues to be a relevant business district. It is parked appropriately, a traffic study has been provided and this is a win/win.

I fully support this project and happy to speak publicly.

Dan Schimberg
President
Uptown Rental Properties
513-861-9394 ofc

Jen Roewer
Exec asst.
JRoewer@uptownrents.com

February 18, 2025

Jim Gould
411 Walnut St., Suite 13226
Green Cove Springs, FL 32043

jimjgould@gmail.com, 970-618-9100

ATTN: andrew.halt@cincinnati-oh.gov
Planning Department
City of Cincinnati

Dear Mr. Halt,

Thank you for the excellent job you and your associates did in conducting the January 28, 2025, Zoom meeting concerning the proposed redevelopment of Hyde Park Square. I write from the perspective not as a resident of Hyde Park Square, but rather as a long time (40+ years) owner of premier retail property on Hyde Park Square. I own the Hyde Park Square Galleria (Castle House and others) on Edwards Road between Erie to the North and Observatory to the South. I also own the 2637-39 Erie Ave. commonly referred to as the Hyde Park Square Post Office Building.

I listened through the entire meeting. It is hard not to agree with the majority opinion as to the need to develop the project within existing zoning guidelines, concerns about traffic, school safety, and the potential overall negative affect on Hyde Park Square. Even development within existing guidelines will have a massive effect on Hyde Park Square. However, I am contacting you and other concerned parties to address several issues that were not previously addressed or were given inadequate emphasis.

> The developers contention that Hyde Park Square is a declining "blighted" business is pure poppycock. Over the past twenty years, the average occupancy of our retail space has been in excess of 95%. Our tenants average length of occupancy is well in excess of ten years. As a matter of fact, Castle House has been at the same location under four different

owners for over seventy years.Our base retail rents are typically $27-$30 per square foot plus the tenants share of property taxes and insurance. Our ten year income trend is positive.

While the continued prosperity of Hyde Park Square retail is wonderful and well documented, THE MAJOR CONCERN WITH THIS PROJECT AS PROPOSED WITH A MULTI STORY UNDERGROUND GARAGE IS THE VERY REAL POTENTIAL FOR A CATASTROPHIC FORESEEABLE TRAGEDY WHEN HYDE PARK SQUARE IS SUBJECT TO ANOTHER "HUNDRED YEAR" FLOOD EVENT OF WHICH THERE HAVE BEEN THREE IN THE PAST TEN YEARS.

Each of these storms has resulted in damage in excess of $500,000 to our building and tenants property. We have documented video showing over two feet of sewer water standing in our building and continuing across the street. As I know you are aware, the sewers in much of Cincinnati are combination sewers designed to accommodate both sewer water and storm water. This is not uncommon in older cities because at the time the sewers were installed, much of the area was farm land which was able to absorb these "100 year" events without overwhelming the storm sewers that we now experience. The development in our area with the added housing, paving (the Hyde Park Elementary School grass playground which is now 100% paved for example) etc., has made it impossible for our sewer system to handle these major storm events.

While the developer has stated that MSD has provided assurances that the existing sanitary sewer system is adequate to service the entirety of the proposed development, no one has addressed the consequences to this proposed development when another major storm event occurs. This is especially concerning given the developers plan to have a multi level below ground parking facility. During one storm, cars were actually floating in the parking area across the street from the Galleria now slated for development.

Unless underground development is in someway designed to make it impossible for the highest known flood event to enter their parking structure or any other part of the building, a sudden flooding of a four story

deep garage could have a tragic outcome with people and cars trapped. I would urge a fully flood protected structure with the lowest non protected elevation of no less than three feet above the existing elevation of the Neko Sushi entry, which is the south end of our property.

Thank you for your consideration.

Jim Gould
President, DCHP Development Co.

Outlook

[External Email] Stop Hyde Park Square Development

From Jessica Sutton <sutton.jessica530@gmail.com>
Date Wed 2/19/2025 6:56 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from sutton.jessica530@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Thanks,
Jessica

Outlook

[External Email] Hyde Park Square Development

From Peggy Joseph <pehgi@icloud.com>
Date Wed 2/19/2025 12:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from pehgi@icloud.com. Learn why this is important

External Email Communication

I am expressing my deep concern that a former employee who worked with PLK was instrumental in just giving PLK a pass with complete disregard to HP zoning laws. I think there is something not kosher here and needs investigating.

The square will be destroyed by who know how long this construction project, the large vehicle using Observatory (where we live) and Erie, congestion and disrupting all the businesses in HY Square.
Come on, you know this is utterly wrong. What does the Mayor think? What benefit is Cincinnati getting? What benefit are the people of Hyde Park getting? Nothing out of this except headache for years of traffic congestion and who knows what to be honest. This is ridiculous endeavor to push on the people of Hyde Park and PLK isn't giving an inch. Shame on them!

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Thank you for your attention,

A concerned city resident
Peggy McHale

Outlook

[External Email] Hyde Park Square Development

From Bridget Tucker <btuckeroh1@gmail.com>
Date Thu 2/20/2025 1:01 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from btuckeroh1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square NO 85' !

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Thu 2/20/2025 1:07 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc aftab@cincinnati-oh.gov <aftab@cincinnati-oh.gov>

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. We will remember your vote when at the ballot come next council election. THIS IS TOO IMPORTANT AN ISSUE. YOU & THE CITY CAN ****NOT**** RUIN RUIN RUIN RUIN RUIN HYDE PARK SQUARE BY DISREGARDING ITS HISTORY, ARCHITECTURE, NEIGHBORHOOD CHARM BY TRYING TO CRAM ANOTHER CHEAP MONEY MAKING VENTURE IN A PLACE WHERE IT DOESN'T BELONG!! Some things can't be decided upon your "data;" sometimes you need to look and have a little common sense AND FEELING about a situation. LIKE THIS ONE.
PLEASE DO NOT RUIN OUR NEIGHBORHOOD.

Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park

From Couper Gardiner <gardiner.gcg@gmail.com>
Date Fri 2/21/2025 2:04 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc Wollenweber, Gary (GE Aviation, US) <wollenweber@fuse.net>

3 attachments (7 MB)
sketch blocks 20250219.pdf; sketch blocks 20250219 shadow 0321 7.pdf; sketch blocks 20250219 shadow 0321 1.pdf;

External Email Communication

Hi, Andrew,

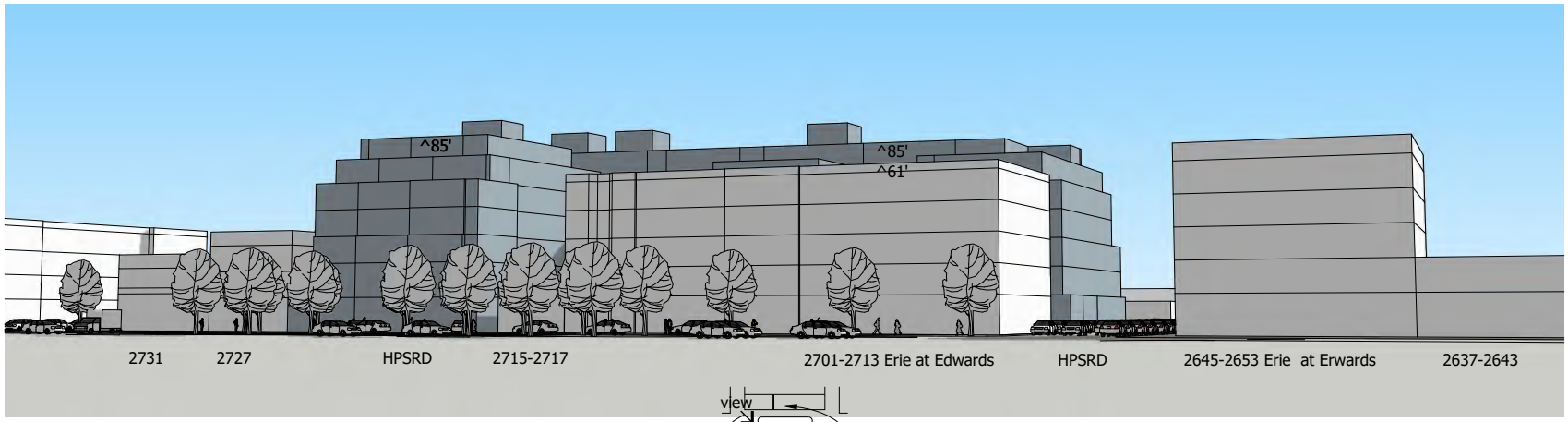
From last September on, I have asked for basic height context for what's now called the HPSRD proposed development on the south side of Hyde Park Square. Consistently, developer representatives have responded inaccurately, confusingly and slowly, so I started a roughly-right sketch block model myself, based on the submitted drawings and bird's-eye-level model photograph, and CAGIS. Those sketches are attached, and you can judge whether you think it might be useful for the planning staff. The sketches are from eye-level to help everyone get a sense of the bulk of the proposed buildings, and for context they include immediately adjacent buildings. For orientation, there are eight compass-point views with key plan, addresses and height tags.

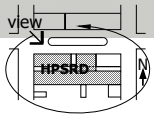
We can talk whenever you'd like about all that's not in the sketches, how I merged what we have from the developers, etc.

Also, because concerns about shadows have been neglected and were dismissed by the proponent representatives without sharing their evidence, shadows are sketched for the same views from the corners of Erie/Edwards (view 1) and Erie/Michigan (view 7). Spring equinox is used for the sun angles, so shadows can be expected to be deeper in the winter, shallower in the summer.

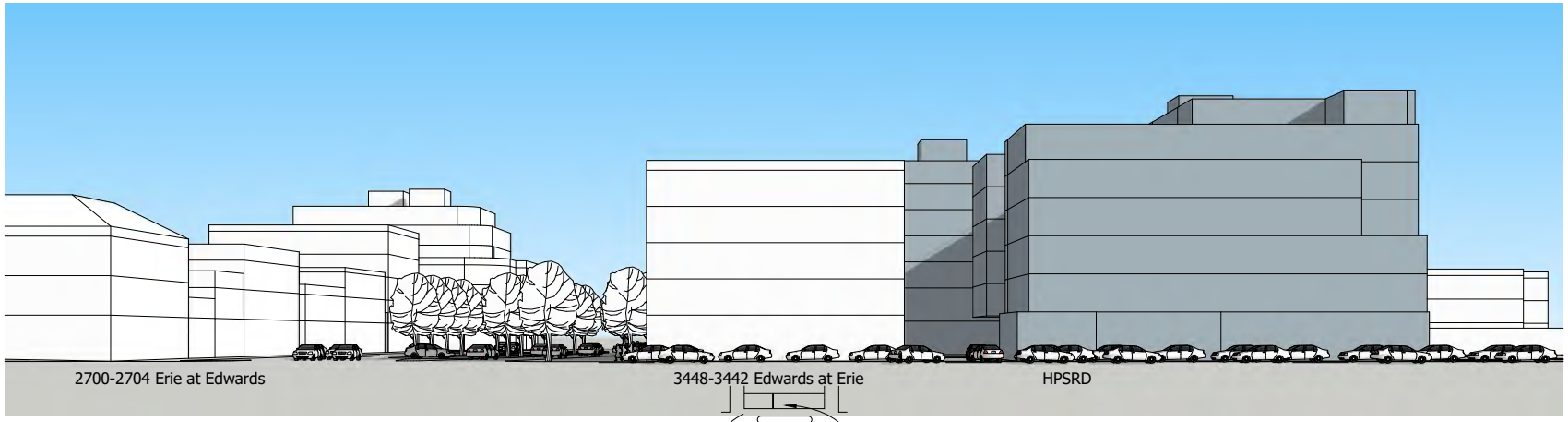
My effort continues to be to help everyone's eyes to be open to what they're judging. Objectively, for neighborhood leadership and hundreds of residents, nothing about the mass, scale and design of the proposed buildings and scope of the HPSRD PD contributes to the Hyde Park pedestrian oriented, commercial neighborhood business district.

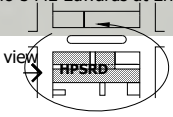
Good weekend,
Couper Gardiner
513/310-3098





^ View southeast from Erie at Edwards

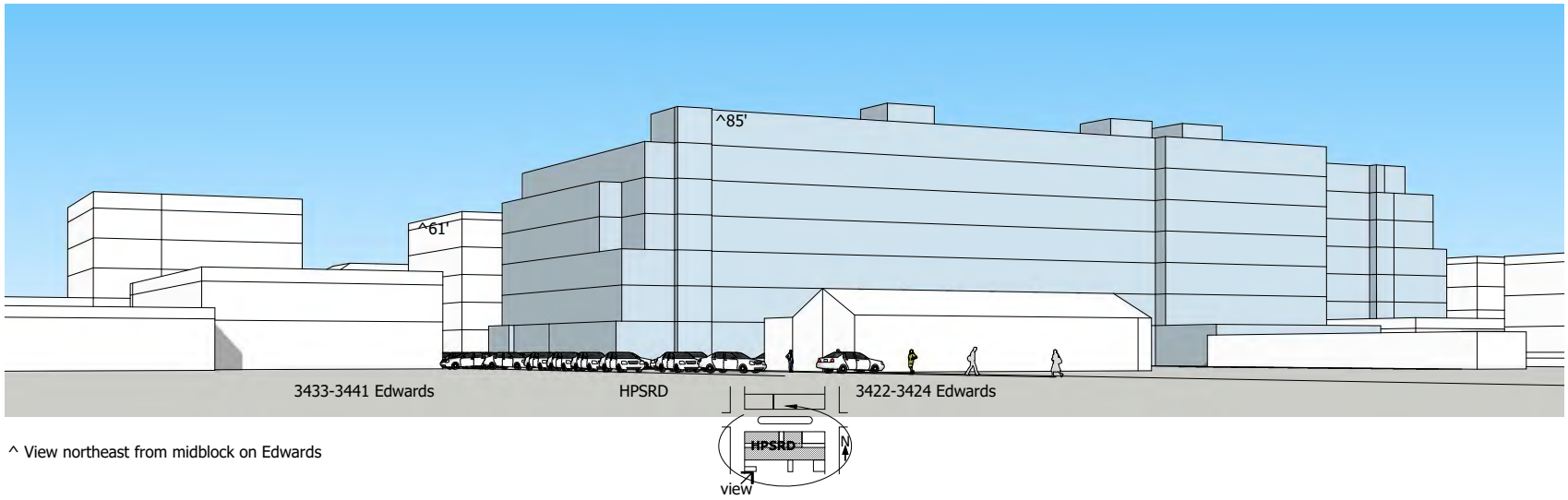




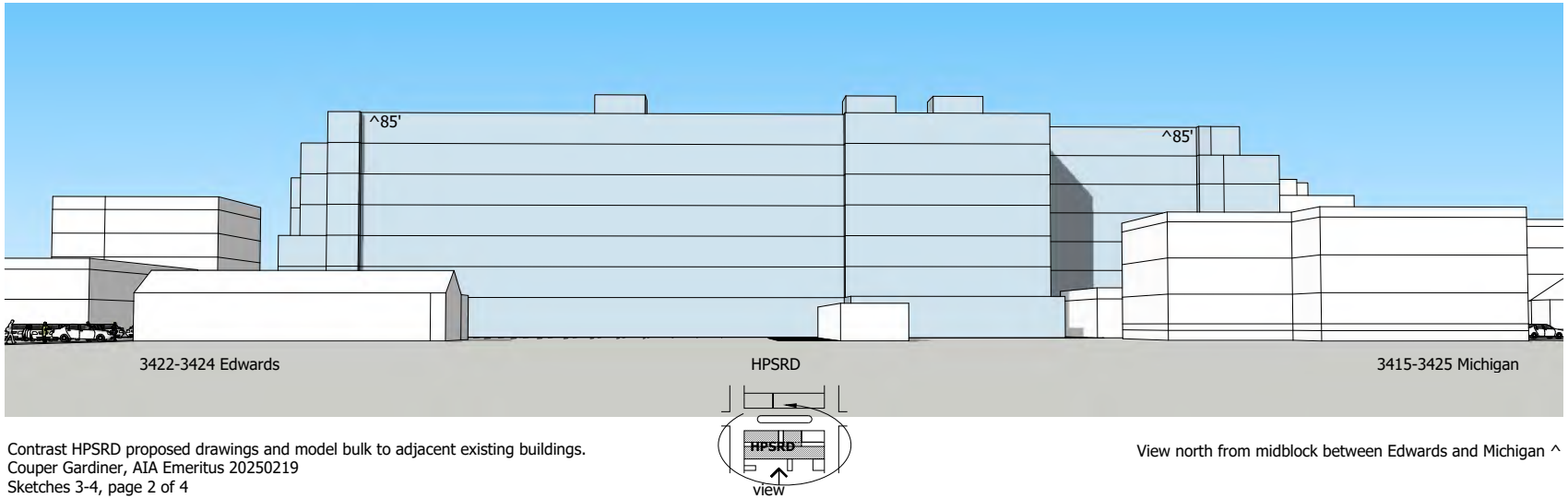
Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketches 1-2, page 1 of 4

Note: Nothing about the mass, scale and design of the proposed buildings and scope of the HPSRD PD contributes to the Hyde Park pedestrian oriented, commercial neighborhood business district.

View east from Edwards ^

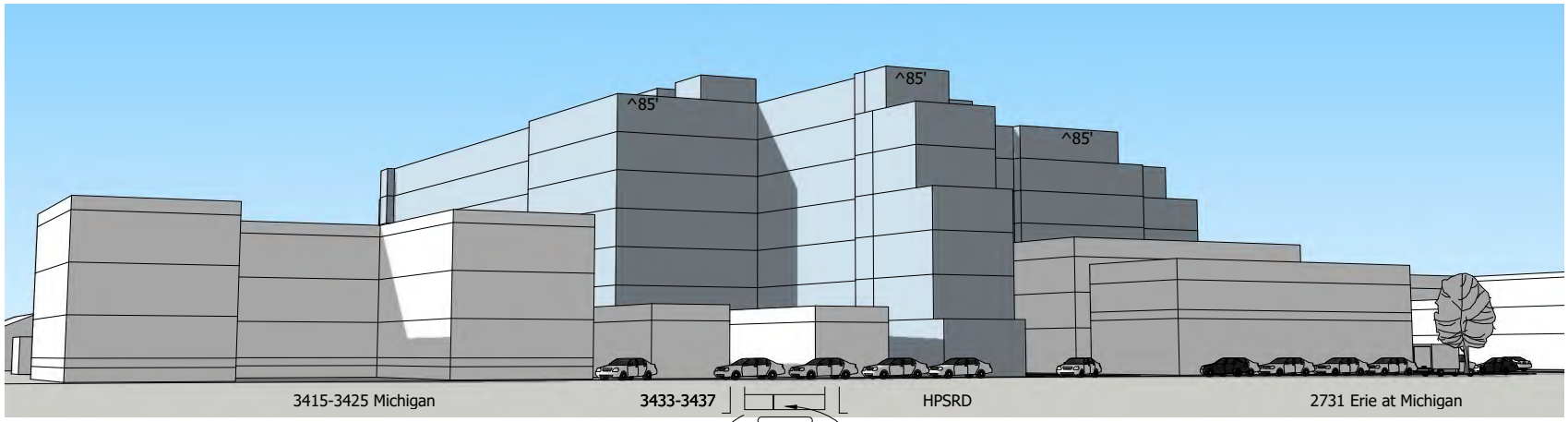


^ View northeast from midblock on Edwards

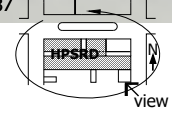


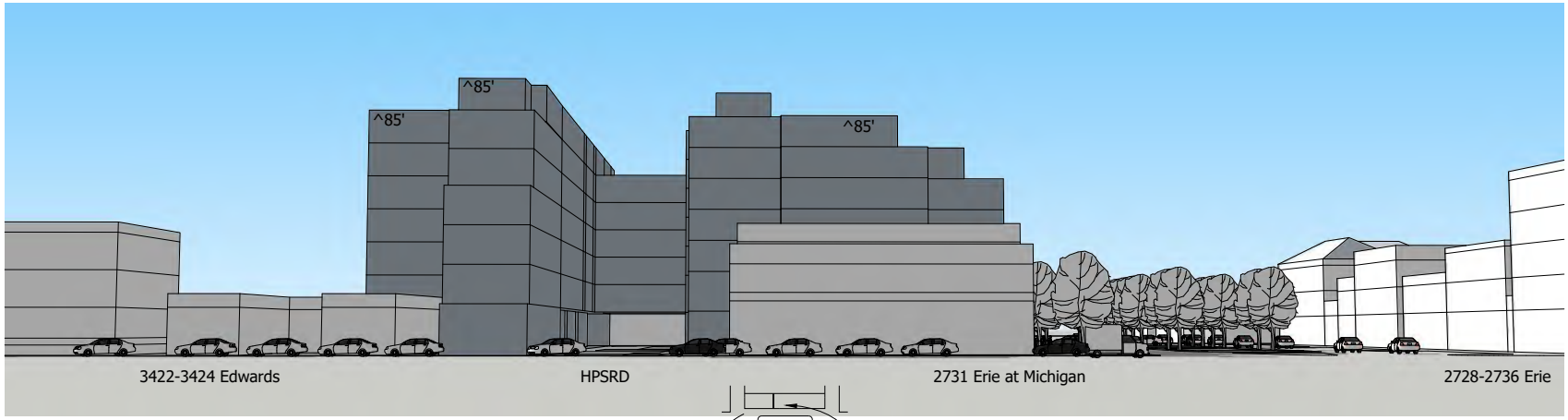
Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketches 3-4, page 2 of 4

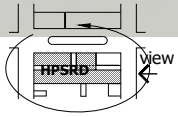
View north from midblock between Edwards and Michigan ^



^ View northeast from midblock on Michigan

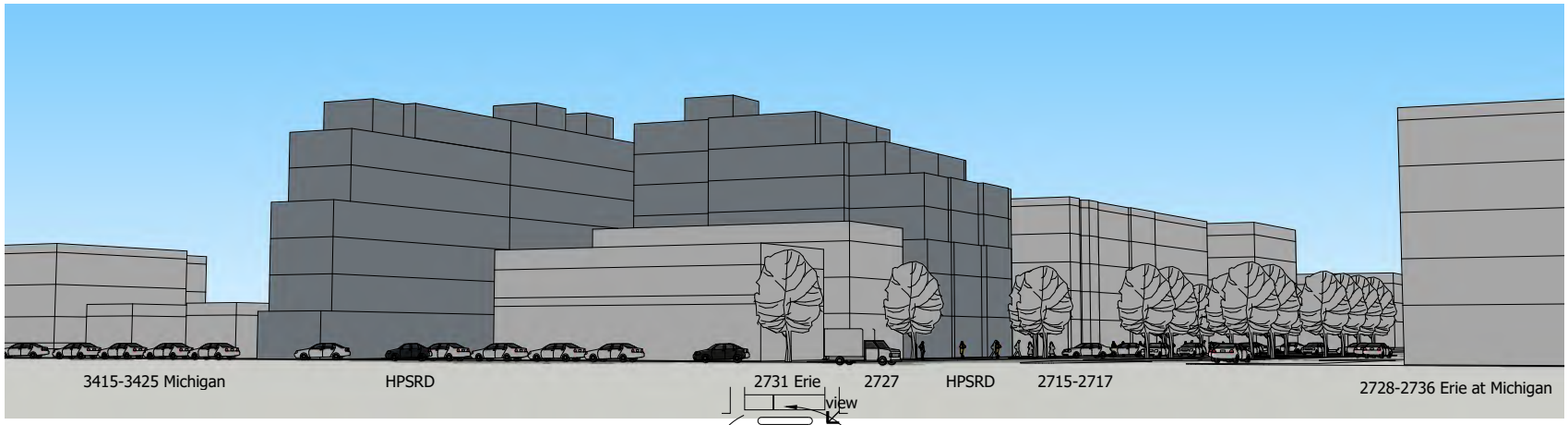




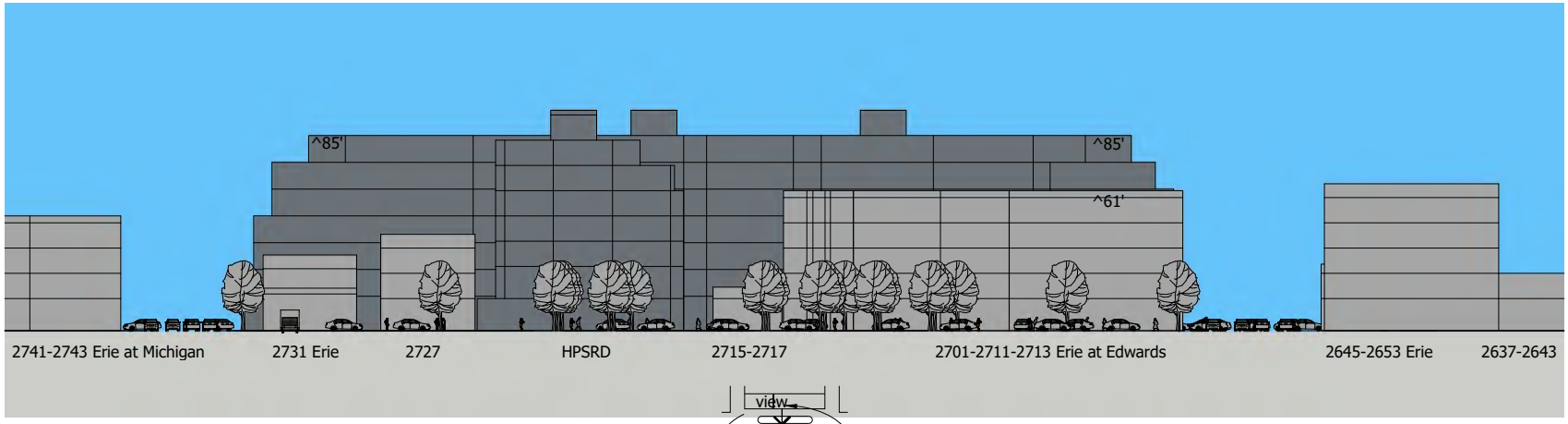


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketches 5-6, page 3 of 4

View east from Michigan ^

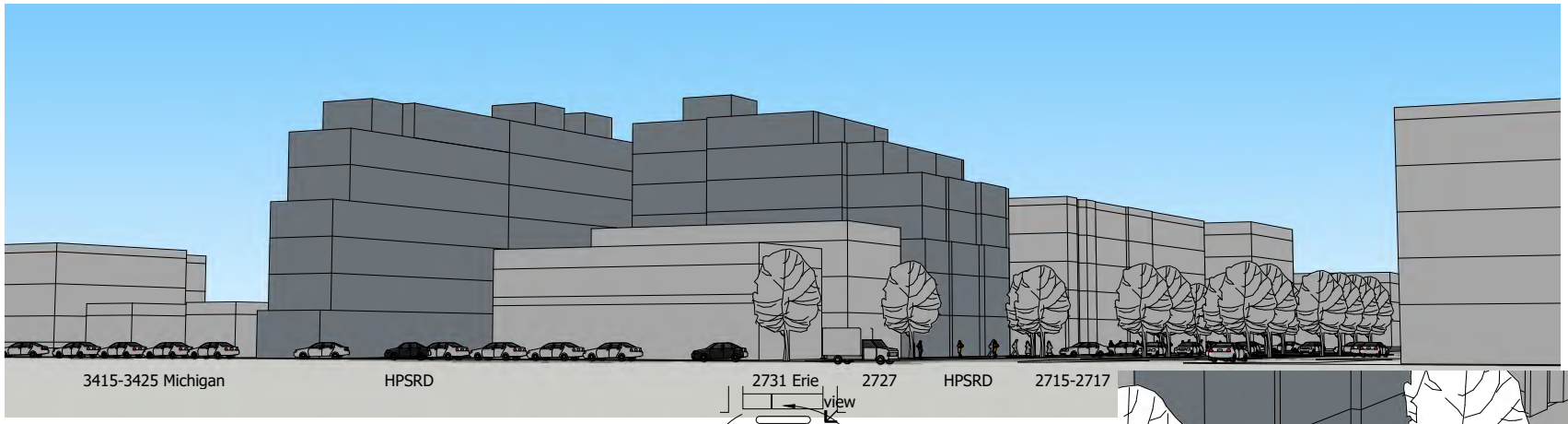


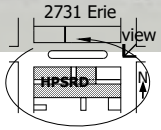
^ View southwest from Erie at Michigan

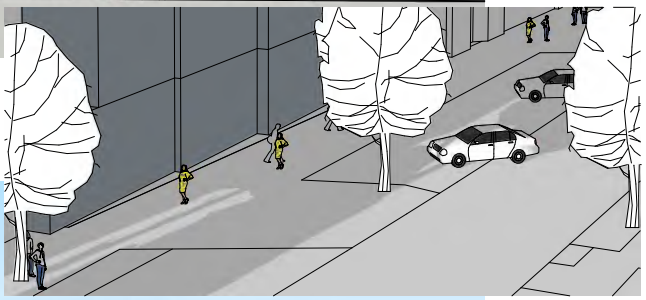


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketches 7-8, page 4 of 4

View south from Erie at Hyde Park Square ^

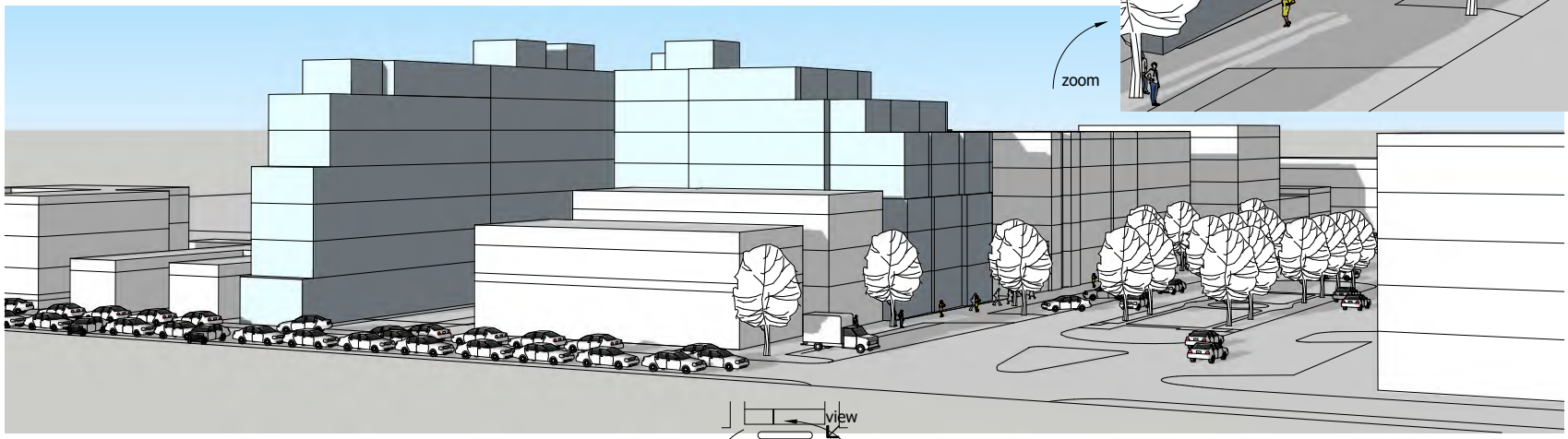


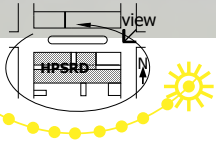




zoom

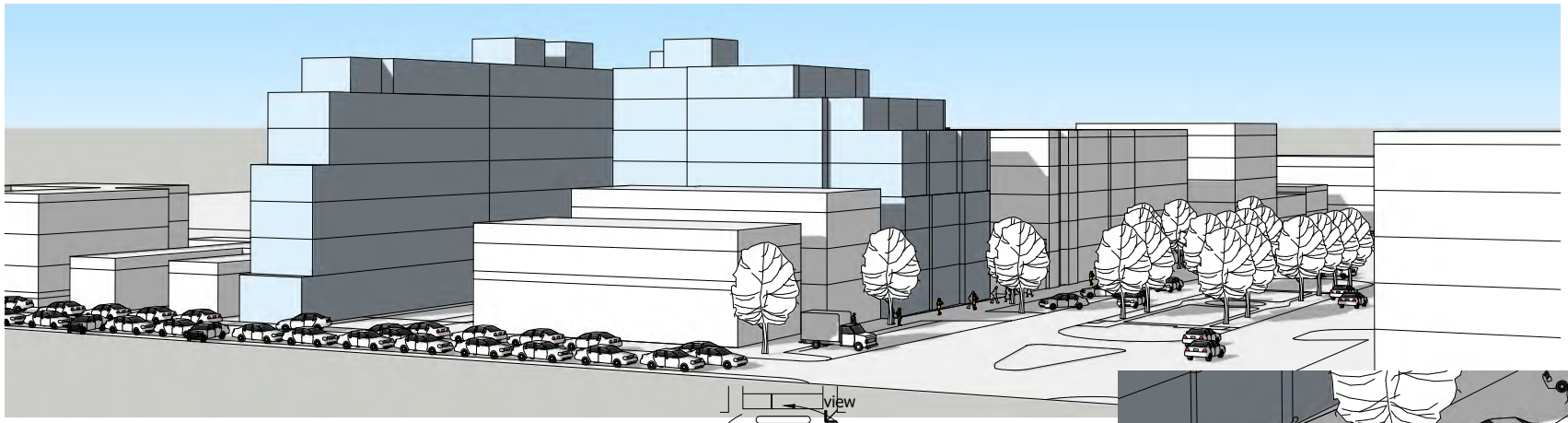
View 7 southwest from Erie at Michigan



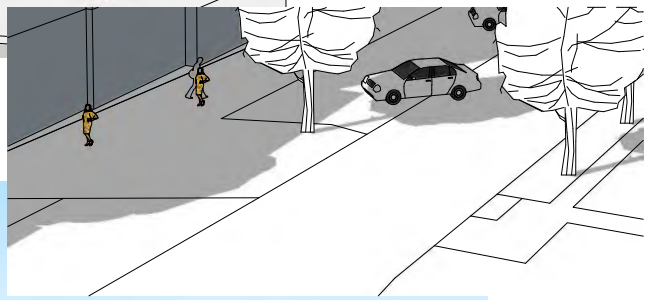


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 7 Shadows, page 1 of 6

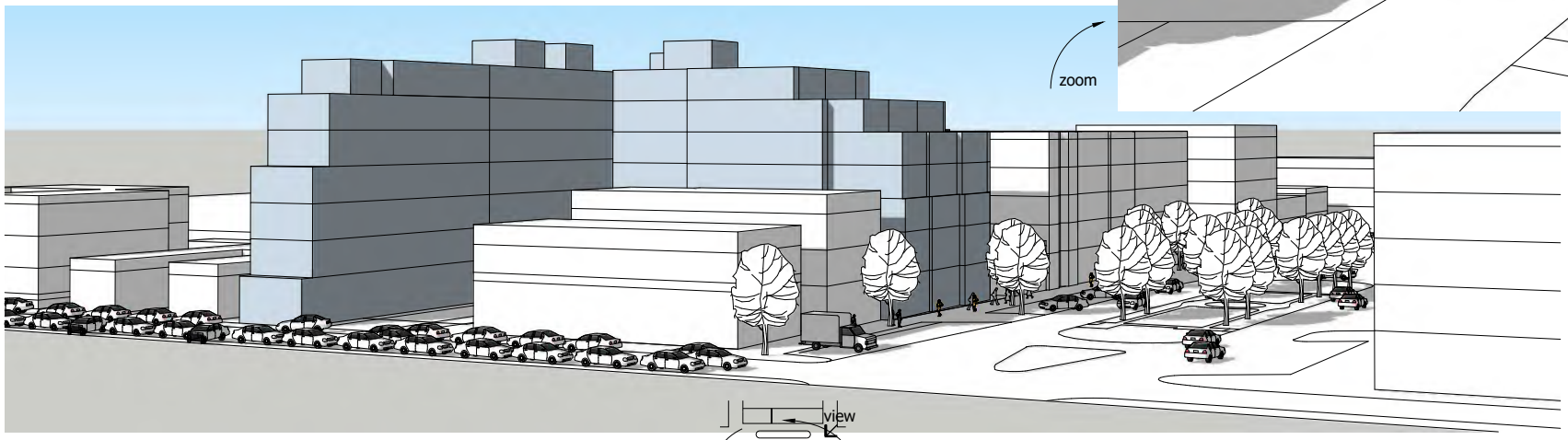
View south from Erie at Hyde Park Square March 21 (Vernal Equinox) Early AM Shadows ^



View 7 southwest from Erie at Michigan

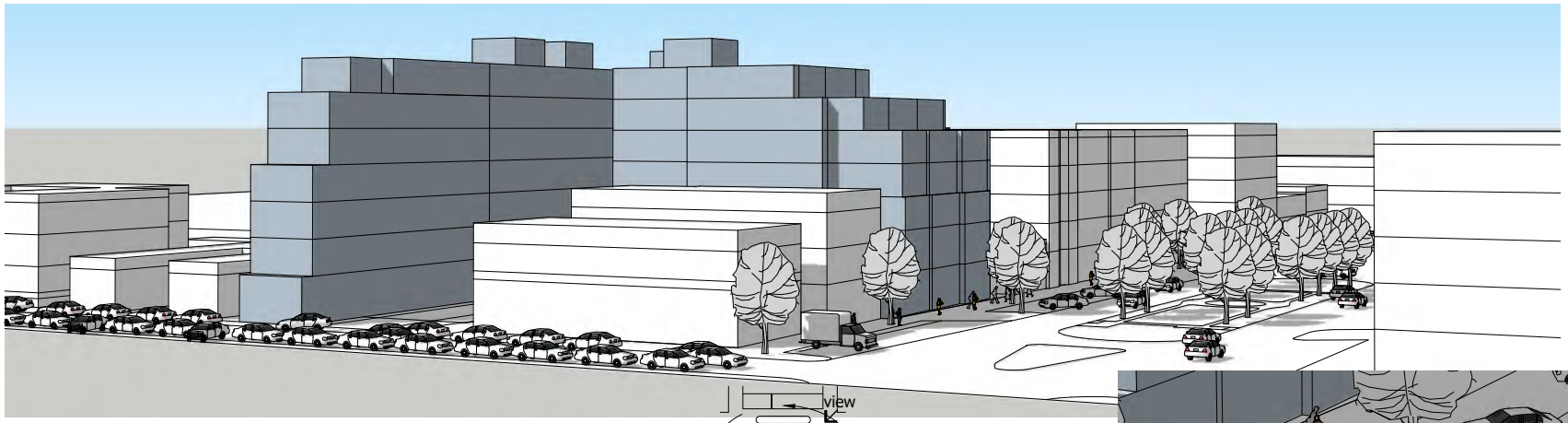


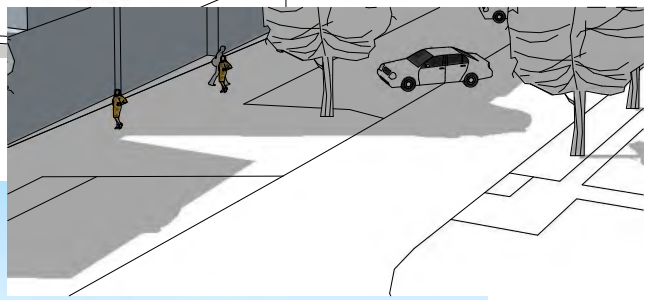
zoom

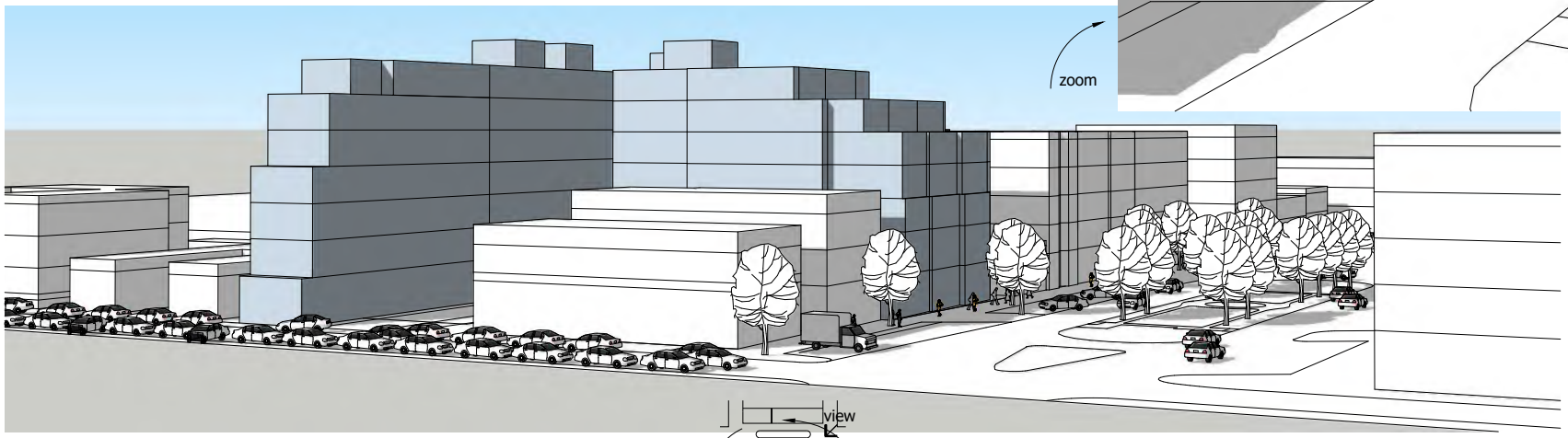


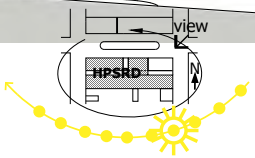
Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 7 Shadows, page 2 of 6

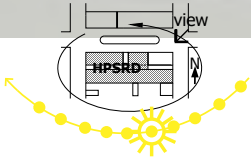
March 21 Morning Shadows 1, 2 ^









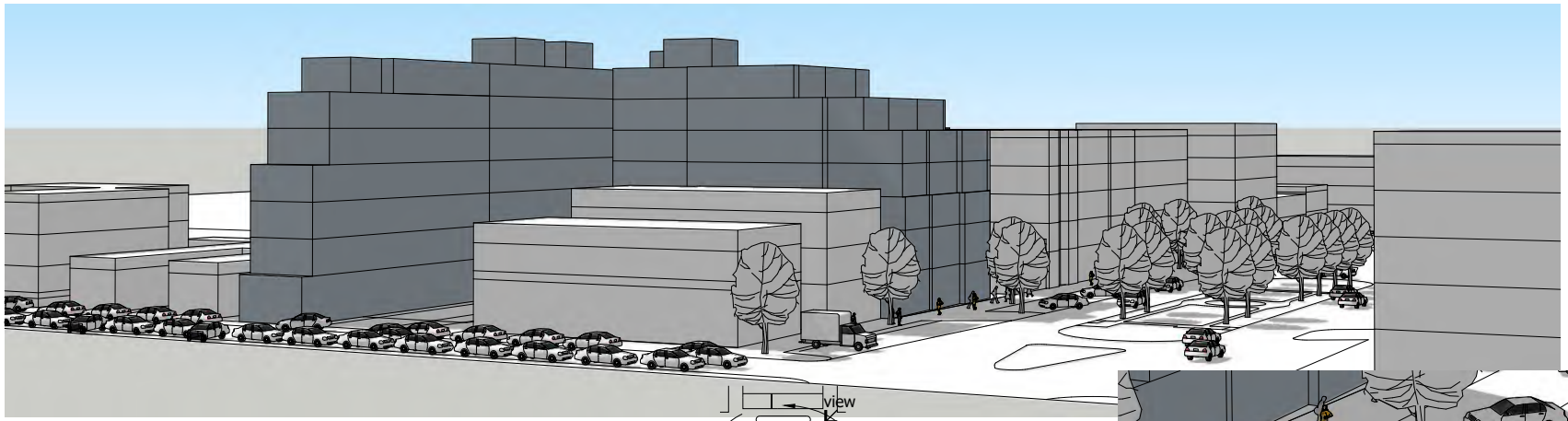


View 7 southwest from Erie at Michigan

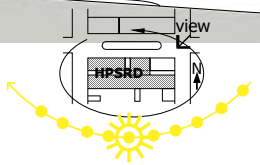
zoom

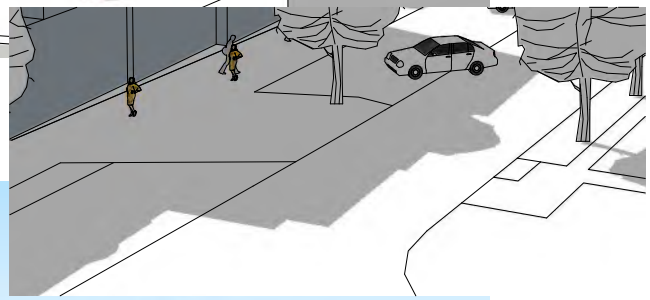
Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 7 Shadows, page 3 of 6

March 21 Late AM Shadows 1, 2 ^



View 7 southwest from Erie at Michigan





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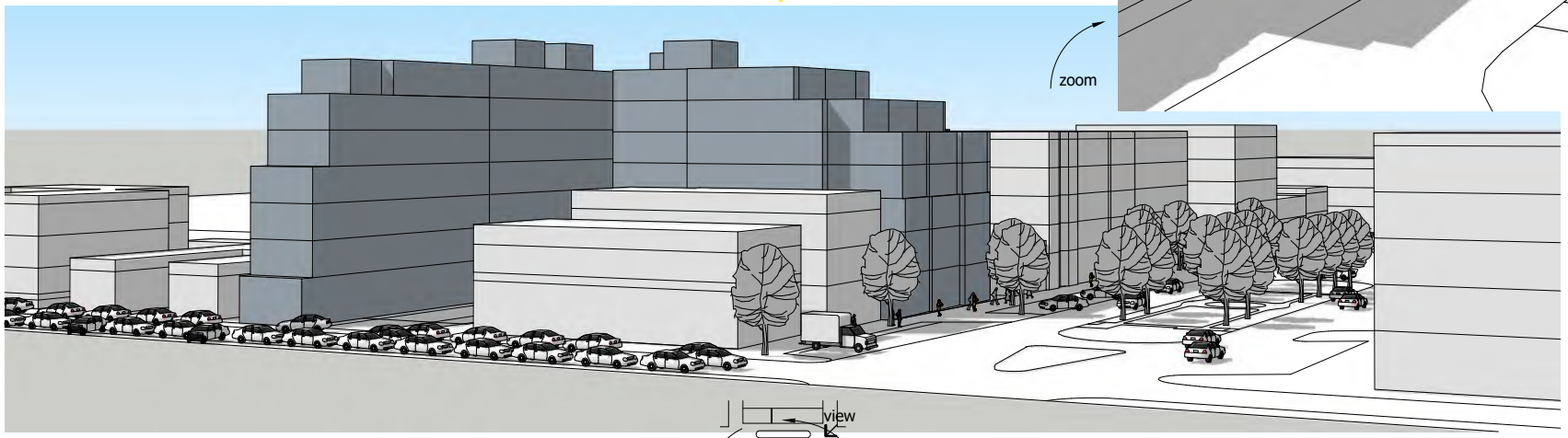
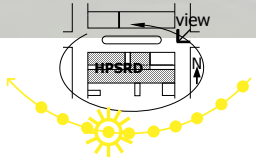
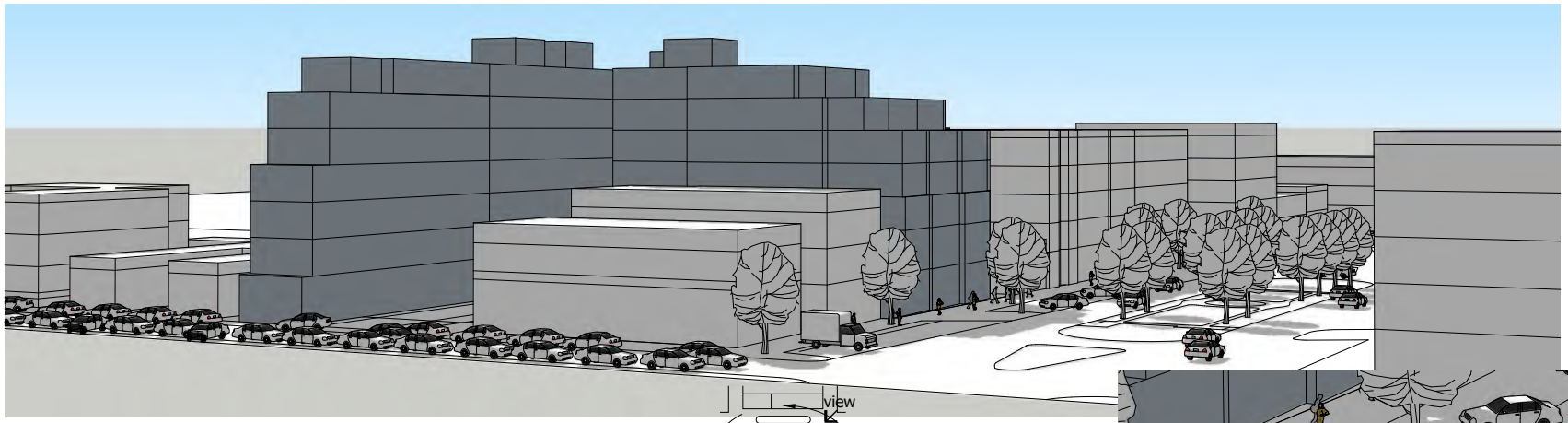


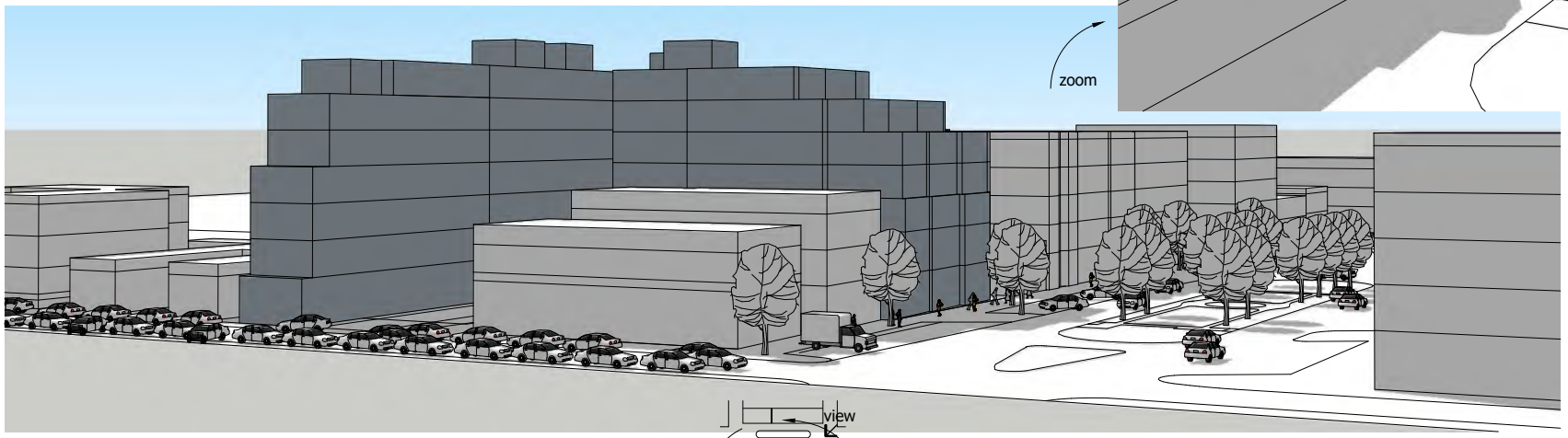


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 7 Shadows, page 4 of 6

March 21 Midday Shadows 1, 2 ^

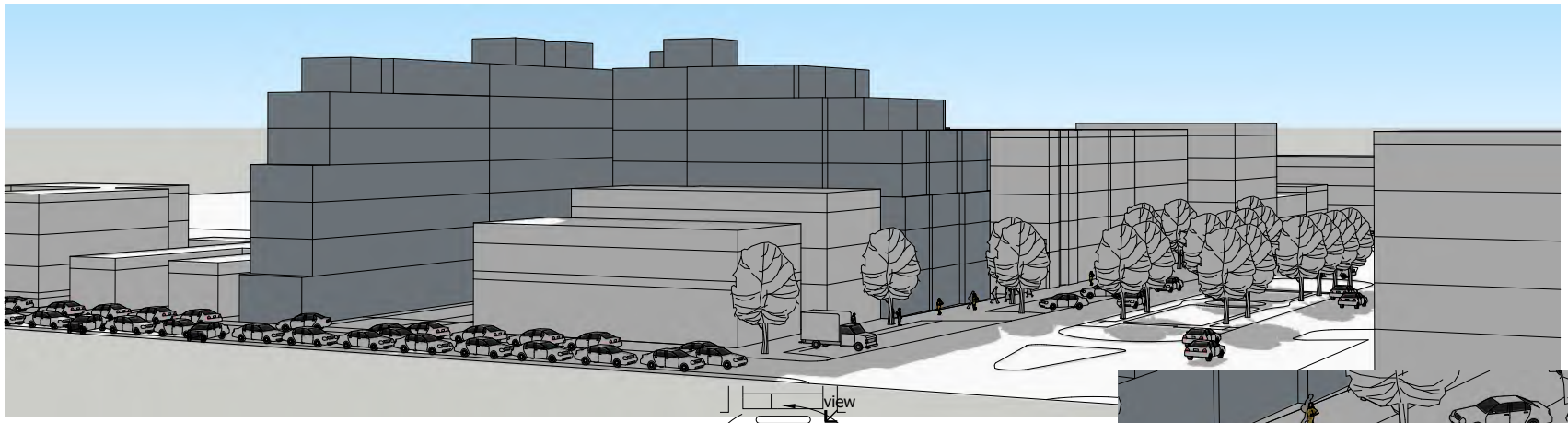


View 7 southwest from Erie at Michigan

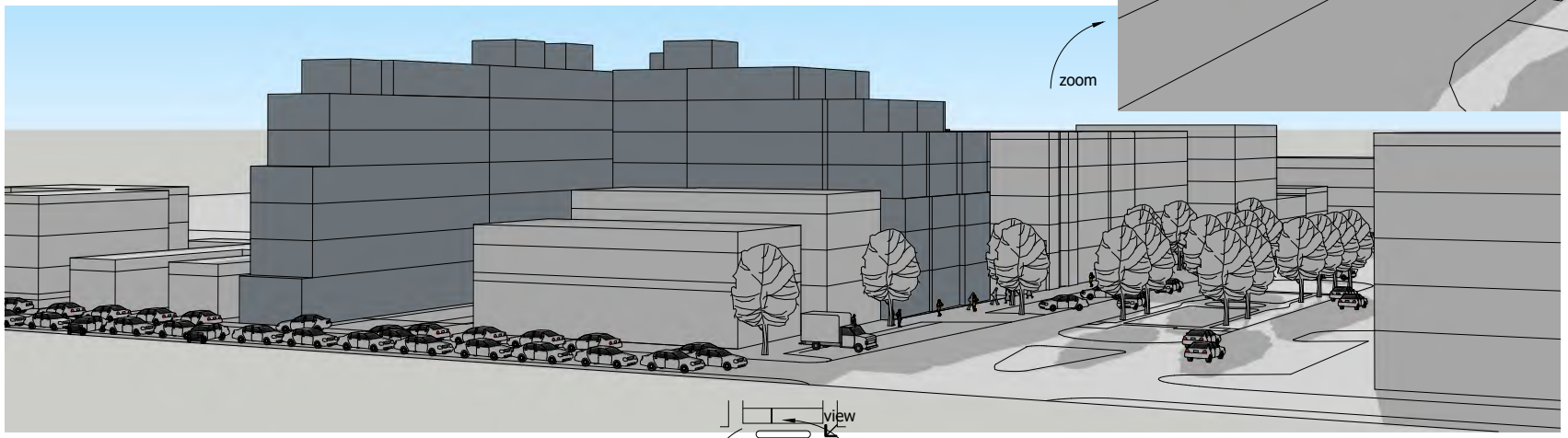


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 7 Shadows, page 5 of 6

March 21 Afternoon Shadows 1, 2 ^

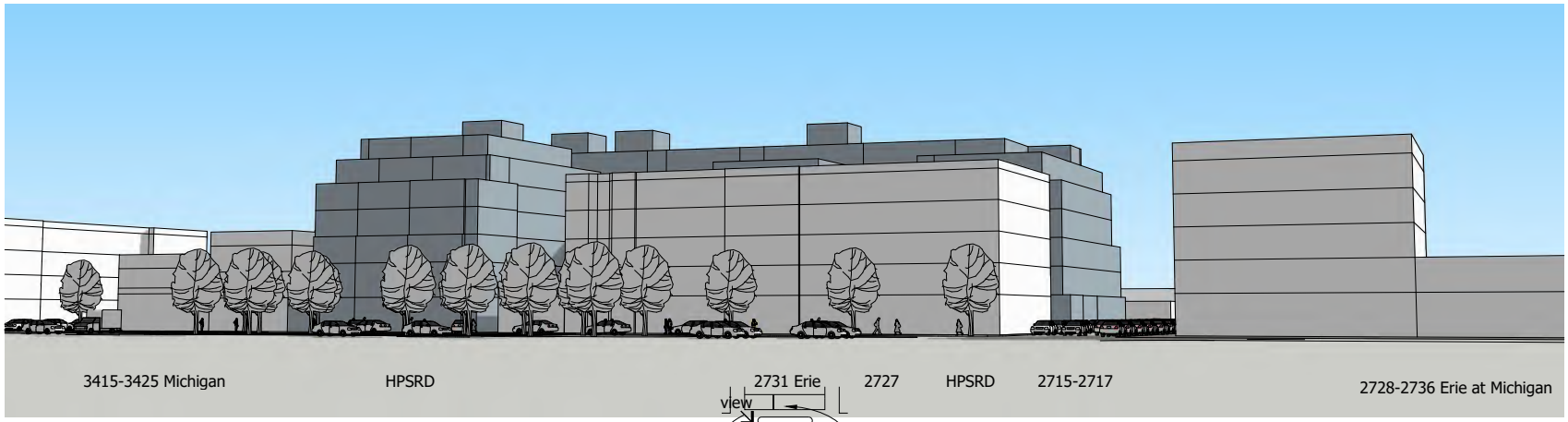


View 7 southwest from Erie at Michigan

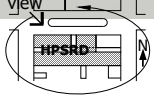


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 7 Shadows, page 6 of 6

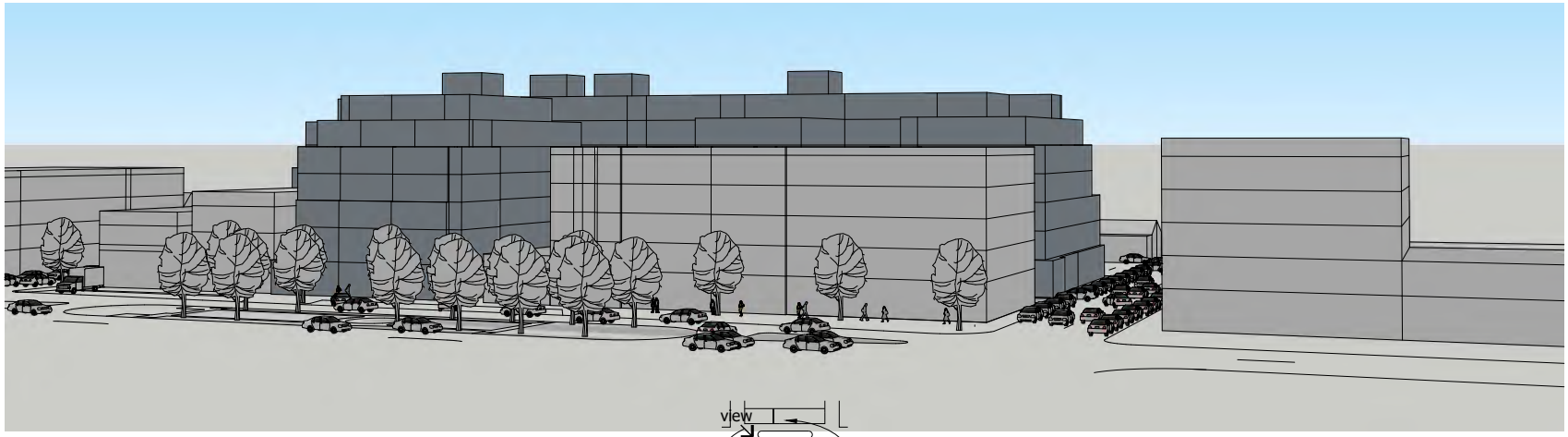
March 21 Late PM Shadows 1, 2 ^



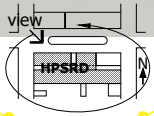
view



View 1 southwest from Erie at Michigan

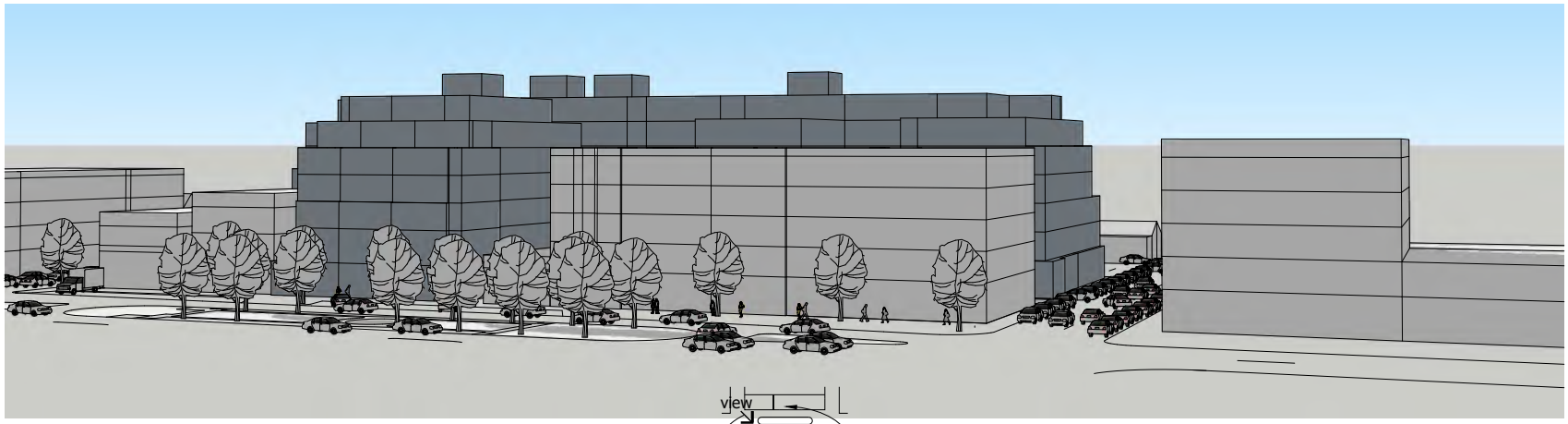


view

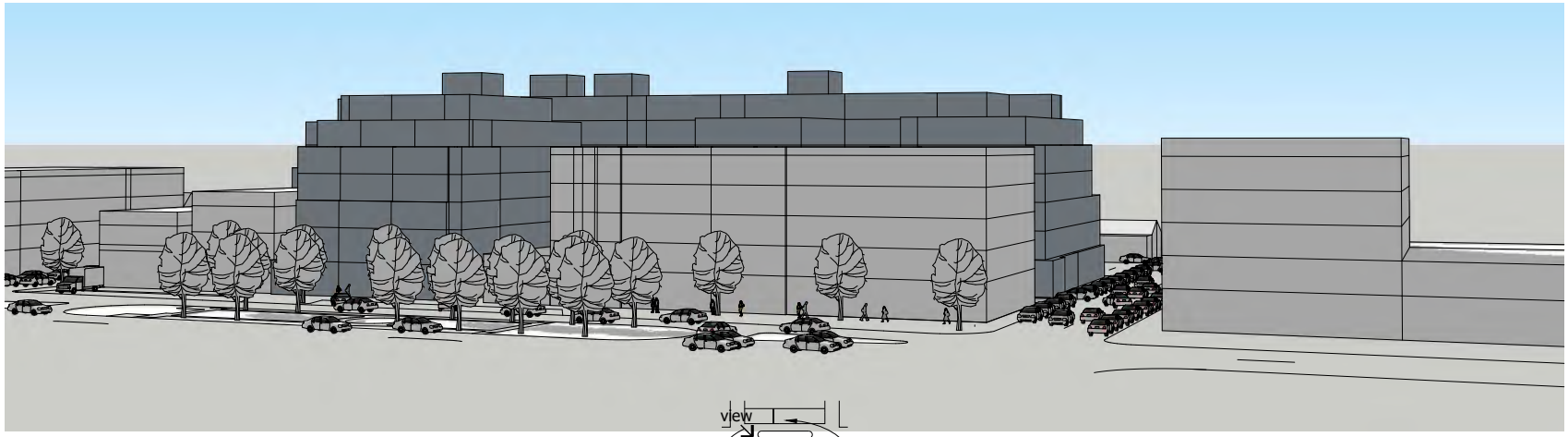


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 1 Shadows, page 1 of 6

View south from Erie at Hyde Park Square Early AM ^

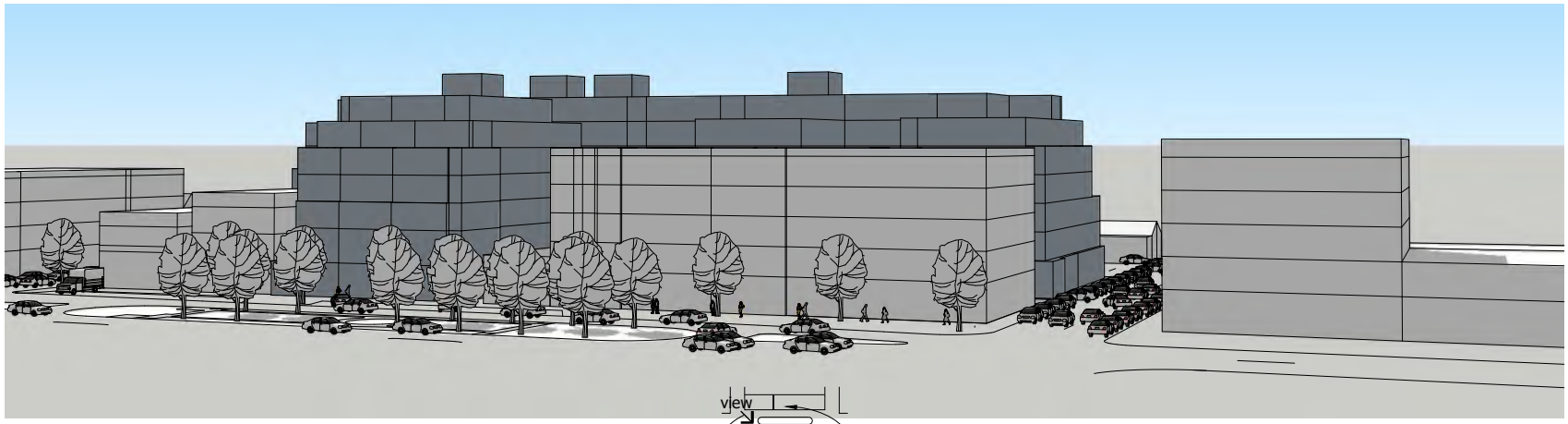


View 1 southwest from Erie at Michigan

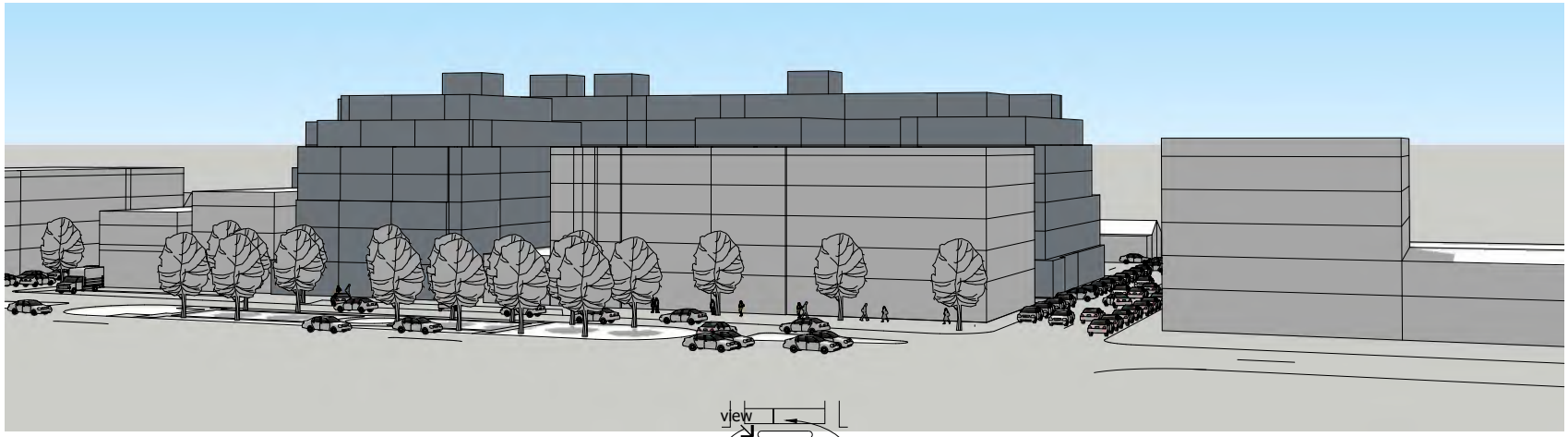


Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 1 Shadows, page 2 of 6

March 21 (Vernal Equinox) Morning Shadows 1, 2 ^

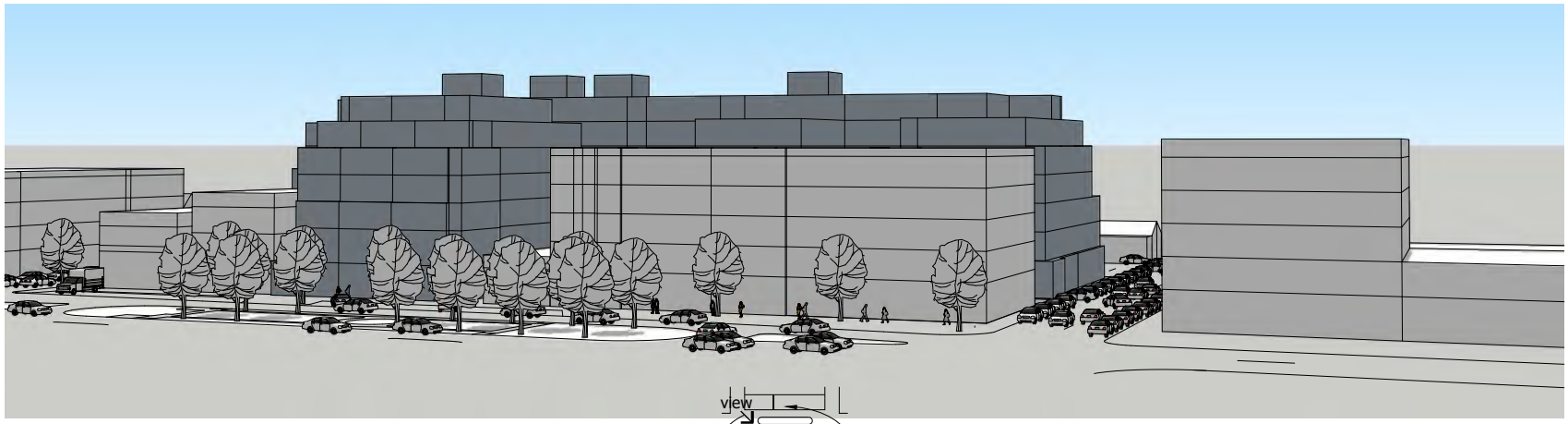


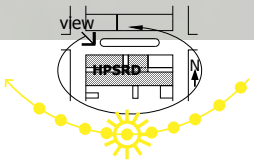
View 1 southwest from Erie at Michigan



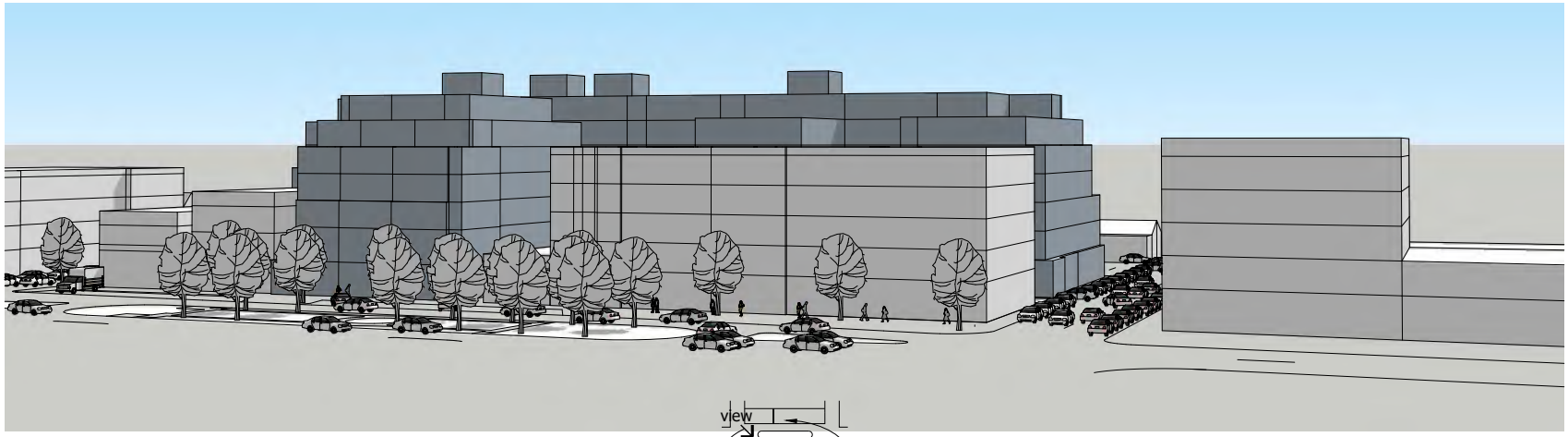
Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 1 Shadows, page 3 of 6

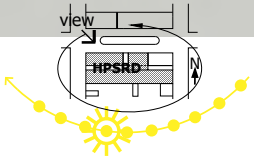
March 21 (Vernal Equinox) Late AM Shadows 1, 2 ^





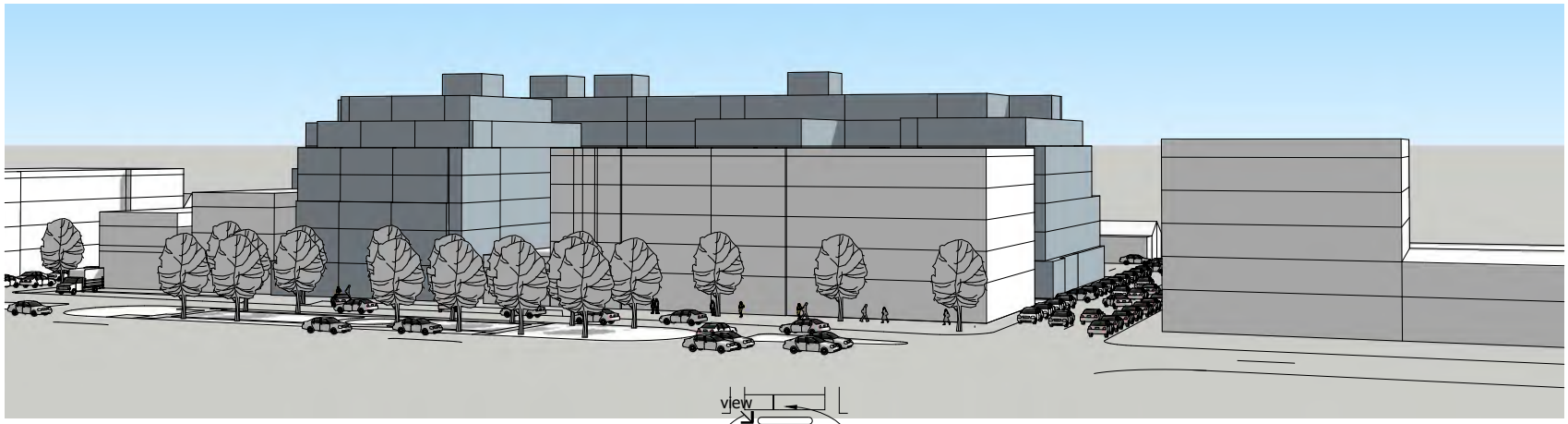
View 1 southwest from Erie at Michigan

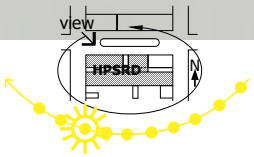




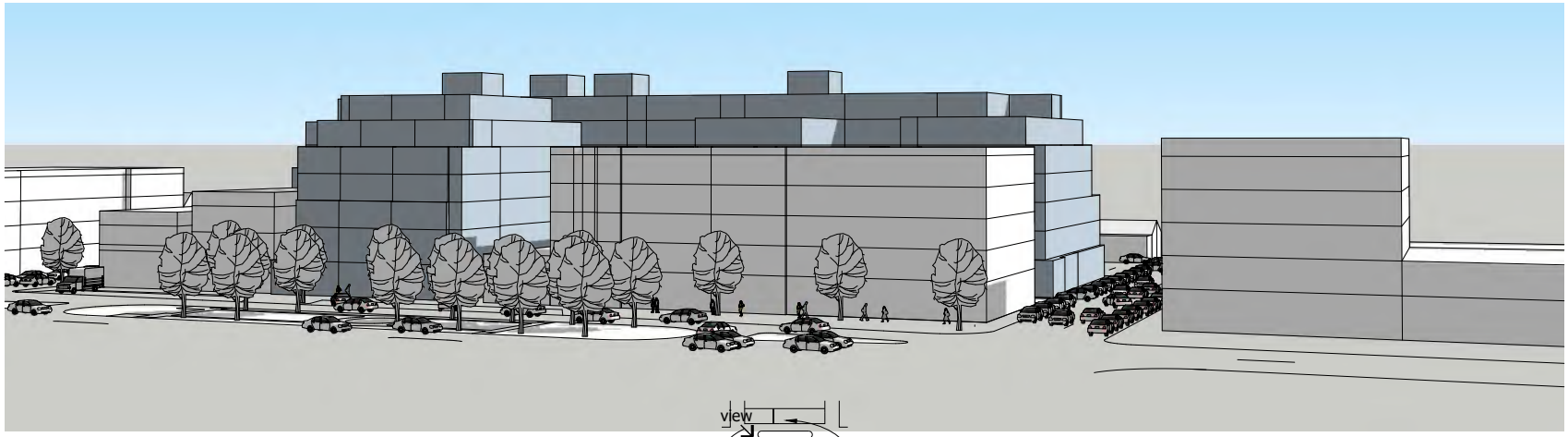
Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 1 Shadows, page 4 of 6

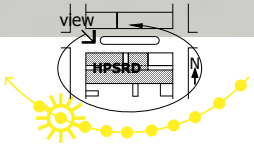
March 21 (Vernal Equinox) Midday Shadows 1, 2 ^





View 1 southwest from Erie at Michigan





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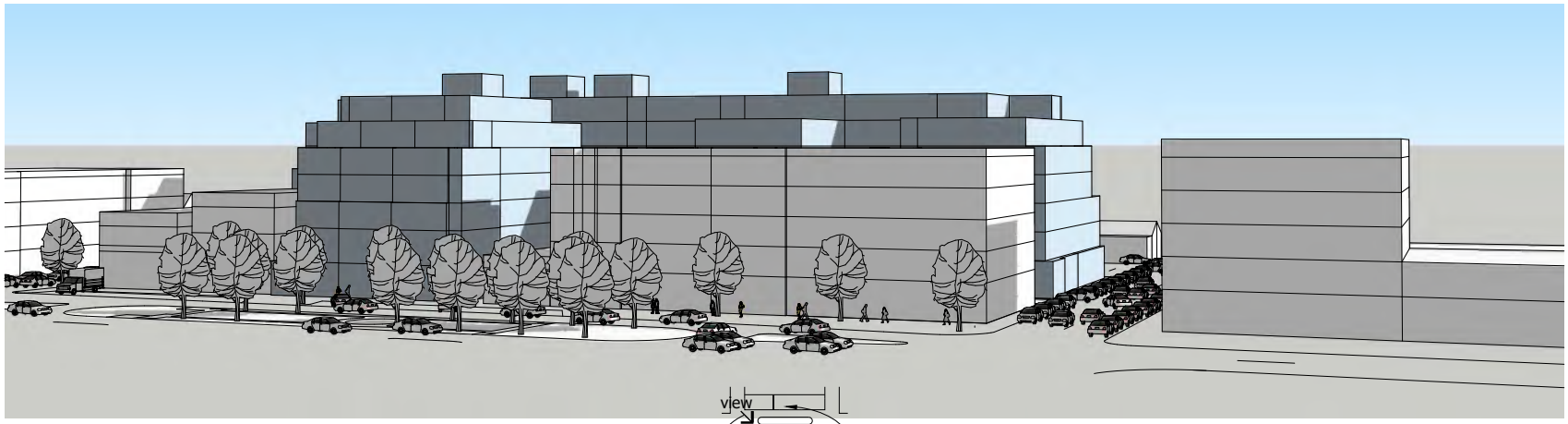
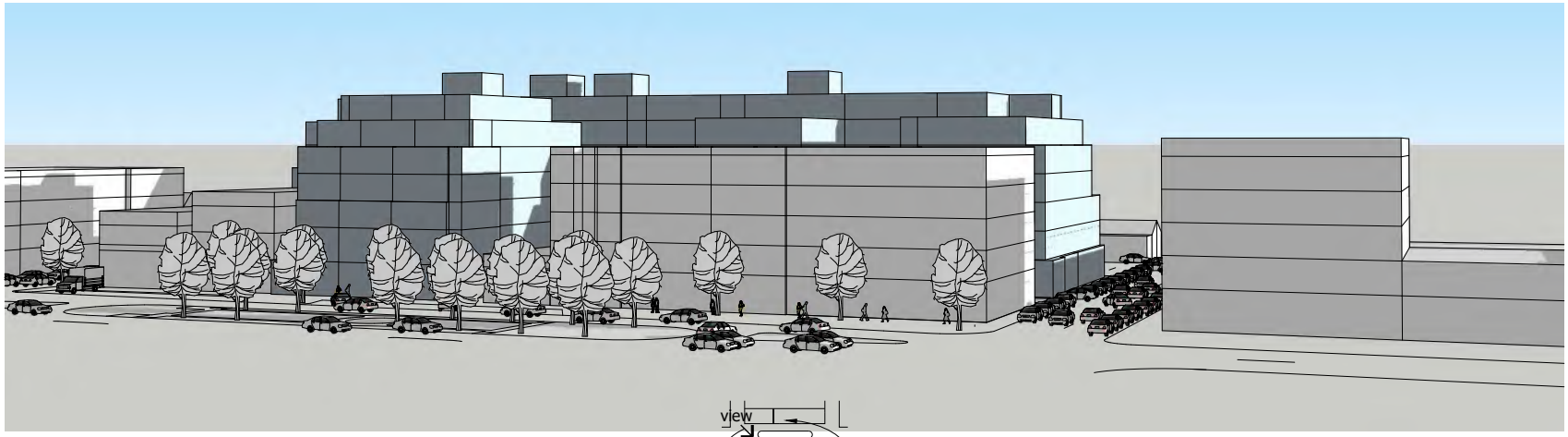
Couper Gardiner, AIA Emeritus 20250219
Sketch 1 Shadows, page 5 of 6

March 21 (Vernal Equinox) Afternoon Shadows 1, 2 ^



View 1 southwest from Erie at Michigan



Contrast HPSRD proposed drawings and model bulk to adjacent existing buildings.
Couper Gardiner, AIA Emeritus 20250219
Sketch 1 Shadows, page 6 of 6

March 21 (Vernal Equinox) Late PM Shadows 1, 2 ^

Outlook

[External Email] Hyde park Square

From Rick castle <1rckcstl@fuse.net>
Date Fri 2/21/2025 3:39 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from 1rckcstl@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

As a local resident of Hyde Park. We stand against this development for the better of our community.
Rick Castle
3626 Michigan Ave
45208
Sent from my iPhone

Outlook

[External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Couper Gardiner <gardiner.gcg@gmail.com>
Date Sat 2/22/2025 1:04 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Dear City of Cincinnati Planning & Engagement Department:
Thank you for yesterday's notification for the Planning Commission meeting in two weeks, with access to application updates.
A neutral observer would judge that, having over-invested in properties central to Hyde Park life and abusing Cincinnati's zoning code, the PD applicant, now HPSRD, is about to destroy what decades of neighbor residents and small business owners, with City support, continue to lift up. Yesterday's 5% tinkering with height that's still 60% over and skirting the importance of on-street parking don't hide the buildings' excessive size.
So everyone could easily picture a coming change, planners used to simply tie balloons at property corners. The update still prevents us from simply picturing the change for ourselves, at eye level and in the context of the life of the Square and adjacent buildings on the block. These buildings average half as high, particularly in contrast to the south wall that will rise in the southern sun like a fully loaded cargo-container ship, broadside from Edwards to Michigan. The impersonal corporate power of this needs to be deflated.
Sincerely,
Couper Gardiner
3547 Mooney Ave
Cincinnati OH 45208

On Sat, Feb 22, 2025 at 8:04 AM Couper Gardiner <gardiner.gcg@gmail.com> wrote:

> Thank you, Andrew, for staying up so late to send this. -Couper Gardiner
>
> On Sat, Feb 22, 2025, 2:07 AM Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:
>
> > Hello,
> >
> > Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. This item has now been scheduled to be considered by the City Planning Commission on **March 7, 2025, at 9:00 AM**, and the notice is attached. The applicant has updated their application materials and included the Traffic Impact Study (TIS), both of which can be found at the links below.
> >
> > Please note that Urban Design Overlay District (UDOD) review is not being sought by the applicant at this hearing, as the applicant intends to seek UDOD approvals at future hearings. This City Planning Commission meeting will consider the proposed Zone Change to Plan Development (PD).

Project Website
Updated Application Materials
Traffic Impact Study (TIS)

PLACE: **Virtually on Zoom or In Person at**
City Hall, Council Chambers, Room 300
801 Plum Street
Cincinnati, Ohio 45202

Attendance: Members of the public may attend in-person at City Hall, watch in real time on CitiCable, or by livestreaming the meeting at www.cincinnati-oh.gov/citicable/.

- Please note that persons must register for the meeting no less than 48 hours in advance of the meeting to gain virtual access to speak at the following link: bit.ly/Hyde-Park-Square-PD-CPC
- If you do not intend to speak, but want to watch virtually, do not request a Zoom link. Please follow live on CitiCable.
- Those who would like to participate in or view the upcoming hearing should carefully review the instructions at the website below. **This hearing will be Legislative**.
- A Staff Report will be available at the website below by 5:00 PM on Friday, February 28, 2025.

www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/

Correspondence: Public comments to be shared with the City Planning Commission may be submitted to the Department of City Planning and Engagement at the following email address: andrew.halt@cincinnati-oh.gov

- Please submit by 1:00 PM on Thursday, February 27, 2025, to be included with the Staff Report packet

Please let me know if you have any questions.

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner
City of Cincinnati **|** Department of City Planning and Engagement
Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)| Facebook **|** Twitter **|** Website **|** Plan Cincinnati
Pronouns: He/Him/His

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

Outlook

[External Email] Save Hyde Park Square

From Dana H <inohdana@gmail.com>
Date Sun 2/23/2025 4:24 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from inohdana@gmail.com. Learn why this is important

External Email Communication

Dear Andrew,
I have read the updated PLK proposal and the slight changes haven't changed my position at all. I think the article published in the Enquirer written by resident Lois Mentrup sums up the community's concerns.

She wrote:

The city of Cincinnati's zoning code provides developers with a dangerous loophole − one that could ruin the historic, iconic Hyde Park Square and many of the city's other beautiful neighborhoods.

This loophole is called a "Planned Development," or PD, and it is commonly used by private developers in Cincinnati and elsewhere. In theory, it is designed to encourage "more efficient and economic development of property than ordinarily permitted by conventional zoning," according to the Cincinnati zoning code.

But in reality, this "PD loophole" has increasingly become a means by which Cincinnati developers ignore current zoning rules to maximize their profits. Often, proposed Planned Developments directly conflict with the desires of city residents, who are caught by surprise because they have no idea that this zoning code loophole even exists.

The company planning to redevelop Hyde Park Square is taking advantage of this loophole by seeking Planned Development status for its plan. If it is successful, the developer will construct a massive seven-story, 85-foot-high apartment building and an 85-foot-high hotel right in the heart of Hyde Park Square − both of which are not permitted by existing zoning codes. Zoning codes in the Hyde Park Square neighborhood business district limit building height to 50 feet (four stories) and do not allow a hotel.

The current zoning codes − which also regulate aesthetic issues such as signage, windows, and architectural design − were created to protect the existing character of many of the city's historic neighborhoods, including Hyde Park Square, Mt. Lookout, Clifton and others.

However, once an area is designated as a Planned Development, the developer can ignore these codes. This sets a dangerous precedent that can affect a neighborhood for years to come. After all, if the current developer builds seven-story buildings that are 70% higher than existing buildings on the Square, what's to stop the next developer from using the PD loophole to build 12-story buildings?

Proponents of the PD loophole claim it is necessary to encourage development in Cincinnati. However, I argue that developers have already built successful projects in Hyde Park Square without taking advantage of this loophole. This includes the recently constructed Skyler development, which followed current zoning rules with one minor variance.

Despite what many people think, Hyde Park residents are not a bunch of NIMBYs fighting every development proposed in the neighborhood. They have concerns about this development that go well beyond just preserving Hyde Park Square's current charm.

This development could permanently damage the health of Hyde Park's thriving local businesses. Many have told the city they are worried that the prolonged construction required for such a massive development will drive customers away.

The developer's plan − which includes a new road right across from Hyde Park School − will threaten the safety of schoolchildren and other pedestrians.

The development will increase the area's existing traffic congestion. Cars already back up for long distances on Edwards and Observatory during rush hour and during pick up and drop off times at Hyde Park School.

The developer claims its Planned Development will improve the already limited parking in Hyde Park Square, but a detailed analysis proves it will actually make parking in the Square much worse.

The neighborhood and other city residents have spoken up loudly against the massive size of this proposed development. More than 2,250 have already signed a change.org petition asking city officials to require the developer to adhere to current Hyde Park Square zoning laws. After all, if this city continues to allow developers to ignore current zoning codes, what is the purpose of even having them?

The question is whether the very loud voices of city residents will be heard by City Council and other city officials − or whether they will give this developer carte blanche to potentially destroy a city gem. Their decision on Hyde Park Square could set a dangerous precedent that could impact many of Cincinnati's other beautiful, historic neighborhoods − the very neighborhoods that make living in Cincinnati so special.

Again, thank you you listening, and I'm hoping the city understands the residents of Hyde Park don't think we need revision or revitalization! We weren't blighted or declining. We want to preserve our unique character and vibrant outdoor loving, peaceful community. One that enjoys the calls of children playing, saying hello to families walking by and the nonstop runners and dog walkers.

Best,

Dana Hogan

Sent from my iPad Dana Hogan

Outlook

[External Email] Hyde Park Square Development

From David Locke <davidlocke83@gmail.com>

Date Sat 2/22/2025 12:44 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>

Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Leslie Locke <lockeleslie1@gmail.com>

Some people who received this message don't often get email from davidlocke83@gmail.com. Learn why this is important

External Email Communication

We are expressing our deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While we support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position we support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Concerned city residents and homeowners,

David and Leslie Locke
2838 Victoria Ave
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Juli Russell <julipom1@gmail.com>
Date Sat 2/22/2025 1:19 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from julipom1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Juli Russell
3426 Ault View Ave

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Michael Fain <michaelfain1@aol.com>
Date Sat 2/22/2025 11:49 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from michaelfain1@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Michael A Fain MD

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Randy Cook <rscook2424@gmail.com>
Date Sat 2/22/2025 4:11 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

You don't often get email from rscook2424@gmail.com. Learn why this is important

External Email Communication

Dear Office of City of Cincinnati Planning

I am expressing my deep concern about the size and purpose of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. I do not support a new development in the area. By doing so, you destroy the character and charm of Hyde Park Square.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height.

Please inform PLK Communities to abandon their development. It's an eyesore to the Hyde Park Community. We need to invest in HOME OWNERSHIP and not rentals. It's bad for the city and the economy to build big-box rental properties. Keep the charm of Hyde Park Square before you destroy another gem of the city.

Thank you for your attention,

Randy Cook
(he/him/his)
rscook2424@gmail.com

Outlook

[External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Dan Fleshour <dflesh1@gmail.com>
Date Sun 2/23/2025 7:00 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from dflesh1@gmail.com. Learn why this is important

External Email Communication

Thanks for the correspondence Andrew,

I see the updated information is all about the building height, parking and traffic.

I live on linwood avenue and avoid observatory / Edward because it is already at full capacity during rush hour for the traffic

More importantly, what is the developer doing about the combined storm/sanitary sewer. The proposal says they will discharge to the combined sewer system.

This sewer system is already overloaded. Living on linwood the combined sewer system backs up in my basement during heavy rains, which includes sewage.

Adding 90 motel units and 120 rental units, that is 180 units.

The general average for a single apartment of wastewater is around 200 gallons per day, so for 180 units that's an additional 36,000 gallons per day to an already overloaded system.

MSD is currently studying the sewer overflows in Mt lookout and Columbian-Tuslum areas.

Please have the developer look at the sewer impact .

They need to coordinate with MSD and look at the impact downstream of the square

Thanks,

Dan Fleshour

On Fri, Feb 21, 2025 at 9:35 PM Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

Hello,

Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. This item has now been scheduled to be considered by the City Planning Commission on **March 7, 2025, at 9:00 AM**, and the notice is attached. The applicant has updated their application materials and included the Traffic Impact Study (TIS), both of which can be found at the links below.

Please note that Urban Design Overlay District (UDOD) review is not being sought by the applicant at this hearing, as the applicant intends to seek UDOD approvals at future hearings. This City Planning Commission meeting will consider the proposed Zone Change to Plan Development (PD).

Project Website
Updated Application Materials
Traffic Impact Study (TIS)

PLACE: **Virtually on Zoom or In Person at**
City Hall, Council Chambers, Room 300
801 Plum Street
Cincinnati, Ohio 45202

Attendance: Members of the public may attend in-person at City Hall, watch in real time on CitiCable, or by livestreaming the meeting at **www.cincinnati-oh.gov/citicable/**.

- Please note that persons must register for the meeting no less than 48 hours in advance of the meeting to gain virtual access to speak at the following link: **bit.ly/Hyde-Park-Square-PD-CPC**
- If you do not intend to speak, but want to watch virtually, do not request a Zoom link. Please follow live on **CitiCable**.
- Those who would like to participate in or view the upcoming hearing should carefully review the instructions at the website below. **This hearing will be Legislative**.
- A Staff Report will be available at the website below by 5:00 PM on Friday, February 28, 2025.

www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/

Correspondence: Public comments to be shared with the City Planning Commission may be submitted to the Department of City Planning and Engagement at the following email address: andrew.halt@cincinnati-oh.gov

- Please submit by 1:00 PM on Thursday, February 27, 2025, to be included with the Staff Report packet

Please let me know if you have any questions.

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner
City of Cincinnati **|** Department of City Planning and Engagement
Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)| Facebook **|** Twitter **|** Website **|** Plan Cincinnati
Pronouns: He/Him/His


city of
CINCINNATI
CITY PLANNING &
ENGAGEMENT

Outlook

[External Email] Hyde park project

From Ellen Daly <biaptandpilates@gmail.com>
Date Sun 2/23/2025 6:46 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from biaptandpilates@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Dear City planning committee,
I cannot state more eloquently or with more specific facts than the speakers during the last public meeting that this project is too big for this very small square. Considering these zoning rules were recently established with much thought and discussion it is worrisome a variance is already being discussed. Please do not allow the variance to the zoning laws. I truly believe it is a safety issue for pedestrians and students, will irrevocably change the neighborhood from charming to cookie cutter concrete. Hyde park has had many big projects in and nearby in the past decade that have brought more people but not much else. Again, please vote no on the variance change and thank you for considering my input.
Ellen Daly
25 year Hyde park homeowner

Sent from my iPhone

Outlook

[External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Jeannie <jje@fuse.net>
Date Sun 2/23/2025 12:19 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

unfortunately, I will be at work Friday March 7 at 9 AM and cannot get away. However, I would like the record to show. I am opposed to any proposals that include changing the current zoning. Changes to the current zoning will not only ruin the feel of our neighborhood. It'll put all the pedestrians, including the school kids safety at risk with increased traffic and our current infrastructure cannot handle it.

Thanks, Jeannie

Sent from my iPhone

> On Feb 21, 2025, at 3:04 PM, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:
>
> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. This item has now been scheduled to be considered by the City Planning Commission on **March 7, 2025, at 9:00 AM**, and the notice is attached. The applicant has updated their application materials and included the Traffic Impact Study (TIS), both of which can be found at the links below.
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> **Project Website**
> **Updated Application Materials**
> **Traffic Impact Study (TIS)**
>
> **PLACE:** **Virtually on Zoom or In Person at**
> **City Hall, Council Chambers, Room 300**
> **801 Plum Street**

Cincinnati, Ohio 45202

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www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/

Correspondence: Public comments to be shared with the City Planning Commission may be submitted to the Department of City Planning and Engagement at the following email address: andrew.halt@cincinnati-oh.gov

- Please submit by 1:00 PM on Thursday, February 27, 2025, to be included with the Staff Report packet

Please let me know if you have any questions.

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner
City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)| Facebook | Twitter | Website | Plan Cincinnati
Pronouns: He/Him/His
<Outlook-jx2idwko>

<Hyde Park Square PD- 3.7.2025 CPC Notice.pdf>

Outlook

[External Email] Hyde Park Square 50' ONLY!

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Sun 2/23/2025 5:43 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
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- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. SAVE OUR SQUARE!

We will remember your vote when at the ballot come next council election. THIS IS TOO IMPORTANT AN ISSUE. YOU & THE CITY CAN ****NOT**** RUIN RUIN RUIN RUIN RUIN HYDE PARK SQUARE BY DISREGARDING ITS HISTORY, ARCHITECTURE, NEIGHBORHOOD CHARM BY TRYING TO CRAM ANOTHER CHEAP MONEY MAKING VENTURE IN A PLACE WHERE IT DOESN'T BELONG!! Some things can't be decided upon your "data;" sometimes you need to look and have a little common sense AND FEELING about a situation. LIKE THIS ONE. PLEASE DO NOT RUIN OUR NEIGHBORHOOD. NOT HIGHER THAN 50 FEET!

Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Lisa <lisa.mcswain@metamfg.com>
Date Sun 2/23/2025 8:30 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from lisa.mcswain@metamfg.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Robert S <robertmsheeran@gmail.com>

Date Sun 2/23/2025 5:44 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from robertmsheeran@gmail.com. Learn why this is important

External Email Communication

Dear Decision Makers on Zoning on Hyde Park Square,

As a nearby property owner of Hyde Park Square (HPS), I am writing to express my deep concerns regarding the proposed zoning change from Commercial Neighborhood Pedestrian Neighborhood (CN-P-B) to Planned Development (PD) for a new mixed-use development in HPS.

While I welcome thoughtful improvements to our beloved HPS, I firmly believe that the PD zoning, which allows for greater density and increased building height, is not suitable for our community. The current CN-P-B zoning is ideal for HPS, as it promotes a mixed-use, pedestrian-oriented neighborhood commercial center. This zoning classification permits a mix of uses, including apartments, retail, green spaces, and parking garages—everything the developer is requesting, except for a hotel. However, the scale of the proposed PD project threatens to overshadow the historic charm that makes HPS so special. Modifying a small parcel of HPS to permit a boutique hotel would be acceptable, provided it maintains the character and scale that exists today.

Hyde Park Square is a unique and cherished part of our community, known for its charming historic buildings and inviting atmosphere. The proposed PD development, with its larger scale, risks dominating the existing architecture and detracting from the very qualities that attract people to HPS. We need a development that respects and complements the historic nature of our square, not one that overwhelms it.

Jan Gehl, a renowned urban designer, emphasizes the importance of prioritizing human life and scale in urban planning. He states, "Only architecture that considers human scale and interaction is successful architecture." His insight underscores the value of maintaining the walkable, scalable, and community-oriented nature of HPS.

The historic character and scale of HPS are significant draws for both residents and visitors. It is essential that any new development enhances this charm rather than diminishes it. The proposed PD zoning change could lead to a development that is out of scale with the surrounding buildings, potentially altering the character of our neighborhood in ways that cannot be undone.

I urge city planners and developers to consider the long-term impact of this zoning change. Let's work together to find a solution that enhances Hyde Park Square while preserving its historic character and charm. Development should be a positive addition to our community, not a detriment to its unique identity.

Please reject the proposed zoning change.

Sincerely,

Bob Sheeran
Zumstein Ave

Outlook

[External Email] Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Jeanne Ruggieri <jrugg@zoomtown.com>
Date Mon 2/24/2025 8:57 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from jrugg@zoomtown.com. Learn why this is important

External Email Communication

Greetings as directed in your email, I would like the following comments to be shared with the City Planning Commission:

More than 300 people attended the Jan. 28 Cincinnati Department of City Planning and Engagement meeting regarding PLK Properties application for a $150 million development on Hyde Park Square. The three plus hour zoom call had 60 commenters with only four in favor of the development as presented. The attendees overwhelmingly objected to the proposed development and commenters presented inconsistencies and promises broken by PLK regarding their already completed developments in Northside, Norwood and Hyde Park.

The community and surrounding neighborhoods continue to be a strong voice of opposition against the development. Please listen to the people that work, live and shop in Hyde Park and the surrounding communities. We deserve to be respected and listened to. The proposed development is not at all compatible with the current buildings, the increased traffic will create additional congestion and safety risks to pedestrians, the development does not contain plans for affordable housing, and with the project comes a reduction in o-street parking. The project continues to willfully non-comply with current zoning for Hyde Park Square and surrounding communities. Please reject this Planned Development and require this developer to adhere to existing zoning rules.

Thank you for your consideration.

Sincerely,

Jeanne Ruggieri
3441 St. Johns Place
Cincinnati, OH 45208
513-3156-2232
jrugg@zoomtown.com

From: "Andrew Halt" <andrew.halt@cincinnati-oh.gov>
Cc: "Andrew Halt" <andrew.halt@cincinnati-oh.gov>
Sent: Friday, February 21, 2025 3:04:16 PM
Subject: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

Hello,

Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. This item has now been scheduled to be considered by the City Planning Commission on **March 7, 2025, at 9:00 AM**, and the notice is attached. The applicant has updated their application materials and included the Traffic Impact Study (TIS), both of which can be found at the links below.

Please note that Urban Design Overlay District (UDOD) review is not being sought by the applicant at this hearing, as the applicant intends to seek UDOD approvals at future hearings. This City Planning Commission meeting will consider the proposed Zone Change to Plan Development (PD).

Project Website
Updated Application Materials
Traffic Impact Study (TIS)

PLACE: **Virtually on Zoom or In Person at**
City Hall, Council Chambers, Room 300
801 Plum Street
Cincinnati, Ohio 45202

Attendance: Members of the public may attend in-person at City Hall, watch in real time on CitiCable, or by livestreaming the meeting at **www.cincinnati-oh.gov/citicable/**.

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www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/

Correspondence: Public comments to be shared with the City Planning Commission may be submitted to the Department of City Planning and Engagement at the following email address: andrew.halt@cincinnati-oh.gov

- Please submit by 1:00 PM on Thursday, February 27, 2025, to be included with the Staff Report packet

Please let me know if you have any questions.

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner
City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)| Facebook | Twitter | Website | Plan Cincinnati
Pronouns: He/Him/His



Outlook

[External Email] Proposed Development in Hyde Park Square

From Armand Antommaria <armand.antommaria@gmail.com>
Date Tue 2/25/2025 10:54 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from armand.antommaria@gmail.com. Learn why this is important

External Email Communication

Dear Mr. Halt,

While I am unable to attend the City Planning Commission meeting on March 7, 2025 due to my work commitments, I wanted to voice by concerns regarding the inadequacy of the developer's "revised" plan and urge the Commission to require the developer to adhere to existing zoning rules.

In particular, reducing the height of the structure from 85.5 ft to 80 ft is not a meaningful change in the plan. The reduction in the number of parking spaces by 94 was astonishing to me in light of the traffic impact study's statements regarding the loss of on-street parking and the importance of the proposed garage.

Cincinnati has zoning for a reason. The developer has demonstrated their unwillingness to work with the community and deviating from the zoning rules primarily benefits the developer and not the community and its residents. I strongly urge the Commission to enforce the zoning rules.

Sincerely,
Armand Antommaria
2899 Minto Ave
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Heather Burich <heatherburich@gmail.com>
Date Tue 2/25/2025 7:46 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from heatherburich@gmail.com. Learn why this is important

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.

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- Set a dangerous precedent that could encourage more over-scaled development in Hyde Park Square Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support. Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,
Heather Burich: a concerned city resident living at 3734 Drakewood Drive

Outlook

[External Email] Hype Park square development

From Jamie <jams19652@gmail.com>
Date Tue 2/25/2025 9:08 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from jams19652@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

We really do not want this atrocity and increased traffic. It will ruin the square we all know and love. We DO NOT want a hotel. Apartments would be ok if they build adequate parking for them without out being too tall. 80 feet is still above the other buildings. Please say no to the hotel, the height and the inadequate parking they are proposing. Jamie DeLorenzo
Sent from my iPad

Outlook

[External Email] message regarding the zoning change at 2719 Erie Avenue in Hyde Park

From Lois Mentrup <loismentrup@gmail.com>
Date Tue 2/25/2025 10:32 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Dear Mr. Halt,

Thank you once again for all your hard work on the proposed zoning change at 2719 Erie Avenue in Hyde Park.

I know you are busy finalizing your recommendation for this Planned Development, but I respectfully ask that you read this letter to the end. I have tried to present some specific information that might be relevant for your analysis.

But first, I know you take community feedback into account when evaluating Planned Developments, and I want to make sure you are aware of the change.org petition asking city officials to "Require Developers to Adhere to Current Hyde Park Square Zoning Laws". See: https://www.change.org/p/require-developers-to-adhere-to-current-hyde-park-square-zoning-laws.

More than 2,400 residents have signed this petition, and that number is growing every day. This is MORE THAN DOUBLE the number that filled out the developer's original survey about the proposed development or the Hyde Park Neighborhood Council's survey.

I don't think city residents can be any clearer in stating their wish that city officials reject the Planned Development for 2719 Erie Avenue and require the developer to adhere to existing zoning laws.

I hope you have visited Hyde Park Square while researching this Planned Development. Because if you have, I'm certain you realize that even with the developer's measly 5.5-foot height reduction from its originally proposed 85.5-foot-high buildings, this Planned Development is STILL nowhere close to being "compatible with surrounding development."

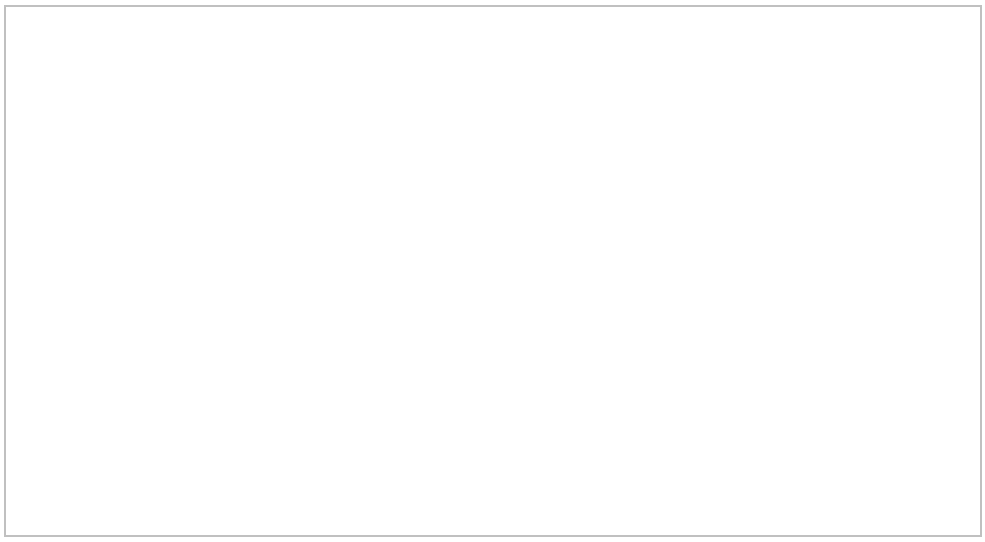
The reality is that both buildings that the developer uses to justify its proposed massive development are NOT actually in Hyde Park Square. This includes the 3500 Michigan building and the 4.5-story Hyde Park School – which, according to the local architects who renovated it, reaches 92 feet at its gabled top (not 100 feet as the developer claims in its application - and this is just one example of many errors in the applicant's Planned Development proposal).

The 3500 Michigan building sits across the street from the main Square and is NOT next to the proposed construction. Hyde Park School is also across the street and is only 4.5 stories high despite the gable peak.

Although I have not personally measured any buildings, I am confident in saying that there are NO buildings in the actual Square (which is the area surrounding the grassy park) that are anywhere close to

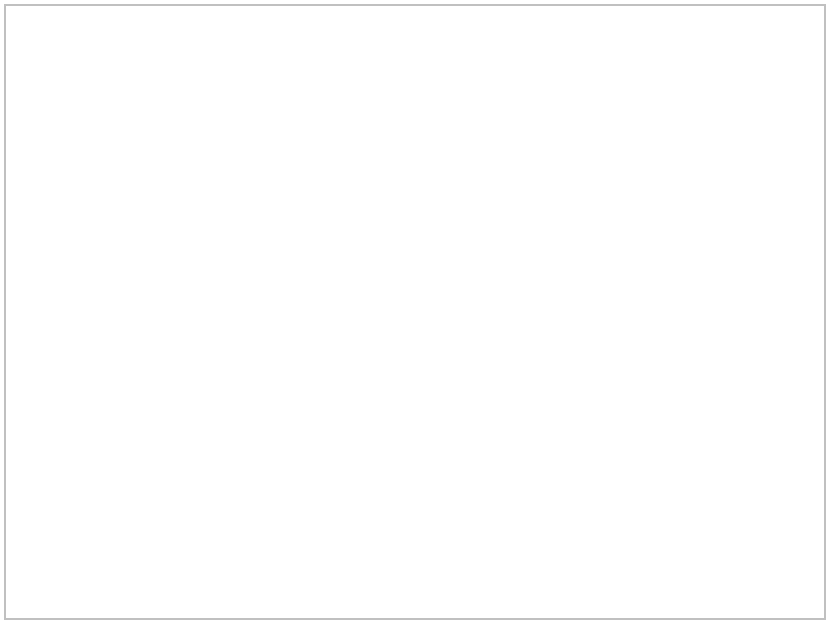
80 feet high.

If you look at the buildings adjacent to the proposed development, the reality is that the proposed 80-foot-high hotel and apartment building are more than DOUBLE the size of existing buildings. The Hyde Park Square fire station is a mere 35 feet high. This is the view you would see when standing in the grassy area of the Square. (The fire station is the blue building on the very left.)



And forget the height for a minute - let's talk about the width of this proposed development, which is 400 feet (longer than a football field) and reaches across an entire city block. No other building in the Square is anywhere close to that large.

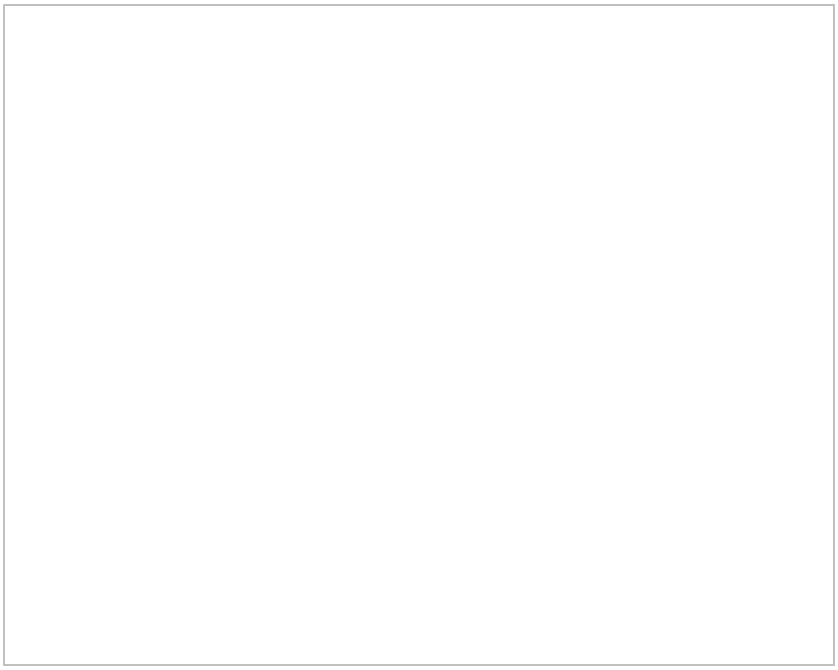
The development is also NOT compatible with the buildings on Edwards that it will sit next to – and it is much taller than the buildings it will replace. Below are a few of the buildings that will be demolished so you can get an idea of the current look of the Edwards Road section of Hyde Park Square.

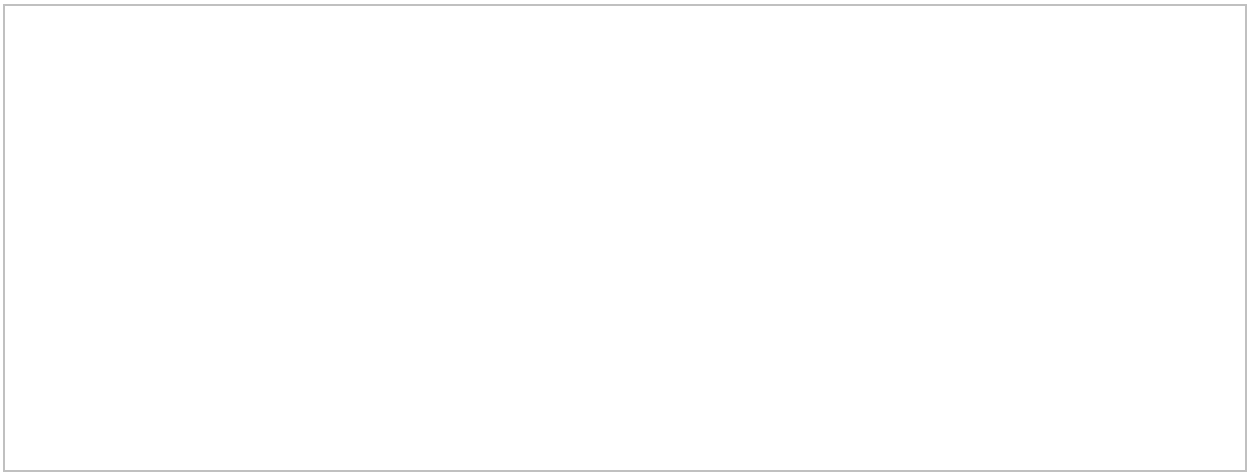


Below are two pictures that show the U.S. Bank building, one of the buildings that will remain on Edwards Road. You can see a photograph of it below. It is also the small darker blue building in the

developer's sketch below.

As you can clearly see from the developer's sketch, the portion of the apartment building facing Edwards – which is depicted in brighter white – is MORE THAN DOUBLE the size of the U.S. Bank building. Plus you can see the rest of the apartment building towering behind it.





I'd also like to discuss a few parking issues with you. Despite decreasing the number of parking spaces by a whopping 94, the developer still claims its Planned Development will fix the problem that "parking availability around the square remains largely unchanged" since 1980 (see page 3 of the application).

This development plan actually makes the parking situation MUCH WORSE. The developer is ELIMINATING around 90 spaces that support Hyde Park's retail businesses today (those behind the current buildings on Edwards) and is only offering 60 spaces to replace those. According to its parking analysis in Exhibit B, it seems that the developer will also REMOVE 16 existing parking spaces currently on Erie. (Although quite honestly, I'm not positive what the developer's reference to "On Street (Erie) Reduction" in Exhibit B really means.)

Plus, in an attempt to alleviate the traffic congestion this plan will provide, **the applicant also suggests removing an additional 19 parking spaces** from Edwards (see page 22 of the Traffic Impact Study) to

alleviate traffic congestion during peak traffic hours (and peak traffic hours of course tend to correspond with peak retail hours).

This plan will create both an immediate and a long-term parking DEFICIT that makes the current parking shortage in the Square MUCH WORSE. Long term, this Planned Development DECREASES the number of available parking spaces in the Square by 30-65 spaces, depending on the time of day. And that deficit doesn't even account for the surge in parking the Square will experience when, for instance, someone is hosting a banquet in the proposed hotel.

In addition, after examining the parking analysis in Exhibit B of the revised Planned Development, it seems that HPSRD will NOT be providing any parking spaces for the residential units in the A L'aise building. Yet its own parking formula on page 9 calls for one parking space per apartment unit, which means the developer's proposed parking allotment of 257 spaces is actually short an additional 32 spaces.

All of this goes directly AGAINST key priorities listed in Hyde Park's 1984 plan, which says that **"a key need here is increased parking capacity"** (page 19); the plan also recognizes **"that the parking problem is detracting from businesses."** (page 22). It also goes directly against one of the goals in the Hyde Park 1983 plan, which is to **"Provide adequate parking for businesses and institutions in Hyde Park."** (page 67).

I could go on and on about my concerns about this Proposed Development, including pointing out that the developer continues to make sweeping financial claims that are not backed up with any details. For instance, the developer claims it will save $45,000 per parking space, and that's part of its justification for cutting 94 parking spaces out of its plan. But how did HPSRD come up with this number?

In fact, I would argue that the developer has never shown that its proposed plan actually accomplishes what a Planned Development is supposed to do, which is to promote "more efficient and economic development of property than ordinarily permitted by conventional zoning." (**§1429-01)**

Therefore I ask you to recommend that the City Planning Committee reject this Planned Development application.

Thank you again for your work on what I'm sure has been a very time-consuming application review process. I request that you include this letter in the public record.

Sincerely,

Lois Mentrup

3431 Burch Avenue

Outlook

[External Email] Hyde Park Square PD

From Maggie Taul <mbtaul@gmail.com>
Date Tue 2/25/2025 11:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from mbtaul@gmail.com. Learn why this is important

External Email Communication

Mr. Halt,
I would like to again register my opposition to the Hyde Park proposed development. I would first like to point out that these meetings being at 9am puts people who work at a disadvantage. I am a school teacher and do not have the luxury to take off work to attend or even zoom in to speak. I would like it noted that many people are in my same position. The people who are in attendance/able to speak are only those who either don't work or have the flexibility in schedule to attend/speak. The numbers you see are significantly less than if you put the meeting at an accessible time.

My opposition points:
1) Why have zoning, hillside protection, etc., when these are consistently ignored (variances) by the city? This proposed development is grossly over the zoning guidelines and is not compatible with the surrounding development. The developer reducing the building height by 5.5 feet as a concession is laughable.

2) Traffic congestion. There are already congestion/parking issues in the area. The infrastructure in the area is not designed to support a development this large. Plus, the reduction in the 5.5 feet eliminates 94 parking spaces. The reduction in parking actually negates some of the developer's own arguments as to WHY the development should be granted.

3) We keep hearing over and over with Connected Communities, etc, that we need more affordable housing, which is why the city keeps granting these (over) developments of our neighborhoods. There is NOT ONE instance of a development that has been "affordable." All of these developments are high priced and have only made the DEVELOPERS wealthy at our neighborhoods and ACTUAL TAXPAYER's expense. For example, the Ila on Wasson Way (another of this developers properties), starts at $3445 for a 1 bedroom apartment plus $125/month for a parking space. What will the developer be charging for these new units?

4) The developer claims the building has to be so high to be financially feasible yet they provide no information for this and many other developments are financially viable that are much smaller in height.

5) The survey they cite had questions that could be interpreted and manipulated to be used to look like support for their development.

Please STOP THE MADNESS! We have zoning and regulations for a reason. We have bought our homes in the neighborhoods we have FOR A REASON! STOP DESTROYING OUR NEIGHBORHOODS! Residents are not against development, we are against OVER development. Stay within the zoning guidelines. ITS JUST TOO BIG!

Respectfully,
Maggie Taul

Outlook

[External Email] 2719 Erie Avenue-Proposed Change to Planned Development

From naomi dallob <dallobnaomi@gmail.com>
Date Tue 2/25/2025 1:50 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>

You don't often get email from dallobnaomi@gmail.com. Learn why this is important

External Email Communication

I'm sending this to voice my opposition to the zoning change requested for the proposed mixed-use development at Hyde Park Square.

The proposed 7 story structure, topping out at at least 80 feet, will ruin the feel of one of the last viable Neighborhood Business Districts in the City. There is a small-town scale in Hyde Park Square. There is sunlight hitting the sidewalks and the shop windows. There is a domestic quality. Once these have been sacrificed, the Square is diminished.

The proposed mixed-use project adds a hotel, of which the Square itself has no need. There are at least 3 hotels in the Rookwood Shopping area, about one half mile away. The Square is more than another shopping center, it's a neighborhood service center and social magnet.

The proposed project would cast the Square's green center, with its benches, gardens, and fountain, into shadow. It will give the Square the feel of an urban canyon.

The other buildings on the Square are generally under 50 feet high. Michigan Terrace is not a valid precedent. It is not situated on the Square. Neither is Hyde Park School. The school is also set off within a large parcel of land, aproned on all 4 sides with generous approaches, and its gabling reduces the effect of its height. To allow the proposed zoning change would lead to an irreversible disruption of the rhythm of the long-standing streetscape; the massing of the historical architecture; and the experience of strolling, shopping, and congregating on the Square.

I urge you to preserve the beauty and functionality of the Square, by denying the zoning change request.

--
Naomi Dallob
513.476.1660

Outlook

[External Email] Hyde Park Square Development

From Nancy Laurenzo <nlaurenzo@aol.com>
Date Tue 2/25/2025 1:17 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[You don't often get email from nlaurenzo@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Nancy Laurenzo
3450 Michigan Ave Cincinnati oh. 45208
I will not vote for you again if this goes through

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPad

Outlook

[External Email] Planning Development Hyde Park

From Pamela Warman <pbwarman@gmail.com>
Date Tue 2/25/2025 2:00 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpnc@gmail.com <hpnc@gmail.com>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from pbwarman@gmail.com. Learn why this is important

External Email Communication

Dear Mr. Halt ,

I am writing in opposition to awarding the PLK Company the status of a Planning Development designation for their proposed project on Hyde Park Square. This project is outsized and will permanently destroy the character of the square. If allowed, it will open the gates for the buildings on the other side of the street to do the same. It is also an affront to those businesses that have dutifully complied with existing regulations and ordinances and to the citizens of Hyde Park who frequent the square and its businesses. Already we have seen several long term businesses being forced to close due to these developers.

Concerns about parking and traffic consequences have been raised by many and I add my concerns to that list. I walk that stretch of Edwards between Erie and Observatory almost every morning and it is hazardous now with the school traffic of cars and walkers. The absence of traffic study by this group tells you everything you need to know about the impact of this project on traffic and parking.

Years ago, your predecessors in city government set down a set of regulations about what buildings and businesses will be permitted in this space. I assume these were created with due diligence and thought. I am opposed to an outside organization coming in and asking that all the previous rules and regulations be waived for them. What is the point of departments like yourselves making studied decisions about development and then allowing them to be waived for no apparent reason but to make the developer more money? This project offers nothing for the residents of this area. This Planning Development loophole status that the group is seeking should not be approved.

Thank you,

Pam Warman
2636 Handasyde Ave
Cincinnati, Oh 45208

Outlook

[External Email] Hyde Park Square Development

From Susan Laurenzo <carpdiem369@gmail.com>
Date Tue 2/25/2025 1:26 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

[Some people who received this message don't often get email from carpdiem369@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Susan Laurenzo
Hyde Park resident

Sent from my iPad

Outlook

[External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Mark Hogan <mark.hogan@pentegra.com>
Date Mon 2/24/2025 10:43 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

1 attachment (239 KB)
Outlook-jx2idwko;

External Email Communication

Hi Andrew,

I've reviewed the new application and the traffic study at a high level. It appears to my untrained eye that:

- PLK has included some material setbacks on the top two floors of their street facing new buildings, and they included somehow splitting up the apartment/townhome building(s) somehow to be less onerous? Can these setbacks they've included can be enforced if they get the PD? What do they mean about the latter.
- They said 5' less height, *and that the 80' would be include the stairwell/elevator* structure on the top of the buildings. If that is correct, is this effectively a further height concession than just 5'?
- Is there anything in the new traffic plan or revised application for the intersection at Michigan and Observatory, i.e. traffic light; currently there are only 2 stop signs and a dangerous pedestrian crossing? Is there something more-different, if not that's a serious problem.
- Is there anything in the traffic plan or application mentioned for entrance and exit flow at mid-Michigan and mid-Edwards, i.e. stop sign, is a traffic light even possible there, pedestrian right of way?
- What examples of "fast casual" restaurants are exactly, if they get a PD?
- How long do speakers each have on March 7th, still 2 minutes?
- Can a speaker provide in advance or distribute a handout at this meeting, or ability to show a slide, at the March 7th meeting? I have 1-2 pages that I'm considering using since 2 minutes is a blur.
- Why is the UDOD pushed out and what are the ramifications of that?

Not sure if you can answer all of these, but appreciate your feedback Andrew!

Thank you,

Mark

Mark Hogan
Regional Director

Outlook

[External Email] Hyde Park Square Development Porposal

From Ann Rigling <rigling.ann@gmail.com>
Date Tue 2/25/2025 4:49 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

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External Email Communication

Andrew Holt

Please consider the voices of the residents of Hyde Park when evaluating the various zoning variances for the proposed Hyde Park Square development project.

As a resident/neighbor, a Realtor, and someone who has an office on the Square, I am adamantly opposed to the proposed development for the following reasons...

Planned Development Districts were never intended to:

- Run off existing long established local businesses
- Drastically increase rent beyond affordable levels
- Significantly and negatively impact the traffic and congestion of a residential neighborhood
- Bring in buildings and businesses that wildly violate the existing zoning regulations for the neighborhood
- Set precedent for additional zoning changes and even bigger development

Yet this development will do all these things and more to the detriment of the Square.

Additionally, it will have the following impacts:

- Excessive height, violating existing codes
- Far more auto traffic and pedestrian traffic than the square can handle
- The hotel will bring in non-residents who cannot be screened for residency restrictions such as violent offences and sex crimes (within 1000 ft of a school)
- Construction traffic and upheaval will negatively impact the existing businesses that the developers have not yet run off

Please listen to the residents and not the deep pocket developers and investors. We are not opposed to new development and additional parking, just not at this scale.

Thank you
--

Ann Rigling
Artist | RealtorGirl
(513) 673-7687

Outlook

[External Email] Hyde Park Square

From Jules Hemsky <jules@shiffty.com>
Date Tue 2/25/2025 6:56 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from jules@shiffty.com. Learn why this is important

External Email Communication

We are residents of Hyde Park and are concerned with the current PLK proposal for Hyde park square. We are not opposed to some changes but would ask that they follow the height limits and zoning restrictions that are currently in place. Reducing the height to 80 feet is not a significant reduction, and in no way complies with the recently enacted Connected Communities zoning changes. The associated reduction in public parking spaces clearly demonstrates that the developer is unable to build within the designated zoning parameters and still create a design that would update the Square and accommodate the current community's current level of vehicle ownership. Hyde Park square has such a nice aesthetic, and some aspects of the current proposal will ruin that aesthetic and cause a significant increase in traffic congestion. We walk through the square daily and already feel unsafe as pedestrians, and this would just make things even more unsafe. We ask you to deny the request for a zoning change to PD and require PLK to work within the current zoning restrictions.

Thank you in advance for your consideration,

Jules Hemsky and Brian Shiff

Outlook

[External Email] Hyde Park Square Development

From Joan Trentman <trentmanj@gmail.com>
Date Tue 2/25/2025 3:14 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from trentmanj@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square. Please do not ruin what makes Hyde Park Square so special.

Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] HO Square NOT OVER 50' !

From Jenny Walker McManus <jennywalker77@yahoo.com>
Date Tue 2/25/2025 3:56 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>

External Email Communication

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

We will remember your vote when at the ballot come next council election. THIS IS TOO IMPORTANT AN ISSUE. YOU & THE CITY CAN ****NOT**** RUIN RUIN RUIN RUIN RUIN HYDE PARK SQUARE BY DISREGARDING ITS HISTORY, ARCHITECTURE, NEIGHBORHOOD CHARM BY TRYING TO CRAM ANOTHER CHEAP MONEY MAKING VENTURE IN A PLACE WHERE IT DOESN'T BELONG!! Some things can't be decided upon your "data;" sometimes you need to look and have a little common sense AND FEELING about a situation. LIKE THIS ONE. PLEASE DO NOT RUIN OUR NEIGHBORHOOD. NOT HIGHER THAN 50

FEET!

Thank you for your attention,

Jenny McManus
Hyde Park

Sent from my iPhone

Outlook

[External Email] Hyde Park Square Development

From Kristen Finley <kristenfinley@me.com>
Date Tue 2/25/2025 9:43 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from kristenfinley@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

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Thank you for your attention,

A concerned city resident

Sent from my iPhone

Outlook

[External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Mark Hogan <mark.hogan@pentegra.com>
Date Tue 2/25/2025 8:54 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

1 attachment (239 KB)
Outlook-jx2idwko;

External Email Communication

Hi Andrew,

I reread the most recent revised application again and made a note in my last email below in red to correct what I initially thought on one of my questions.

Hopefully my last question for you in addition to below:

The request for a zoning change from Commerical Neighborhood and Residential Multifamily to a Planned Development (PD) in Walnut Hills by developer Shree Kulkarni to build a 5 story Hyatt Hotel on 1.78 acres was unanimously denied by this same Planning Commission on 12/6/24. To paraphrase the article in the Cincinnati Business Courier "because it was too auto oriented, does not line up with the scale of the single family homes near it and lacked community support." I've visited the plot at Stanton Avenue and Beecher Street. It borders I-71, does have a daycare across the street, but otherwise old commercial warehouses, a few dilapidated houses and a string of apartments up the road from it, with wide roads and extremely little traffic currently. This would have been a much smaller project, in a much less dense area. I'd like to know why this was denied unanimously, and what is different with the Hyde Park project.

Andrew, thank you. You have been very gracious with your time and responses. This is critical, we're trying to not have this huge proposed, not well thought out nor well-planned project from ruining our neighborhood. We're not against development. Hyde Park is currently extremely vibrant, a Cincinnati gem, and our only request is that this development be an improvement of our cherished neighborhood verses a major detraction. PLK has continued to be disingenuous, patronizing and inaccurate in their depictions of this project and Hyde Park. I would like this email and the one below, with your answers, to be added to the exhibit package for the Commission and City Council.

With much appreciation,

Mark

Mark Hogan
Regional Director
mark.hogan@pentegra.com | www.pentegra.com
Tel: +1.914.821.9579 | Mobile: +1.513.259.9222

Outlook

[External Email] Re: Hyde Park Square Development Concerns

From m a komanecky <makomanecky@gmail.com>
Date Tue 2/25/2025 1:56 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc m a komanecky <makomanecky@gmail.com>

You don't often get email from makomanecky@gmail.com. Learn why this is important

External Email Communication

Members of the City Department of Planning and Engagement:

I write again to you to express my continued concern with the planned development in Hyde Park Square. Even with the minimal five foot decrease in overall building height, PLK's proposal is too massive, will be too disruptive, and remains a violation of the current zoning codes.

I ask that you listen to the concerns of the Hyde Park neighbors - those, like me, that have attended numerous Hyde Park Neighborhood Council meetings, the City Planning Staff meeting, and met with City Council Members - and oppose the developers request for Planned Development designation and require them to adhere to the current zoning that was put in place to protect the neighborhood. Throughout the process to date, the developer has snubbed their nose at the neighborhood, made little to no change to their plans based on our input, and obfuscated the facts in each and every meeting.

Again, I ask that you listen to the concerns of the Hyde Park neighbors and oppose the developers request for Planned Development designation.

Mark A. Komanecky, a concerned city resident
+1513.886.2760

On Wed, Dec 18, 2024 at 9:23 PM m a komanecky <makomanecky@gmail.com> wrote:

> Members of the City Department of Planning and Engagement:
>
> I write to you to express my deep concern about the new development planned for Hyde Park Square.
>
> While I am certainly in favor of encouraging development and more parking in the Square, the current plan does not adhere to the zoning regulations specifically designed to protect Hyde Park Square's unique character. Truthfully, the Square is one of the reasons I chose to live in Hyde Park when I was transferred here by Procter & Gamble in 2000. It is also why I want to remain in Hyde Park even after my retirement from P&G after 34 years.

Outlook

[External Email] Hyde Park Square Development - Please Vote NO on the Proposed Zone Change to Planned Development (PD) at 2719 Erie Avenue

From peter ungerer <peter.ungerer@outlook.com>
Date Tue 2/25/2025 6:08 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from peter.ungerer@outlook.com. Learn why this is important

External Email Communication

Dear Mayor Pureval and City Council Members,

As a lifelong Cincinnati resident and new Hyde Park resident, I agree with the overwhelming percentage (93.5%) of attendees who voiced an opinion on the Jan 28th Public Staff Conference and am **opposed** to the proposed Planned Development (PD) zone change at 2719 Erie Avenue.

This development does not come close to meeting the existing zoning rules setup to protect the neighborhood in CN-P and UDOD#4 and the only justification for changing the rules is the claimed financial viability of the project. Financials are something only the developer has visibility into and we are left to take them at their word, however what we have already seen is the developer:
-Claims to have engaged with Hyde Park Neighborhood Council (HPNC) to get their endorsement to build a building less than 80' tall then knowingly submitted a proposal for a building 85.5' tall... and still claimed they had followed the council's recommendations.
-Circulated a survey which residents and the HPNC considered misleading, then claimed the survey results support this project.

This deceptive behavior is not a good start to a project which will significantly impact people, businesses and set a possibly dangerous precedent in the city.

In the time since the Jan 28th Public Staff Conference, the developer has updated the plans to shave 5' off the total height of the building, meaning it is only 30' above the current zoning requirements.

Even if that slight reduction was enough to resolve the height concerns (which it is not), it comes at the cost of parking which was also a major concern with this development already. The new proposal removes 1/4th of the total parking spaces originally shown, reducing garage spaces from 351 to 257.

Additionally, since Jan 28th, the Traffic Impact Study (TIS) came back and it suggests removal of 24-40 existing street parking spaces to mitigate traffic in the area, bringing the total reduction from original proposal to 118-134.

Traffic, parking and pedestrian safety can be a balancing act and this area is already riskier than it should be. Citing the TIS with added emphasis: "DOTE pulled existing crash data for this section of Edwards Rd

for the 4-year period of 2021-2024. There were 22 crashes during this period, **which is slightly higher than would be expected**."

The TIS suggests adding traffic lanes on Edwards to help vehicular flow, however increasing vehicle speed and number of traffic lanes both directly ***decrease*** pedestrian safety so some of these suggestions likely contradict Cincinnati's Vision Zero initiative. This should be especially concerning with Hyde Park School on the same block.

In summary, the developer has ***not*** engaged in good faith with the neighborhood or city to build something that actually fits the area. They are trying to shoehorn a development that is too large into an area where it does not fit simply to justify their own profit margin. Because of the negative impacts to traffic, pedestrian safety and the neighborhood's character, I ask you to **reject** the zoning change and require PLK Communities to reduce the size of their project to something that fits with the location.

Sincerely,
Peter Ungerer
32 Arcadia Place
Cincinnati, OH 45208
513.225.0161

Outlook

[External Email] Hyde Park Square Development

From Rob Porter <robporter@mycincyhouse.com>
via gmail.com
Date Tue 2/25/2025 6:40 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

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External Email Communication

City Planning Department:

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, **the current plan displaces existing small businesses and IS JUST TOO TALL.**

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square and other neighborhood squares.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

As a Realtor living and working in Hyde Park, I know first hand how the historic charm and moderate size of Hyde Park Square have made it a favorite destination for my family and others through the years. Let's not allow that to be ruined by gigantic new construction that is out of character for the neighborhood.

Thank you for your attention,

A concerned city resident

Rob Porter



Serving Greater Cincinnati and Northern Kentucky Neighborhoods

Mobile: (513) 300-4319 phone

Email: RobPorter@MyCincyHouse.com

Website: http://www.mycincyhouse.com/



Outlook

[External Email] Hyde Park Development

From Sarah Gutfreund <sgutfreund6@gmail.com>
Date Tue 2/25/2025 5:03 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>; Sarah Gutfreund <sgutfreund6@gmail.com>

External Email Communication

Having reviewed the traffic study that was paid for by PLK (and with whom the study consulted, but not with the community) and the "concessions" PLK proposed - lowering the height by five and a half feet, still well above the current zoning of 50 feet, and reducing the number of parking spaces, I am even more opposed to the proposed huge development that PLK wants to build on Hyde Park Square.

1. Reducing the height by 5.5 feet still makes the proposed development almost twice as high as adjacent buildings and is well over the current zoning of 50 feet for Hyde Park Square.

2. Per the traffic study and the proposed "solutions," the residents, merchants, school kids and parents, and visitors to the Hyde Park shops and restaurants, all are to be inconvenienced by the PLK development. All will be subjected to restricted parking, removal of parking spaces, increased traffic, and traffic safety challenges to kids and residents alike, all due to congested and increased traffic. Further, the impact on the Hyde Park Square merchants will be devastating, more so than it already has been by this project.

The removal of 94 parking spaces so PLK can optimized their profit will only contribute to the congestion in the area. The reduced number of spaces in the parking garage will not accommodate parking for the 140 apartments - many of which will have two cars, a 90 room hotel AND the customers of the restaurants they are proposing. As it is, the parking for Hyde Park Square is very limited and overflows onto adjacent residential streets, taking parking away from those who live here.

3. Connected Communities is supposed to provide affordable housing. So how does this huge development support that? What are the rents going to be? The new PLK - built ILA apartments on Wasson Road start at $3,880 a month, plus $125 per parking space. That is not affordable housing and this new development is surely not going to be either.

I implore you to listen to the community and to the many reasons why this proposed zoning change should not be granted. We need to preserve our historic communities that make Cincinnati the interesting, architecturally diverse place it is.

I request that City Planning reject this Planned Development and require the developer, PLK, to adhere to existing zoning rules.

Thank you.

Sarah Gutfreund

Outlook

[External Email] Hyde Park Square Development

From amy katzman <akatzman4@me.com>
Date Wed 2/26/2025 9:31 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from akatzman4@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL. At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Outlook

[External Email] Hyde Park Square development

From Alexis Krulcik <alexisstahler@hotmail.com>
Date Wed 2/26/2025 9:04 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from alexisstahler@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hi Andrew,

I live in Hyde Park and saw the notice by the Hyde Park Neighborhood Council to share my opinion about the proposed development.

I am happy for Hyde Park Square to be a place of historical interest, commerce, gathering and community building. That is not what the development plan will foster in my opinion.

Similar to the housing development around Hyde Park in recent years, this plan will allow developers to overbuild on lots and stress the surrounding infrastructure. It will negatively alter the aesthetic charm that draws people to the neighborhood.

Hyde Park is a well-known historic neighborhood of Cincinnati. Development can happen anywhere. This plan will dilute the character of Hyde Park which I think negatively impacts the city, known for its pockets of historic neighborhoods.

I am not opposed to some refresh and updates to the CBWS property. The parking lot behind CBWS could be developed in a low profile way as could the CBWS building. The shops could be refreshed. A low-profile parking garage can be built, similar to the one on Edwards.

We moved to this neighborhood 16 years ago when we returned from Europe. We could've moved to a giant house in the suburbs but we intentionally chose Hyde Park to establish our family in a village community within a city. Today our kids are 14 and 12 and explore the neighborhood with their friends. They are off their iphones and outside.

This development will ruin that.

My kids won't be able to access the square during construction and, what is already dangerous traffic with people cutting through on their commutes, will be made worse with increased traffic by more visitors who lack respect for local pedestrians.

I believe with more thoughtfulness and partnership between the real estate owners, neighborhood

council and neighbors a profitable development that respects Hyde Park can happen.

Thanks for receiving the feedback.

Alexis Krulcik
513-222-2743
2511 Ritchie Ave

Outlook

[External Email] Hyde Park Square Development

From Anamaria Nusbaum <anamaria.sz@gmail.com>
Date Wed 2/26/2025 10:51 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from anamaria.sz@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello Andrew- these are my comments for the HPS Development.
> I am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
>
> At 85-feet-high and an entire city block long, the construction of a development this size will:
>
> ● Visually overwhelm Hyde Park Square and diminish its charm
>
> ● Worsen the area's existing traffic congestion and parking issues
>
> ● Make pedestrian safety even more of an issue, especially near Hyde Park School
>
> ● Hurt existing small businesses already stressed by recent construction in the area
>
> ● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square
>
> Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
>
> This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
>
> Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.
>
> Please forbid the addition of a street and a hotel.
>
> Thank you for your attention and for voting with the people not against them.
>

> A Concerned
> Hyde Park Resident
>
> Sent from my iPhone

Dear City Council,

Hello my name is Darrick Beekman, co-owner and manager of Unwind Wine Bar & Light Fare in Hyde Park Square at 3435 Michigan Ave. My business partner and I built and open Unwind over 12 years ago. We fell in love with the quaint neighborhood due to its small owned businesses in a historic setting and felt our concept would be a great addition.

We bought the property that Unwind sits on about 8 years ago and we now have two wonderful tenants in addition to Unwind Wine Bar. Patty's Old Fashion Popcorn store and Poem both small businesses.

The 2 year construction of The Sylar apartments located at Erie and Michigan was very trying on these businesses due to street closures and parking during the day for their customers. Parking in Hyde Park Square is already tricky as is. I hear this all the time from customers at Unwind Wine Bar saying that there is not enough street parking. I am concerned that this new development by PLK/HPSRD that is wanting to come in will be a repeat of the Skylar construction but in a larger format. These small businesses cannot take another hit. If there are street closures during construction and parking frustrations after development, customers want ease to get to their shopping, dining and drinking destinations and if they have to struggle they will go elsewhere. I have heard from customers that this is what happens.

Unwind Wine Bar only employs six hard working dedicated employees that have been with us 6 years + and they have expressed their concerns about the upcoming development with possible street closures that could impact their earnings.

Bringing in a possible hotel and apartment building will also impact parents feeling safe to let their children go to the square after school for treats. I have heard this expressed from several parents.

Also, if tax increases due to this development I am not sure this will be comfortable on our small businesses as then we have to raise rent for out tenants which can have a negative impact.

Please try to understand our frustrations and help. Hyde Park Square wants to remain historic and smaller.

Thank you,

Darrick Beekman

Outlook

[External Email] Hyde Park Square Development

From David Henning, CFP® <dhenning@formidableam.com>
Date Wed 2/26/2025 2:11 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

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External Email Communication

I would like to express my opposition to the plans that PLK has proposed for Hyde Park Square. I am a 34-year resident of Hyde Park and 58 years as a Cincinnati resident

PLK has already cost the city jobs and has shut down locally owned small businesses with more to follow. PLK has forced out some of their tenants on Hyde Park Square and now it looks like the Square needs to be “saved”. The small businesses will have a very difficult time surviving the 3 years of construction. My business logic tells me that a typical, local business will not be able to afford the future rents that the new development will need to charge. I don’t need to tell you about the importance of local, small businesses for the City’s finances.

The existing businesses in Hyde Park Square are not (to my knowledge) tax abated or receiving public support. I’m going to project that the development will receive a significant amount of tax benefits one way or another. Somebody needs to do some real math to figure out the break-even point if there is one. A bird in the hand might be an appropriate analogy.

PLK has already shown their hand in their deceitful survey that they seem to push forth as proof that Hyde Park residents are on board. I comically described the survey this way – Would you rather? A) Stick a fork in your right eye. B) Stick a fork in your left eye. “PLK survey results indicate that Hyde Park residents prefer to stick forks in their eyes.” The PLK survey was expertly crafted, but its design was to funnel the respondents’ answers in their favor no matter what the opinion was. If you are going to put any merit into the PLK survey, do yourself a favor and ask to see all the questions and all the supplied answer options before doing so.

PLK stated in the press and during the Planning Commission meeting that they had approval from the Hyde Park Neighborhood Council for the height variance from the get-go. Two members from the HPNC spoke up during the Planning Commission meeting to state that PLK was not being truthful.

PLK has stated that they have invested too much money to make the project work within the guidelines of the current zoning codes. The zoning codes were in place when they decided to purchase the properties and plan the development. I’d call that a bad business decision.

Can you imagine the amount of traffic generated by 180 units of high-rent apartments? One to two cars per unit in and out multiple times per day, Amazon delivery trucks, Door Dash drivers, all being funneled from Edwards to Michigan, all day, and all night. The stretch of Edwards between Observatory and Erie is already a traffic disaster. The stretch of Michigan Ave. should probably be one way as it is a lane and a half wide.

They are attempting to put 10 pounds into a 5-pound bag.

Obviously, this is not going to be affordable housing so not in line with Connected Communities. You can't and shouldn't stop progress, but the zoning code (height and usage) was put in place for a reason. This zoning code was reviewed and remained in place as recently as last year during the Connected Communities zoning changes.

There are certainly safety issues pertaining to traffic in the area. Hyde Park School, Knox Preschool and St. Mary School will all be affected by this development. There are already safety concerns without the added traffic.

I believe that MSD cleared this project from a stormwater standpoint, however they can't address the problem from the 100-year rains that we have ever few years. Up until 4 years ago, I lived in what I would call the Hyde Park flood zone on Monteith Avenue. When these rains occur, the sewers overflow the streets and end up in the cars, yards, and basements of houses all over Hyde Park and Mt. Lookout. This combination of storm water and sewage needs to be remediated as it is not just "storm water". We had the MSD installed tank in our front yard separating our sewage pipe from the common sewer which helped, but did not prevent the flood waters from entering our house and most of the neighbors. While the PLK development will not apparently increase the amount of stormwater, it will add to the amount of sewage that gets mixed in eventually ending up in many residents' homes.

I am not against development of Hyde Park Square, but this is too extreme. If they end up getting the go ahead for the Planned Development, they will have full control to do whatever they want. This is big business, and the bottom line is all that they care about. Make no mistake – this is a money grab for some select wealthy Cincinnatians. There is no other way to frame this. The development is potentially precedence setting for all of Cincinnati's neighborhood business districts. The over-development of our business districts at the expense of the local residents and local small businesses could be your legacy. Please choose wisely.

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.
This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.
Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Home:
2544 Observatory Ave
Cincinnati, OH 45208

David Henning, CFP®
Senior Portfolio Manager
dhenning@formidableam.com
Formidable Asset Management
221 East 4th Street, Suite 2700
Cincinnati, OH 45202
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Outlook

Re: [External Email] Hyde Park Square Redevelopment - Pedestrian Safety

From John Menninger <menninger.john.r@gmail.com>
Date Wed 2/26/2025 9:06 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>

Hello Andrew,

I'm following up on my previous concerns related to the Hyde Park Square Redevelopment. I reviewed the recently provided documents from the development team including the PD Addendum and the Traffic Impact Study. In both cases, I found them lacking thought or concern for pedestrian safety, specifically families and children, within the Edwards Road corridor near Hyde Park School.

I'm specifically concerned about the entrance / exit of the new driveway proposed for the development. In my experience, cars exiting a private driveway without traffic signals/signage pay little attention to cross traffic of pedestrians on sidewalks. I've been almost struck by vehicles on numerous occasions while on runs in the neighborhood. According to the TIS, the new development will introduce 64 new trips from this driveway onto Edwards Road during peak AM times (when families utilize this corridor to walk to school). Given the proposed 184 residential units and the boutique hotel, I expect that the 64 trips is quite low for the target demographic of prime working age adults.

The only suggestions contained in the TIS to address pedestrian safety for the school is to consider a crossing guard at Edwards / Erie and a police officer at the school to direct traffic. Neither of which would be funded by the development and neither of which address the concerns for traffic exiting / entering the development and its impact on pedestrians.

I hope the planning commission and development team considers these potential impacts to the families of Hyde Park School. Consider the image below, where 60-100 cars are pulling out of the driveway pictured with limited site lines and the dangers to pedestrians that utilize this corridor.

Thanks for your consideration,

John Menninger
2883 Erie Avenue

Outlook

[External Email] Urgent Opposition to PLK/HPSRD's Proposed Development and Zoning Variance Request

From Kristen Folzenlogen <kristen@poeme-online.com>
Date Wed 2/26/2025 9:35 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Shop Poeme <shop@poeme-online.com>

You don't often get email from kristen@poeme-online.com. Learn why this is important

External Email Communication

Dear City Council Members,

I write to you today as a committed small business owner and a devoted resident of Hyde Park. For over 20 years, my stationery boutique, Poeme, has been a cherished part of Hyde Park Square—a thriving, unique destination that attracts visitors from across Cincinnati and beyond. I am deeply alarmed by PLK/HPSRD's proposed development and their request for a zoning variance, which will irreversibly damage the character, vibrancy, and economic stability of our community.

When I first wrote to Council in December 2024, I refuted PLK/HPSRD's misleading claim that Hyde Park Square and its small businesses are struggling. This assertion is unequivocally false. In the past two months alone, we have witnessed ten successful small businesses either displaced or permanently closed due to the direct actions of PLK/HPSRD as their new landlord. This is not revitalization—it is eradication.

PLK/HPSRD presents itself as a benefactor of small businesses while simultaneously forcing out long-standing establishments. They promise affordable housing and a boutique hotel, yet when pressed for specifics at the January 28th City Planning meeting, they blatantly admitted, *"We are not in the business of planning hotels."* If they cannot commit to their own promises, how can they be trusted to uphold the integrity of Hyde Park Square?

Hyde Park Square is already a flourishing business district, not one in need of radical transformation. Many of our small businesses have withstood economic downturns, a recession, and a global pandemic, proving their resilience. Forbes recognized Hyde Park Square as one of the top 100 small towns in the

U.S. in 2010, and many of our businesses predate that distinction. The success of our neighborhood stems from its walkable charm, community support, and a diverse mix of locally owned businesses—not oversized, profit-driven developments.

As City Council members, you have always championed small businesses as the backbone of our economy. Given that 65% of small businesses fail within 15 years, it is imperative to protect those that have not only survived but thrived in Hyde Park Square. We do not need corporate-led "revitalization" that displaces businesses and erodes the character of our community.

I implore you to consider the lasting consequences of allowing this large-scale development to move forward:

- **Affordable housing is a priority for Cincinnati, but will these 140 apartments genuinely be affordable?** The developer has not provided transparency regarding rental prices. Without clear commitments, this claim is hollow.
- **Hyde Park Square's charm, walkability, and safety define its appeal.** Will this development preserve or destroy that unique character?
- **The city already has 810 hotel rooms available within a three-mile radius.** Is another hotel necessary if it comes at the cost of small businesses that contribute to Hyde Park Square's economic and cultural identity?
- **Parking is already a significant challenge, and the development exacerbates it.** PLK/HPSRD originally proposed 257 parking spaces (not all of which were public) but has since reduced that number by 94 spaces. This does nothing to ease congestion in a district already struggling with parking shortages. Moreover, their traffic study neglected to include key thoroughfares such as Erie Avenue, Michigan Avenue, and Observatory Avenue.
- **PLK's track record with tenants at their recent developments, Factory 52 and The Ila, warrants scrutiny.** I personally reached out to affected businesses, and the concerns raised should not be ignored.

Hyde Park Square is a testament to what makes Cincinnati special—a place where small businesses thrive, community flourishes, and visitors come to experience something authentic. PLK/HPSRD's proposed development threatens to unravel decades of organic growth and success, replacing it with an ill-conceived project that prioritizes profits over people.

I respectfully urge you to deny PLK/HPSRD's request for a zoning variance. Instead, let's prioritize thoughtful, community-driven development that preserves the integrity of Hyde Park Square and supports the small businesses that make it extraordinary.

Thank you for your time and consideration.

Sincerely,

Kristen Folzenlogen, owner

Poeme, 3433 Michigan Avenue, Hyde Park Square, Cincinnati, Ohio 45208

c) 513.405.5155

February 26, 2025

Mr. Andrew Halt, AICP, PE
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Andrew and the Department of City Planning and Engagement,

I am having a very hard time understanding how is this application for a zone change from CN-P-B to Planned Development (PD) is going to the CPC for a vote on 3/7/25 with all of the recent revisions and Traffic Impact Study coming out well after the 1/28/25 Staff Conference?

SEPARATING THE UDOD FROM THE PD:
Can I ask what the rationale is, of allowing the applicant to separate the UDOD application from the PD application review at this late date? And are they not considered integral to one another? The current CN-P-B zoning designation, the Hyde Park Square Urban Design Plan (which is the de facto designation report for the UDOD #4), and the UDOD #4, **all constitute the "applicable plans and policies" for these parcels and should be considered for this application for a zone change from CN-P-B to Planned Development (PD)**.

> **§ 1429-11. - City Planning Commission and Council Action.**
>
> (a) *City Planning Commission Action.* The City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District as the Commission deems necessary for the protection of the public interest and to secure compliance with the development program statement, on **finding that all of the following circumstances apply**:
>
> (1) The PD concept plan and development program statement are **consistent with applicable plans and policies** and is compatible with surrounding development.

We have been told that this is the first PD application to be reviewed in a UDOD. Due to this being uncharted territory, I find this last minute “revision” extremely worrisome. Could it conceivably be left up to the Law Department, to ultimately interpret the code to say that the PD review is enough, thereby making the UDOD review somehow redundant? The Law Department should make a finding on this, and iron out this process and procedure before this is goes to the CPC.

NEW STAFF CONFERENCE NEEDED:
Separating the project’s design from the zone change application was not what was on the table when the Staff Conference was held on 1/28/24. This change should trigger a new Staff Conference. Another reason for a new Staff Conference is the “revised” nature of the application having been dramatically reduced by 94 parking spaces (almost a third less than what was previously specified). According to Sec. 1429-12, this already reduced number of provided parking spaces could be even further reduced by 10% as a "Minor Amendment" to the Concept Plan, without triggering a public hearing. All of these changes (current and potential) are a far cry from the original parking numbers that were presented to the public when the application was "deemed complete on January 8, 2025" and then presented at the 1/28/25 Staff Conference.

TRAFFIC IMPACT STUDY RESPONSE:

Additionally, the community has a right to inquire about and speak to the confusing Traffic Impact Study that was not completed in time for the 1/28/25 Staff Conference. This was reviewed by Bryan Williams from DOTE on 2/21/25, literally on the deadline for this application to be eligible for the 3/7/25 CPC agenda. Speaking as a former Senior City Planner in your office, I am really struggling with the logic of the timing and flow of this process. Who is being accommodated here, the public, or a private developer who is asking for TREMENDOUS relief from the City's zoning code to build something the community has voted down on three separate occasions, and the business association remains opposed to?

Why did this TIS take so long when they collected data back in October 2024? And given the length of time it took to submit the study, why did DOTE end up recommending that Scenarios 3 and 4 would "sufficiently support the development"? Scenario 4 should be found as irrelevant/moot because it is based on a false premise of a parking garage being able to accommodate the lost on-street parking due to road re-striping, when that garage is now smaller by 94 spaces (see below).

> **Letter from Bryan Williams, P.E. DOTE:**
> **"Scenario 3 – Existing operations with development generated traffic added or**
> **Scenario 4 – Proposed Recommendations with development generated traffic**
>
> After review of the TIS, DOTE concludes the proposed development will have minimal impact to the existing travel conditions on Edwards Rd and Scenario 3 would sufficiently support the development. However, there are potential benefits to implementing Scenario 4, mainly a reduction in crashes but at the expense of on-street parking**. The parking loss could be offset by the proposed garage.** DOTE would not be opposed to implementing the recommended Scenario 4. If the developer would like to pursue Scenario 4, they can work with the Hyde Park Community Council and the directly affected properties and businesses as well as DOTE and City of Cincinnati Parking Services."

THIS TRAFFIC STUDY'S RECOMMENDATIONS HARM THE NBD:
(On-street parking that is VITAL to the NBD would be lost)
According to the applicant: "To improve traffic flow and pedestrian safety, we request that the City and DOTE allow for potential street meter adjustments recommended to help alleviate congestion during school pickup and drop-off. Additionally, we support incorporating restriping adjustments depicted in the final TIS findings."

By the time this project is complete, why should the Hyde Park Square businesses on Edwards Road (if there any that survive because by this time would have been severely stressed from 2-3 years of construction), why should they be forced to contend with losing a large segment of their vital on-street parking for a couple of hours, 5 days a week, just to accommodate an oversized apartment building and "boutique" hotel that do not meet existing zoning? **NO ONE** from the City or the developer team has done ANYTHING to reach out to this successful NBD's businesses to get their input. In fact, they have done just the opposite by displacing several businesses and profoundly stressing the ones that remain.

It astounds me that **not only is this developer forcing out over 10 small businesses from Hyde Park Square, but they are also tearing out tens of thousands of retail and office-space square footage and putting very little retail and no office space back into the NBD** - especially if a hotel goes in on Erie Avenue where Coldwell Banker is now. All the former viable retail spaces become access roads and vehicular access points for the apartment building and the hotel. Additionally, the retail space (Nest Boutique) that will be demolished on Michigan Ave. will not be replaced with more retail, rather it becomes the east end of the apartment building or possibly space for its utilities. **This decimates the retail square footage in this NBD and damages the continuity of the business district by cutting off 3 businesses (2 retail and 1 restaurant) from the rest of the shopping district. How does this help the NBD?**

PEDESTRIAN SAFETY:
This traffic situation directly affects the families and children at Hyde Park School and Knox Preschool, who along with business district patrons, trusted that the city would require that their

safety be thoroughly considered. They should have the opportunity to review, understand and comment on this TIS before a recommendation is given by staff to the CPC. It seems the applicant is being accommodated, NOT the 14k people that live in Hyde Park, nor the families at Hyde Park School, and Knox Preschool.

COMMUNITY DISTRUST:
Your department heard for itself in the 1/28/25 meeting that this developer has a history of not following through on their promises. I am very concerned that separating the PD zone change application from the UDOD review process (while greatly reducing the promised parking) is a strategic move by the developer to gain swift approval for something that maximizes their profits, while ignoring the community's wishes. It also does irreparable harm to a successful, iconic business district that currently receives zero tax abatements or subsidies from the City of Cincinnati.

Please help me understand how all of this is moving so swiftly in their developers' favor when there is SO MUCH community opposition to this, and the trust between the community and the developer has been completely lost due to the developer's misstatements and actions. As one business owner has said, "Have they interacted with anything going on in the community? Have they donated to the schools or the fire department? Have they supported a single business?" No, they have not. They have in fact done the opposite in all of these circumstances. We in the community are all exhausted, and they have not even broken ground yet.

Finally, I am attaching a link to a petition you are probably already aware of. It was started by a Hyde Park Square business, and it has now been signed by over 2500 people who actually care about Hyde Park Square and want to see it maintained. Please consider reading some of the comments people have taken the time to write. Some are written by very happy business owners. The petition just asks for the current zoning regulations to stay in place.

Thanks for all of your work, Andrew, I know it has not been easy. You have done a great job managing all of the requests form the community with tremendous patience and professionalism.

Sincerely,

Molly Henning
Hyde Park Resident

Petition:
https://www.change.org/p/require-developers-to-adhere-to-current-hyde-park-square-zoning-laws?utm_medium=custom_url&utm_source=share_petition&recruited_by_id=0cb63d20-1492-11e7-9576-67e86d47a086

Outlook

[External Email] Hyde Park Square Development

From m k <seethem4@yahoo.com>
Date Wed 2/26/2025 8:37 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from seethem4@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Al am expressing my deep concern about the size of the new Planned Development (PD) that PLK Communities is proposing for Hyde Park Square. While I support a new development that includes more housing and retail in the square, the current plan displaces existing small businesses and IS JUST TOO TALL.
At 85-feet-high and an entire city block long, the construction of a development this size will:

● Visually overwhelm Hyde Park Square and diminish its charm

● Worsen the area's existing traffic congestion and parking issues

● Make pedestrian safety even more of an issue, especially near Hyde Park School

● Hurt existing small businesses already stressed by recent construction in the area

● Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

A concerned city resident

Sent from my iPad

February 26, 2025

Andrew Hall, AICP, PE
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement

Dear Mr. Hall,

Please uphold and adhere to the current applicable zoning regulations regarding the proposed oversized development on Hyde Park Square. Although variances are often considered and sometimes granted, the zoning regulations are designed to preserve and protect unique and/or beloved attributes of the City and its neighborhoods. The applicable zoning regulations should be respected.

Hyde Park Square is a special and historic place. People choose to live in Hyde Park because they appreciate the lovely human-proportioned square and the village atmosphere.

Thank you for your careful consideration of this divisive issue. I know the City has an agenda based on density and connected communities, but please don't destroy the things that have made the City so appealing for decades as you pursue this initiative.

Sincerely yours,

Mary Lou Motl
1233 Rookwood Drive
Cincinnati, OH 45208

Outlook

[External Email] Hyde Park Square Development

From Rebekah Carlton <rebekahcarlton@hotmail.com>
Date Wed 2/26/2025 8:58 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

Some people who received this message don't often get email from rebekahcarlton@hotmail.com. Learn why this is important

External Email Communication

Dear City Officials,

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Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Rebekah Christie

Outlook

[External Email] Zoning Change

From Rick castle <1rckcstl@fuse.net>
Date Wed 2/26/2025 9:56 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

[You don't often get email from 1rckcstl@fuse.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

We oppose the zoning change. The zoning was established last year and should be strictly adhered too.
Rick Castle
Sent from my iPhone

Outlook

[External Email] March 7 City Planning Commission Meeting

From steffanie gentile <steffanie.gentile@gmail.com>
Date Wed 2/26/2025 9:21 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

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External Email Communication

My name is Steffanie Gentile and I live on Eastside Avenue, which is across from Hyde Park School and very close to the intersection of Observatory and Edwards. I'm very concerned about how parking on Eastside will be affected during the development building process and once it's complete. Living here since 1973 I've seen it all as it relates to parking.

There are 17 homes and 1 two-family on Eastside. Six homes do not have driveways or off-street parking, Most homes have two cars per household. Parents of school children park on our street for drop off, pick up and school events. Some employees at businesses at the site at the corner of Observatory and Edwards park on our street - I imagine they park on Edwards as well. There's an AirBNB on Observatory between Eastside and Edwards, and people staying there park on Eastside. Additionally, some residents on Observatory park on Eastside as it's difficult to pull in and out with the Observatory traffic. My home is the first one in from Observatory, and I can't tell you how often my driveway as well as the neighbor's across the street from me, are partially blocked currently.

I'm concerned about enough parking being planned for the development which includes the hotel, residential and shopping. With either not enough parking, or people not wanting to pay for parking, Eastside Ave. as well as Edwards and Michigan will be impacted. People park and walk since it's so close. This will be horrible during the construction and once completed. I remember when the section of Edwards going towards Madison didn't have parking meters - same for several blocks of Michigan. I would propose that for the streets adjacent to the square the city consider designating them as zones with permits for the residents only. Of course this is done in many cities. My son lives in Washington, DC, and it works very well. It would make sense to monitor the streets once work in the square begins to determine if this is necessary. Please take this into consideration.
Respectfully,
Steffanie Gentile

Outlook

[External Email] Hyde Park Square Development

From notoriousfig@icloud.com <notoriousfig@icloud.com>
Date Wed 2/26/2025 10:21 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>
Cc #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>

You don't often get email from notoriousfig@icloud.com. Learn why this is important

External Email Communication

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This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current formand asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Ms. Sydney Price, A concerned city resident

Outlook

[External Email] Hyde Park Development

From Tom Gutfreund <tgutfreund@icloud.com>
Date Wed 2/26/2025 1:55 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>

External Email Communication

I am writing to voice my opposition to the proposed Planned Development in Hyde Park Square by PLK. The height of the buildings, even though they have said they will reduce it by 5.5. feet, still well exceeds the current zoning of 50 feet. The proposed hotel and huge apartment complex will dwarf the whole of Hyde Park Square and ruin the historic ambiance we so love. It will also cast a shadow over the current green space of the Square. So why should that historic, established green space be ruined by PLK?

And do we really need a second square in Hyde Park Square? The new proposed restaurants and shops will only pull business away from the established businesses that have supported this area for years.

It will also increase traffic and congestion, creating challenges with parking and for pedestrian safety, especially for the kids coming and leaving Hyde Park School.

With the reduction in parking spaces (94), proposed by PLK, parking will only get worse for the Square. As it stands now, parking is limited and overflow parking crowds the residential streets making for worse traffic and taking parking for those who actually live here.

The City agreed with the current 50 foot building zoning, and we trusted you to honor that agreement. I hope you can stick to that agreement and not allow PLK a change in zoning.

I request City Planning to reject this Planned Development and require this developer to adhere to existing zoning rules.

Tom Gutfreund

Also, I am losing faith in this system for city planning. I feel the City does not listen to the community and that the deals have already been approved well before it gets to the community. I can't tell you how many people have commented that there is no use in voicing legitimate concerns that greatly affect residents who will be the most impacted by seemingly arbitrary decisions. The developers always win. Why is that?

Outlook

[External Email] Construction in Hyde Park

From Victor Abler <victorabler@outlook.com>
Date Wed 2/26/2025 10:35 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>

1 attachment (15 KB)
To the city of Cincinnati.docx;

Some people who received this message don't often get email from victorabler@outlook.com. Learn why this is important

External Email Communication

Hello all
Please find attached as well as below my concern for the construction planned for the Hyde Park Sqaure area. This is very concerning as a small, local business owner.
Thanks
Victor Abler
Co-owner, Unwind Wine Bar

To the city of Cincinnati

I am one of the owners of Unwind Wine Bar in Hyde Park. We sit just down the street from Hyde Park Square on Michigan Avenue. We created this small local business from scratch over 12 years ago and have become a destination for many in the Cincinnati area who come here to enjoy a romantic, casual, quiet place to connect with friends, family and community.

The new development that is on the horizon in Hyde Park Square is very, very concerning for a number of reasons.

First, the construction of such a place will create a nightmare for our customers who are trying to find parking in an already tough place to park. There is not enough street parking as it is and this will really hurt our business and 2 of our tenants as well: Patty's Old Fashioned Popcorn Store and Poem. I would assume Michigan Ave will be shut down for an extended period of time and this will destroy a lot of all 3 of our businesses.

Second, PLK/HPSRD, the development company, does not seem to want to work with the businesses that remain. They have already drove out a few of some very nice local businesses and when we try to

Outlook

[External Email] Amendment to Application for Proposed Zone Change to Planned Development at 2719 Erie Avenue in Hyde Park

From Vicki Weber <pgvicki@gmail.com>

Date Wed 2/26/2025 8:12 AM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>

Cc hpncpres@gmail.com <hpncpres@gmail.com>

Some people who received this message don't often get email from pgvicki@gmail.com. Learn why this is important

External Email Communication

Hyde Park Deserves Better: Amendment Ignores Community's Concerns

Unfortunately, the amendment to the Planned Development on the south side of Hyde Park Square is more detrimental to the neighborhood than the original proposal. It further strains parking and continues to disregard zoning laws designed to protect Hyde Park's character and livability.

Key Changes in the Amendment:

- **Height**: Reduced from 85.5 feet to 80 feet.
- **Parking**: Reduced by 94 spaces to 257.

Height Concerns:

- A 5.5-foot **reduction is negligible**.
- The buildings are still **inappropriate in scale**.
- At 80 feet, the development remains **60% taller than current zoning allows**.
- It does not mitigate **traffic and pedestrian safety concerns** arising from the addition of 168 apartments and 90 hotel rooms in a small area.
- If approved, building heights could increase 10% (**to 88 feet**) without a hearing.

Parking Deficit:

- A 27% reduction in parking spaces **worsens an already insufficient plan**.
- The Hyde Park Neighborhood Council stated in their December 2024 motion, before this significant reduction, that the development "appears to **make the parking situation worse**."
- The developer fails to account for the loss of existing parking spaces:
    - **~ 90 surface spots** permanently eliminated with the hotel and apartment building construction

    - **23 more** removed permanently on Edward Road, per the Traffic Impact Study
    - **19 additional spaces** restricted during peak hours (noon–6 PM, Mon–Fri)
    - **Net increase**: only 144 spaces (125 during peak hours)
- The 257 total spaces is far below what is needed.

Hyde Park's Voice Must Be Heard

The Hyde Park community has made its position clear: this development must comply with existing zoning laws. Yet, the amendment disregards that request and makes the project even more objectionable. The City should reject this oversized development that goes against the wishes of residents and business owners. Hyde Park deserves thoughtful, responsible development—not a plan that prioritizes developers' profits over community needs.

Vicki Weber
Hyde Park Resident

Outlook

[External Email] Connected Communities: A $2.84 million Boondoggle Project?

From Ann Gimbert <anngimbert1@gmail.com>

Date Thu 2/27/2025 9:18 AM

To Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>

Some people who received this message don't often get email from anngimbert1@gmail.com. Learn why this is important

External Email Communication

Dear Mayor Pureval, Vice Mayor Kearney, President Pro Tem Parks, Honorable Council Members, and City Planning,

The City of Cincinnati is at a historic crossroad that will affect all future development in the City:

- Either the City of Cincinnati will support the Connected Communities zoning codes that went into effect July 1, 2024,
- Or, the City will support one of the largest developers with the deepest pockets in the city: Peter Klekamp of PLK Communities.

Right now, before the City Planning Commission, there is a case that will test our newly passed zoning code. It is a litmus test for what will happen in the rest of the city.

If the City does not uphold its zoning codes and follow the recommendations of one of its neighborhood councils, why bother with zoning codes or neighborhood councils?
Peter Klekamp of PLK Communities wants to eliminate the current Connected Communities zoning code height of 50 feet in the Hyde Park (HP) business district and replace it with his own zoning code through a Planned Development (PD). He has proposed an 80-foot-high development. The ***loophole*** of a PD is that the developer can increase the size of the development by 10% *without* consulting the residents or the neighborhood council. In this case, PLK Communities can build to a height of 88 feet, overwhelming everything in the HP business district *and* surrounding neighborhood. These heights are 60- 76% higher than the Connected Communities zoning code that was just passed in July 2024.
Peter Klekamp of PLK Communities does not live in the City of Cincinnati. He lives in Indian Hill. His kids attended Indian Hill schools and an exclusive, private school in Indian Hill. He is not concerned about the Cincinnati Public elementary school that is located across the street from his planned development. Nor, is he is concerned with the neighborhood church preschool located on the other side of the block. And, he certainly is not concerned about the 10 *independent businesses* that he *already forced to close* on HP square.
Hyde Park Neighborhood Council asked six attorneys to represent them in asking the City to uphold the July 2024 zoning code. Remarkably, ***ALL*** six attorneys declined. ***Why?***

- Is it because the Peter Klekamp family foundation gave $60 million to Xavier University and previously gave $10 million for athletic facilities? $70 million is **not** chump change.
- Is it because Peter Klekamp's father founded Keating Muething & Klekamp, one of the largest law firms in the city with 135 attorneys?

- Is it because the City Manager worked for PLK Communities for 7 years?
- Or, is it because PLK's attorney represented the City of Cincinnati for 4 years in all land use, zoning, and historic preservation matters?
- Or, is it because PLK's paid lobbyist is also the president of Oakley Community Council?

If the City throws out its July 2024 Connected Communities zoning code in favor of a PD, then the $2 million federal grant and the $840,000 that the City contributed to reform zoning and land-use policy through the Connected Communities program was truly a **boondoggle** project.

The citizens of Cincinnati and the neighborhood councils that represent them should have a voice in their communities not an oligarch. Support democracy and ***support*** the *Connected Communities zoning code that went into effect July 1, 2024* and **oppose** the PD proposed by Peter Klekamp and PLK Communities.

Thank you for your time and consideration of this historic crossroad in the life of Cincinnati.

Ann Gimbert, resident of Cincinnati

Outlook

[External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Andy Hyde <andyhyde08@gmail.com>
Date Thu 2/27/2025 4:59 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

1 attachment (239 KB)
Outlook-ehgtecng;

External Email Communication

Hello Andrew,

Thank you for sharing this information.

I would again like to voice my strong opposition to the proposed development in Hyde Park.

This development is far too large for the space, destroys the unique historic charm of Hyde Park Square, and is going to make the area even more congested and difficult to navigate.

A similar oversize development has been built at the corner of Montgomery and Lester in Pleasant Ridge. It is so over scale for the space that it dominates Pleasant Ridge and very much has changed the PR vibe. It also shadows the entire street resulting in ice/slush that doesn't dry in the sun and increasing traffic issues before the building has even opened. Why do the same thing to Hyde Park?

After attending the previous meeting on this project, and hearing 2-3 hours of neighbors voicing opposition to the project, as well as knowing there is a petition with thousands of signature opposing project due to its size, the fact that PLK its only willing to negotiate 5 feet of height (possibly) shows how little they are engaging with the community and how little they care about what the community actually wants.

It also concerns me that if PLK is given PD status, they will not be bound by any guidelines, and will be able to do as they please. As they consistently have shown bad faith in dealing with multiple communities, that's a very concerning situation in which to be.

I understand PLK's position that they should not have to follow the rules because it impacts their profitability. And that if they have to follow the rules, then the project is not viable. Changing the rules because somebody has a bad business plan makes no sense. If your business plan is not viable, the problem is you and your plan.

PLK claims it has to be allowed to build these massive structures to ensure its profitability regardless of the impact on the community. But they were able to build whatever they want on the Factory 52 site and have not been able to make that viable and now want to charge an additional tax. Maybe the problem isn't the zoning as it exists, but PRK's ability to develop solid business plans.

In the previous meeting, PLK brought up the need for this massively oversized development because the population of Hyde Park is declining and more young families need to be encouraged into the neighborhood.

As to that point, luxury apartments that are probably going to rent for $4000 or more each month based on what their other Hyde Park developments charge, is not going to attract young families into the neighborhood. Those are clearly apartments designed for older, wealthy individuals.

As to the declining population, that very much feels like a cherry picked statistic. What does that 5000 fewer people look like? Does that account for the situation, in which apartments are being demolished by developers to make luxury condos with fewer units, and therefore less population? Is it families who continue to live in their homes but have an older child who has since left for college?

Part of the change to zoning request is because PLK wants to build a hotel. Why does a hotel need to be built right there? In the last few years, hotels have been built in Rockwood Exchange and behind Rookwood Commons, both of which are within walking distance to HP Square. There are also new hotels in the Center of Oakley and in Madisonville, which both less than a 5 mile drive. I also believe that PRK is building either one or two hotels in Norwood, both of which are also less than 5 miles from Hyde Park Square. Is there actually demand for more hotel rooms?

Unfortunately, the meeting to discuss these issues is during the workday when I will be at work and so I do not believe I can attend.

So let me summarize since I cannot present my comments in person, I strongly oppose granting PD status to PLK for their poorly envisioned Hyde Park development plan.

The structure is far too large for the area Which is going to result in changing the character of Hyde Park Square, which is a major attraction to the neighborhood, and to the city at large.

The development, as presented by PLK, does not address any of the issues they claim Hyde Park has currently has, but almost certainly will result in additional congestion and parking issues.

Thank you,
Andy

On Friday, February 21, 2025, Halt, Andrew <andrew.halt@cincinnati-oh.gov> wrote:

> Hello,
>
> Thank you for your interest regarding the proposed development at 2719 Erie Avenue adjacent to Hyde Park Square. This item has now been scheduled to be considered by the City Planning Commission on **March 7, 2025, at 9:00 AM**, and the notice is attached. The applicant has updated their application materials and included the Traffic Impact Study (TIS), both of which can be found at the links below.

Please note that Urban Design Overlay District (UDOD) review is not being sought by the applicant at this hearing, as the applicant intends to seek UDOD approvals at future hearings. This City Planning Commission meeting will consider the proposed Zone Change to Plan Development (PD).

Project Website
Updated Application Materials
Traffic Impact Study (TIS)

PLACE: **Virtually on Zoom or In Person at**
City Hall, Council Chambers, Room 300
801 Plum Street
Cincinnati, Ohio 45202

Attendance: Members of the public may attend in-person at City Hall, watch in real time on CitiCable, or by livestreaming the meeting at **www.cincinnati-oh.gov/citicable/**.

- Please note that persons must register for the meeting no less than 48 hours in advance of the meeting to gain virtual access to speak at the following link: **bit.ly/Hyde-Park-Square-PD-CPC**
- If you do not intend to speak, but want to watch virtually, do not request a Zoom link. Please follow live on **CitiCable**.
- Those who would like to participate in or view the upcoming hearing should carefully review the instructions at the website below. **This hearing will be Legislative**.
- A Staff Report will be available at the website below by 5:00 PM on Friday, February 28, 2025.

www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/

Correspondence: Public comments to be shared with the City Planning Commission may be submitted to the Department of City Planning and Engagement at the following email address: andrew.halt@cincinnati-oh.gov

- Please submit by 1:00 PM on Thursday, February 27, 2025, to be included with the Staff Report packet

Please let me know if you have any questions.

Thanks!
Andrew

Andrew Halt, AICP, PE | Senior City Planner
City of Cincinnati **|** Department of City Planning and Engagement
Two Centennial Plaza **|** 805 Central Avenue, Suite 720 **|** Cincinnati, OH 45202
andrew.halt@cincinnati-oh.gov|513-352-4854 (p)| Facebook **|** Twitter **|** Website **|** Plan Cincinnati
Pronouns: He/Him/His

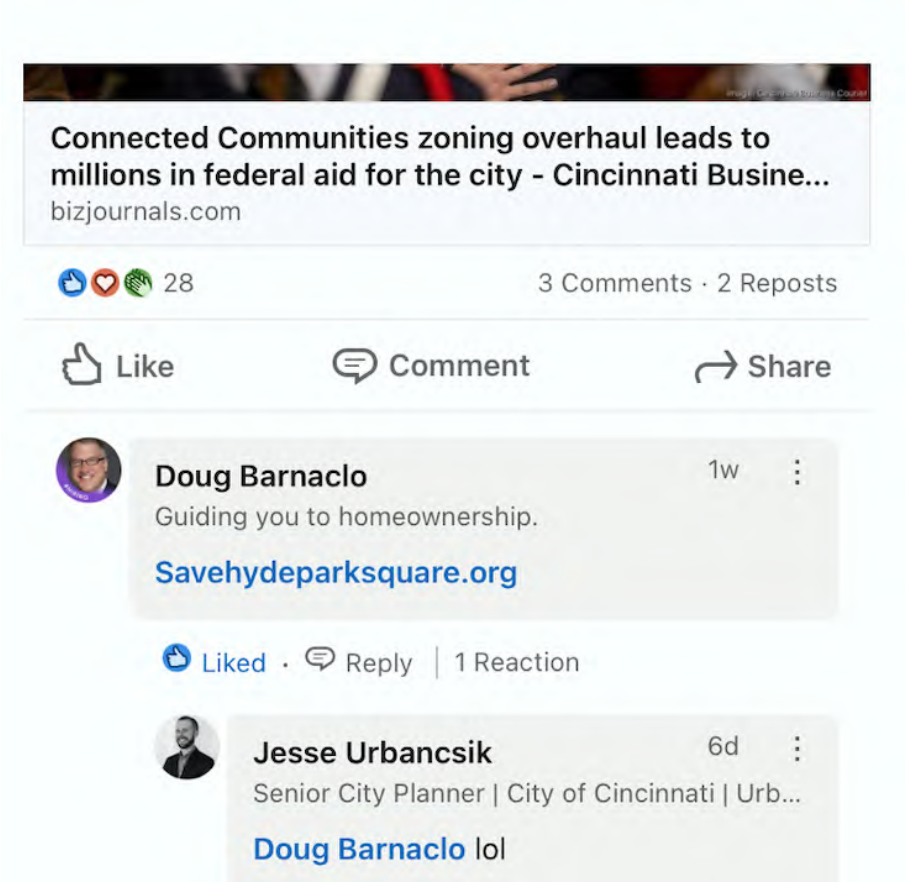


Outlook

[External Email] Hyde Park Square Development - CIty Planning Commission

From Annie Rusche <anniepry28@gmail.com>
Date Thu 2/27/2025 8:28 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication



Dear Cincinnati City Planning Commission,

I am writing, again, to ask you to oppose the new Hyde Park Development by PLK Properties. It is apparent through emails, social media, surveys, meetings (virtual and in-person with and without city officials), and other means of communication that Hyde Park residents are not in favor of this project.

The residents of Hyde Park, and nearby communities, have spoken and have continuously asked you to reconsider this project. When it comes to representation in the city, the city officials are “hired” to represent the residents. And in this case, the residents have spoken out against this project. It does not make a lot of sense for this council and commission to vote for this project when the people they represent are against it.

The safety of the community, the charm of our neighborhood, the safety of the children at the schools nearby, the lack of walkability this project brings, the small businesses and much more are at stake. Several small businesses have already announced having to relocate due to this project “moving forward”. Which is also confusing since nothing has been voted on yet…

The developer now has changed their plans to a “Planned Development” to get around the zoning issues. It is apparent they’ll do anything to make this project happen for their own profit.

You claim to be pro-development, but you’ve proven to be anti-neighborhood. Even one of your own team members laughed at a concerned resident online when they expressed their concern. See below. If this is the sentiment of the City Planning Commission, how can they be trusted to make decisions for our neighborhoods? Last I read, the city sided AGAINST Hyde Park Neighborhood Council’s request over 90% of the time. Over 90% of the time the city ignored the very residents they are HIRED to represent. Why is that?

Work with the residents to find a solution that fits within the community. Our voices matter, so show that they matter to you.

Annie Rusche
2513 Downing Drive
45208

Outlook

[External Email] Public Comments regarding Hyde Park Development

From Andrea Torbeck <artorbeck@gmail.com>
Date Thu 2/27/2025 11:47 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Dear Andrew,

I am writing again today, asking the Planning Commission to NOT approve the requested zoning changes for the Hyde Park Development.

As residents of Hyde Park my family and I are not against new development, but we are against the size and scale of this development. The current plan PLK Communities is proposing would displace existing small businesses and is JUST TOO TALL.

At 85-feet-high and an entire city block long, the construction of a development this size will:

- Visually overwhelm Hyde Park Square and diminish its charm
- Worsen the area's existing traffic congestion and parking issues
- Make pedestrian safety even more of an issue, especially near Hyde Park School
- Hurt existing small businesses already stressed by recent construction in the area
- Set a dangerous precedent that could encourage more overscaled development in Hyde Park Square

Our neighborhood business district has strict zoning regulations (CN-P and UDOD#4) specifically put in place by the city to protect Hyde Park Square's unique character and scale. This 85-foot-tall project completely disregards those regulations.

This is why the Hyde Park Neighborhood Council (HPNC) has opposed the Planned Development in its current form and asked for the existing CN-P zoning to remain in effect – a position I support.

Please do NOT change the current zoning regulations on height. Please require PLK Communities to limit their project to 50 feet. It should be compatible with (not destroy) the charm of Hyde Park Square.

Thank you for your attention,

Andrea & Andrew Torbeck

1330 Grace Ave

Cincinnati, Ohio 45208

Outlook

[External Email] Concerned Longtime HPS Retailer

From Beth Rabiner <beth@figleafhydepark.com>
Date Thu 2/27/2025 12:00 PM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; shop@poeme-online.com <shop@poeme-online.com>

[You don't often get email from beth@figleafhydepark.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

To whom it may concern:

My name is Beth Rabiner and I have owned annd operated a very successful business in the square for over 20 years. The name of my shop is called The Fig Leaf and we have been serving our little quaint community for over 40 years altogether. I am also a previous resident of Hyde Park and spent my entire childhood playing, shopping, and eating in the square. I have witnessed many changes over the years, but one thing is certain, the square has always maintained a unique feel and has been a place for families to come and enjoy. From children playing in the fountain and green space, to riding bikes, residents walking dogs, people from near and far dining and shopping supporting our family owned businesses, the Square has constantly been hustling and bustling for as long as I can remember. In present day, there is no difference. We are alive and well and a very tight knit and close community.

As we recently discovered, our charming community is being threatened by the possible development of a very large and overpowering structure that would completely change the façade and feel of our community. We are in agreement that the square could use some revitalization for the stores that were forced to move out for this development, but now this is only the case, given the fact that they were not given a choice. The other side of the square has become forcefully depressed and we are having a hard time watching our businesses go out because of some large machine that produces buildings all over our city that always outsize and over rule where they are placed. For instance, I took the time to drive to Northside, where this particular group placed oversized, overbearing buildings in what has always been considered a very unique shopping district The buildings are way too tall and overpower the small older buildings that hold multiple thriving businesses. I am using the example of northside just for the mere sake that I feel as though we are very similar to the feel that northside has always boasted- an artistic community.

Despite the building being way too large, parking is already a situation in the square, and we feel as though bringing way too many more potential residents to the Square, is going to be problem-some.

During the phase of construction of another building recently finished in the Square, business's parking spaces were inundated with contractor's vans & cars taking up parking spaces that would have been used for customers to shop. This was very invasive and certainly no one was considering the small businesses that rely on customers. This is not the first time that businesses have been impacted greatly by construction in the area. We have been dealing with this for many years, and at this point, we are taking a stand to protect the community we love and have known for decades.

Safety is also a HUGE CONCERN. Too many drivers are not regulated and drive way too fast through the square. Adding more cars will just add to this problem. We are greatly concerned about the children who live in the area and walk to and from school. Our general area has three schools and kids need to be safe going to and from their homes. Additionally, our fire department that serves the greater Hyde Park area is essential- response time is everything. We can only imagine adding so much more traffic to the area, during and after the construction phase, that this will cause major problems as well.

As a thriving business owner in the square, I ask you, please take into consideration the businesses that already exist as well as the residents that are against this development. We matter. We have our lives invested in this community.

This building is just too big as proposed. We would like to see that if any construction takes place, that everything be abided by the current zoning and variances in place. Anything else, is simply unacceptable on the basis of aesthetics, the need for current businesses to thrive, and most importantly, the safety of those who live in Hyde Park

Thank you for your time.

Yours truly,

Beth Rabiner
The Fig Leaf
2736 Erie Ave.
Cincinnati, Ohio 45208

Sent from my iPhone

Outlook

[External Email] Concerns regarding the Hyde Park Square development

From Blair Whitney <doblairb@gmail.com>
Date Thu 2/27/2025 12:06 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

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External Email Communication

Dear Mr. Halt,

I am writing to express my deep concerns to you about the proposed planned development for Hyde Park Square.

I am a longtime resident of the neighborhood. My kids have grown up getting breakfast at the Echo, ice cream at Graeters,and popcorn at Patty's. We buy gifts and clothing from places like the Fig Leaf, Knickers, Hyde Park Florist, Khaki's, and Castle House. We enjoy burger madness at Arthur's on Tuesday nights and celebrate milestones, like graduations, at Alfio's. In recent years, we've been thrilled to see places like Al Posto, Parkside, and Peace, Love & Little Donuts give us new options of places to go. And at night, there is no better place, especially in the summer, to sit and people watch than the park in the middle of Hyde Park Square.

The development that is being proposed is completely out of scale with and out of place for everything that we love about the Square. What makes Hyde Park Square unique is its existing blend of commercial and residential living, all on a scale that has given Hyde Park its unique neighborhood feel. It's that ineffable charm that draws new residents to the area and then keeps them there over time. It might be a perfect development, in terms of scale, for someplace like Deerfield Township or Mason. But it simply does not fit into the existing fabric of the neighborhood. Rather, it threatens to eclipse everything that makes Hyde Park unique and will literally overshadow the beating heart of our neighborhood--the park at the center of Hyde Park Square.

The proposed development stands to only worsen existing traffic and parking problems. As an avid runner, I have a close call at either Edwards and Erie or Edwards and Observatory at least twice a week. Adding more cars to the equation will not help that, no matter how many turn signals you add to existing traffic lights. Nor will it make it any safer for families to walk their kids to school at St. Mary's or Hyde Park School.

Additionally, I urge you to question the developer's contention that they are proposing this development to "reactivate" a flagging business community. One of the three developers involved in this project, The Loring Group, has been the landlord for most of the businesses that they claim are "struggling" for many years. And as such, they have been responsible for setting the rents, which are a

key factor in why it's hard for businesses in that location. You cannot be both the arsonist and the firefighter and call yourself a hero.

The Loring Group has been financially invested on the square for at least a decade. They have had ample opportunities to really involve themselves in community events--whether sponsoring the Hyde Park Blast, the Hyde Park School Pumpkin Chuck or Spring Celebration, or even the annual Hyde Park Halloween on the Square event through the Hyde Park Neighborhood Council. To my knowledge, they have done nothing to give back to the community that they now claim to want to "help."

Finally, if the developers were truly concerned about the Hyde Park Square business community, they would be working overtime to accommodate existing businesses in new, nearby locations. They would be communicating clearly and openly with the businesses about scope and timeline. This has simply not happened, and as a result, Hyde Park is losing longstanding businesses.

The neighbors, the Hyde Park Neighborhood Council, and the Hyde Park Square Business community are united in their opposition to this planned development. I know that more development is inevitable as Cincinnati seeks to address housing issues. But Hyde Park Square's current zoning, together with Connected Communities, allows for the creation of that additional housing in a manner that better fits with our existing neighborhood.

We need a development that compliments and augments the things that make Hyde Park unique. We need a development that understands the pedestrian character of the square and works within that constraint. We need a development that offers parking solutions that work for the neighborhood. And we need a development that thoughtfully fits into the existing envelope of the surrounding buildings. This is simply not that development.

Thank you for your consideration,

Blair Whitney

Outlook

[External Email] Hyde Park Square

From Clarissa Belloni <clarissa.belloni@gmail.com>
Date Thu 2/27/2025 9:52 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

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External Email Communication

Dear Mr. Halt,

Thank you for collecting our citizens' concerns.

I have been a resident of Hyde Park in walking distance of the square for 10 years. Our community is lucky to have such **a thriving neighborhood business district** with many small businesses - a true walkable neighborhood as envisioned by the city. Our family believes the proposed "planned development district" near Hyde Park square would be to the detriment of our community due to its impact on traffic and impact on existing businesses.

I do support development within existing zoning regulations, especially the development of more residential housing.

Kind regards,
Clarissa Belloni

_____

Dr. Clarissa Belloni
3457 Observatory Place
Cincinnati, Ohio, 45208
513-399-2702

_____

Outlook

[External Email] Hyde Park PLK Redevelopment Project/opposed

From ccwriter@fuse.net <ccwriter@fuse.net>
Date Thu 2/27/2025 1:26 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

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External Email Communication

Dear Andrew Halt, Senior City Planner

I have lived in Hyde Park since the late 1980s with a short stint living in Oakley for a few years (primarily in apartments). For the past 22 years I have lived on Edwards Rd. in a house a few blocks from Hyde Park Square. I have witnessed many changes in Hyde Park over the years. I am not opposed to change, but not at the expense of the residents, and the beauty and charm of Hyde Park. I am opposed to the development on The Square, and especially a hotel, which is a terrible idea for Hyde Park. We do not need one, and plenty of hotels are available nearby. The entire proposed PLK project does not belong in Hyde Park Square. They should build it somewhere else, and not ruin our community.

Also, I do not think PLK is a company that cares about residents. (Additionally, none of them live in Hyde Park and, thus, would not have to deal daily with the mess.) I have noticed that they are terrible landlords in Hyde Park who do not take care of the sidewalks on their recently acquired properties when there is ice and snow, causing endless trouble for those of us who walk in Hyde Park daily. This is just one example of their "we could care less" attitude concerning residents.

Some additional points:

- Zoning limits should be enforced as currently stated to 50 feet and should be enforced.
- There is too much traffic and not enough parking in Hyde Park as it is. Traffic issues have not been successfully addressed. This development will only exacerbate the traffic problems on Edwards Rd between Erie and Observatory.
- The developer said this project would take 2 years in a meeting held with Hyde Park Neighborhood Council. This includes building a 3-story underground garage. To think that the proposed project could be completed in this time frame is unrealistic and naive. The entire project should not go forward.
- Be sure to check that the decision makers on this proposed project are free from conflict of interest and not previous employees or recipients of Peter Kleekamp contributions and therefore biased toward PLK requests.

I appreciate your time and attention,

Cynthia A. Crane
1330 Edwards Rd. 45208

Outlook

[External Email] Concern about Hyde Park Square development

From Caroline Porter <caroline.ralstin.porter@gmail.com>
Date Thu 2/27/2025 1:26 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>

You don't often get email from caroline.ralstin.porter@gmail.com. Learn why this is important

External Email Communication

Dear Mr. Halt,

I'm writing as a Hyde Park resident, parent and small business owner to express my concern about the proposed development planned for Hyde Park Square.

I do not believe the development in question has sufficiently shown how it benefits the community, rather than the developers and the wealthiest among us.

The desire to "activate the square" has so far accelerated small business closures. I will miss walking to Churchill's for tea and doing business at the local bank.

I am also concerned about my children walking to and from the elementary school with both the proposed construction and the increased foot traffic a hotel and events space would bring. Also, how will the construction affect learning during school hours? Are there environmental concerns to consider and how will they be addressed?

Most of all, I wonder how this development would change the culture of our community, and what it says about our shared priorities. My understanding is that the hotel will be a high-end boutique hotel, and rental units will be luxury units. How does this proposed development meet the needs of our wider community, versus the desires of a few? Wouldn't it be more sustainable in the long run to fill these spaces with what Hyde Park needs most — affordable condos and shared community spaces?

I appreciate the time and attention you and your staff are placing on this matter, and I hope for an outcome that prioritizes community health above profits.

Thank you,
Caroline Porter

Outlook

[External Email] Save Hyde Park!

From Cathy Wathen <cbwathen59@yahoo.com>
Date Thu 2/27/2025 10:22 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>

[You don't often get email from cbwathen59@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email Communication

Hello, this is my first ever letter to help save something, but I can't not speak up. I was raised in Cincinnati, but moved away for 10 years. When I moved back, my one criteria was that my home be in Hyde Park. I loved the charm, the square, the social aspects and the restaurants. Now one developer wants to destroy that for all of us.

I'm devastated.

It's a shame that the developer purchased the properties KNOWING that adhering to our zoning laws would not be profitable for him. But that's not our problem, that's his. Let's not destroy a beautiful, historic neighborhood for the whims of a developer that doesn't even live in our neighborhood. The developer has one goal, making money for himself. Approving his goal at the expense of the all the residents and surrounding neighborhoods is unacceptable.

It's also disappointing to learn that council members that ALSO don't live in Hyde Park/Mt Lookout are voting on something that doesn't affect them.

The residents of Hyde Park/ Mt Lookout/ Oakey that use and love the Square are speaking out. Please listen to us, and not to a developer who wants to destroy one of Cincinnati's special gems.

Please don't approve this plan. Save our neighborhood, save the history. Listen to those that live here and regularly enjoy the square.

Thank you.
Cathy Wathen

Sent from my iPad

Outlook

[External Email] Complete the MOT Before Considering Approval of Proposed Development

From Shop Poeme <shop@poeme-online.com>

Date Thu 2/27/2025 12:35 PM

To Long, Greg (Engineering) <greg.long@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Kolks, Morgan <Morgan.Kolks@cincinnati-oh.gov>; • Save Hyde Park Square <savehpsquare@gmail.com>; Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>

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External Email Communication

Complete the Maintenance of Traffic study before considering approval of the proposed development from PLK/HPSRD.

I am employed by Poeme, a small business on Michigan Avenue between Erie and Observatory Avenues. We were displaced in 2021 due to a new development on the site of our “home” for 18 years. The Skyler, a twelve-unit apartment building with one level of underground parking, now stands in that spot. We were fortunate and grateful to be able to move to a new space, just across the street from our old location on Michigan Avenue. Demolition of our old building began in August 2022, and the Skyler opened in October 2024.

For over two years, we faced challenges such as:

- Weeks-long road closure
- Confusing signage on our block “Road Closed” signs displayed when closures were not necessary due to failure to simply take them down at the end of the day; placement indicating a road closure instead of “no-thru traffic” completely blocking access to our businesses when it could have been accessible; “No Parking” at meters with poorly indicated times and dates making visitors hesitant to park at all, etc.”
- Unannounced, sporadic road closures
- Blocked access to loading zones by equipment and contractor vehicles
- Delayed deliveries due to limited parking or access to our street. Large FedEx, UPS, food and beverage vehicles were unable to maneuver around equipment and vehicles
- Metered parking filled by contractor vehicles, leaving few if any for shoppers
- Gridlock due to a combination of construction and a high volume of daily vehicles for Knox Presbyterian Church Preschool drop-off and pick up
- Obstructed views for vehicles and pedestrians

× A crane, still on Michigan Avenue, creating an unsafe single lane near a traffic light and busy crosswalk.
× Construction equipment, materials, and port-o-lets clogged metered parking spots, hindering access to Michigan from Observatory and making left turns almost impossible.

This disruption led to a 9% revenue drop in 2024. To survive another, potentially longer demolition and construction period, we need safeguards in place before the first brick falls.

Completing the MOT study is imperative to provide businesses with a blueprint to minimize customer and revenue losses. Developers need this information to provide a clearly written plan to the City of Cincinnati and Hyde Park so that this bustling area remains safe and accessible during construction. If businesses are being asked to comply with the chaos associated with this massive development, the Developer is responsible for providing support for these businesses and this is a necessary step prior to breaking ground.

The future of our thriving small businesses is at risk and we ask the City of Cincinnati to make sure that safeguards are in place to ensure our survival.

Thank you,
Jennifer Millman

--
Poeme Design and Stationery
Shop Hours: Tuesday through Saturday, 12 p.m. to 5 p..m.

3433 Michigan Avenue
Cincinnati, Ohio 45208
513-321-4999
@shop_poeme

Outlook

[External Email] Concern regarding Hyde Park Square development

From Joshua Moshier <jmoshiermusic@gmail.com>
Date Thu 2/27/2025 10:40 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>
Cc hpncpres@gmail.com <hpncpres@gmail.com>

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External Email Communication

Dear Mr. Halt,

My family and I are residents of Hyde Park, first as renters and now as homeowners. My wife and I each run small businesses out of our home offices here, our young kids play in our local parks. The central draw for us here has been the community around Hyde Park Square, through the Farmers Market and the local businesses that operate there, many of whom we've gotten to know personally.

In the time since the "Activate the Square" hotel development has been announced, we've watched as many of these business have been forced out of their leases. I will no longer be able to walk to First Financial bank to do business there. The future of the Hyde Park Farmers Market in the square, our central point of connection with our neighbors and the businesses there, is in question due to the multi-year construction that is being proposed.

It is ironic that the developers say that forcing out existing businesses will "activate" the square, while they've demonstrated no evidence of demand for the hotel that is replacing these existing businesses. They have been condescending to the community during public listening sessions, skipping through key slides summarizing community survey feedback during these sessions, dismissing community concerns as immaterial to their inevitable shut down of the square to build a seven-story hotel with no demonstrable business plan. These forced-out businesses and their customers will not be coming back.

I'm concerned that the non-aesthetic impact of this development on the community has not been fully considered. For instance, we have not been given any information on:
- How many renting households of Hyde Park Square will be permanently displaced?
- How many existing businesses have been evicted by the developers or forced out by rent gouging?
- What are the environmental effects of this development on the nearby public elementary school?

As a resident, I know that much more than a hotel for the richest visitors and residents, we need most of all affordable, walkable housing for our residents, importantly including retirees, public servants, small business owners and young families. We need businesses that provide services to these groups.

In consensus with all the neighbors I've spoken with, I believe that Hyde Park Square has room for modest development that retains existing businesses but does not shut down Hyde Square as a community center and meeting place. "Build it and they will come" is not a business plan — just look at all the empty storefronts and condos in recent the Madisonville development. They have been empty for years now.

We love Hyde Park Square and want to see it thrive. We are not convinced that the proposed hotel development will do anything but hurt our community, and would love to see a much scaled-back proposal that, rather than primarily benefiting the pockets of developers and the richest among us, chiefly benefits the residents who love and serve this community.

Thank you for your time and consideration of our concerns.

Warmly,
Joshua Moshier

—
he/him
630.779.4207

Outlook

[External Email] Hyde Park Square

From L Jenks <ljtcw1@gmail.com>
Date Thu 2/27/2025 9:28 AM
To Cincinnati City Planning <planning@cincinnati-oh.gov>; Halt, Andrew <andrew.halt@cincinnati-oh.gov>; Zoning Info <zoninginfo@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>
Cc Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>

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External Email Communication

To all whom it should concern,

I know that I have expressed my concerns about the Hyde Park development before, but this is SO important that here I go again. PLEASE READ THIS.

Hyde Park is a thriving gem of a neighborhood and has been through many changes in the last 100+ years. This proposed development in Hyde Park Square in which the developers want to erect a168 space apartment building and a boutique hotel will KILL Hyde Park. It will dwarf everything around the Square. We have zoning laws in place for a reason and this proposed development goes against what so many Hyde Park residents have expressed their opposition to.

The **Planning Development** loophole is horrible for Hyde Park Square. By giving the developers carte blanche to do whatever they want in opposition to what over 2500 residents of HP who spoke up is just plain WRONG. What the developers are

proposing will ruin our neighborhood. It will result in worse parking, worse traffic problems, worse effect for local businesses, worse for pedestrians, worse for school children and their parents. The Hyde Park Art Show and Farmers Market will all suffer. These are an integral part of Hyde Park and the city of Cincinnati,

The idea of a new street between Michigan and Edwards is another abomination. It is hard enough to get out of the parking lot onto Edwards Road without another egress clogging the street. Of course public parking will be eliminated with this development. The developers seem to not care about the safety of residents. I live 1 ½ blocks from the corner of Erie Avenue and Edwards Road. Most of the home owners and renters in our area do not have offstreet parking and it is hard enough to find a space to park and with this proposed development thing will get so much worse

Has a feasibility study done by the city or only by the developers? Of course they will tailor their study to justify their wants. Is this an already done deal made with the Commission? I do hope not.

Everything the developers are proposing is terrible for HYDE PARK SQUARE.

PLEASE consider what this oversize development will do to our wonderful neighborhood and reject this Planned Development change.

SAVE HYDE PARK SQUARE and Hyde Park.

Sincerely,

Louise Jenks

Louise Jenks
LJTCW1@gmail.com

Outlook

[External Email] One last letter for the record

From Lois Mentrup <loismentrup@gmail.com>
Date Thu 2/27/2025 1:00 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Andrew,

One more letter for the record regarding the proposed zoning change at 2719 Erie Avenue in Hyde Park. In my previous letter, I mentioned how this plan will create a MUCH GREATER parking problem in Hyde Park. I now have a more detailed parking analysis:

Here's the bottom line: The proposed Planned Development does NOT increase parking in Hyde Park Square. It actually causes a parking DEFICIT of 170 spaces.

Here's the analysis:

The developer claims its plan adds 257 new parking spaces. The developer fails to account for the loss of existing parking spaces:

- **~ 90 surface spots** permanently eliminated with the hotel and apartment building construction
- **23 more** removed permanently on Edwards Road, per the recommendation in TIS (see page 33)
- **19 additional spaces** restricted on Edwards Road during peak hours (noon–6 PM, Mon–Fri), per the TIS (see page 33)
- **Net increase**: **only 144 spaces** (125 during peak hours)

But when you look at the numbers again, that "net increase" actually turns into a parking DEFICIT of 170 spaces. According to the developer's own formulas provided in the PD application (page 9), the development SHOULD be providing 314 spaces:

- **209 spaces** for residential units (1/unit for 168 units for new apartments based on PD Exhibit B parking analysis and ~41 units for A L'aise, based on current # of units and 35,000 sq ft size listed in PD)
- **45 spaces** for 90-room hotel (.5 spaces/room)
- **60 additional spaces** for retail/restaurant operations based on "minimum parking ratios" (retail 1/500 SF, dining 1/300 SF, restaurant prep 1/1,500 SF, with first 5,000 SF exempt).

So the required number of spaces for the development is 314, according to the developer's own formulas. But the developer is providing only a 144 net increase in parking spaces. **That's a 170-space parking DEFICIT created by this development** that will MAGNIFY Hyde Park's existing parking shortage**.** (and that deficit will be 189 parking spaces during peak hours).

This is a huge problem for the retail businesses and also a huge problem for residents like myself, who will see additional spillover parking on their streets. This takes away much needed parking from residents – some of whom do not even have a dedicated driveway.

Once again, I point out that all of this goes directly AGAINST key priorities listed in Hyde Park's 1984 plan, which says that **"a key need here is increased parking capacity"** (page 19); the plan also recognizes **"that the parking problem is detracting from businesses."** (page 22). It also goes directly against one of the goals in the Hyde Park 1983 plan, which is to **"Provide adequate parking for businesses and institutions in Hyde Park."** (page 67).

Plus there are some real problems with the Traffic Impact Study (TIS). I will point out a few of them:

1) Traffic movement was ONLY counted between 7-9 am and between 4-6 pm (and on just two days!). Those are NOT the only peak traffic hours in the Square. I know many people have pointed out to you that pick up and drop off times for Hyde Park School are also peak times.

I have more pictures for you. This is Edwards Road at 2:10 pm, taken on December 16, 2024. You can see the line that backs up all the way down the street.





In the TIS, it says the developer made “field observations” during the AM and PM school peak pick up and drop off periods at Hyde Park School. How many days of field observations? Did they collect any specific traffic count data?

Who will pay for the proposed modifications on Edwards Road outlined in the TIS report? And as I mentioned above, why has the recommended net DECREASE in parking availability on Edwards Road NOT been included in the parking analysis in the Planned Development?

2) The description of the development in the Planned Development does NOT match the description of the development in the Traffic Impact Study (TIS).

- Retail/hotel space in TIS: 24,900 sq ft vs. retail/hotel space provided in PD: 37,000-40,000 sq ft.

- HPSRD also cannot seem to decide how many residential units it is offering. It is listed as 182 dwelling units in the TIS. It’s 168 in the PD parking analysis. But the PD’s floor plans indicate 164 units in the new apartment building, and the PD provides no unit numbers at all for the renovated A L’aise building.

- The description of the development in the TIS specifies townhomes and apartments. I see no townhomes listed in the PD.

I fail to understand how a Traffic Impact Study can accurately project traffic volume if the retail/hotel square footage and room/unit data used to create the traffic study does NOT match the development plans.

Sorry for sending this in under the wire. I know you are busy trying to make your recommendation. Thank you once again for all your hard work on this matter.

Sincerely,

Lois Mentrup

3431 Burch Avenue

Outlook

[External Email] Hyde Park square project

From Marijo Fraley <marijo.fraley@gmail.com>
Date Thu 2/27/2025 9:23 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from marijo.fraley@gmail.com. Learn why this is important

External Email Communication

To: Cincinnati Planning Commission

Hi,
I'm a long time homeowner and resident of Hyde Park and I'm writing to express my opposition to the "planned development" at the Square. It is just Too Big as it is currently designed. It is ugly. It is too tall. It will cause traffic headaches. It will make parking more of a hassle. The apartments are too expensive. The field turf is cheesy and it's unnecessary to create another square off the square. A two year construction period is optimistic and will adversely affect the businesses currently on the square.
Go back to the drawing board and bring a design that fits the community instead of a behemoth forced into the space. Bring the height down to 50 feet tall. Get rid of the cheesy field turf. Make the units condominiums so people can get into the housing market.
LESS is MORE.

Thanks for your consideration.

Marijo Fraley O'Connell
3669 Grovedale Place
45208

February 27, 2025

Mr. Andrew Halt, AICP, PE
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, OH 45208

Re: HPSRD LLC requesting a Zone Change from Commercial Neighborhood Pedestrian Neighborhood Business District (CN-P-B) to Planned Development (PD) at 2719 Erie Avenue

Dear Andrew and the Department of City Planning and Engagement,

There seems to be a fair amount of misinformation or misrepresentation circulating in the media and City Hall about how the Hyde Park Neighborhood Council (HPNC) and the rest of the Hyde Park community has handled its communication about "what it wants' with the applicant and developer HPSRD (PLK Communities, Loring Group, and Northpointe Group) as they pursue a zone change from CN-P-B to a Planned Development in the Hyde Park Square NBD and Urban Design Overlay District (UDOD #4).

To be clear, the community could not have been more consistent in knowing and asking for "what it wants". The only fault the Hyde Park neighborhood had was in believing that the developer might actually want to undertake what they continue to call a "community driven" project, which at this point could not be further from the truth. Please see my description below which I hope provides relevant background information to understand how we all got to this point.

HISTORY OF THE PROCESS

Last summer, members of the HPNC engaged in a discussion with some developers about a local development opportunity. They shared a slide deck that invited them consider investing in some of its NBD's "underdeveloped parcels" located in the south section of its NBD, just south of Erie Ave. The schematic for this concept called for a 50 foot building on the Coldwell Banker site (Erie Ave. frontage) and another 4 story building on Edwards Rd. The structures were 4 story buildings, with first floor commercial and 3 levels of residential above. Again, the presentation asked for 4 story buildings in these two locations.

It was also discussed that there could potentially be some higher density buildings built deep into the interior of the block set back hundreds of feet back from any street frontage. These structures would include a couple of levels of parking with residential above. Heights of these interior block buildings were labeled no more than 6 stories, or ~80 ft.

NOT A "COMMUNITY DRIVEN" PROJECT

No one from the community ever asked for an 80-90 foot monolith structure spanning over 400 ft wide, running the entire length of the city block. No one in the community ever asked for a 80-90 ft hotel with a banquet space. (A space conceivably used for weddings or the like would take up NBD parking while not adding to the retail foot traffic the businesses require.)

PLKs presentation of something so enormous was a gross distortion of what the community had asked for. But rather than walk away from the discussion, the community acted in good faith and neighborhood volunteers continued to meet on weekends and evenings to give PLK constructive feedback. The HPNC Zoning Committee asked them to reduce the buildings' height, improve the design with deeper setbacks, and increase the parking to not only provide adequate parking for the development, but to also help the community by providing needed public parking spaces.

HPNC SURVEY

In late summer-early fall the HPNC sought formal input from its residents and undertook their own survey. Over 600 residents participated of which 60% said they did not support a hotel and 59% said they did not prefer buildings any taller than the A'Laise building (~61ft), even if it included public parking.

The HPNC gave this information to PLK, but the developer declined to make any adjustments to their proposal. However, they did continue to show up at neighborhood meetings month after month with the same proposal collecting their "community engagement hours", and never revising it despite the negative outcry from residents.

Survey Results:
https://cdn.prod.website-files.com/5b4f94b35d0421ba0121e1e9/67236fb6db32c8bde59ba884_HPNC Planned Development Survey Results - 20241029.pdf

OUTRAGEOUSLY OVER-SCALED

Instead what the developer continued and still continues to push forth is an outrageously over-scaled behemoth of a development designed to maximize the investor's bottom line by exploiting the charm of our iconic business district and its beautiful surrounding community. They will say it provides for the much needed additional housing units the city is seeking to expand its tax base, however, this can still be achieved (with significant density) following the existing zoning guidelines of CN-P-B.

This project does not enhance the NBD, rather it decimates our small business community (with over 10 businesses are being forced out). And it severely threatens those that remain in the vibrant business community, by not providing nearly enough parking for their proposed apartment density and hotel use. As of last Friday, in what can only be viewed as a retaliatory move by the developer, they (at the city's request) reduced the height of their buildings by a mere 5.5 ft (a 6% reduction), in exchange, it spitefully reduced its initially provided parking quantity by almost a third (94 spaces). Then they restated that they intended to keep the same density of apartments and hotel units. How is this helping the Hyde Park neighborhood?

Consistent with how they have historically operated, by only seeking to maximize their profits with no regard for the health of the NBD, the developer agreed with the Traffic Impact Study (TIS) that most of the on-street parking on Edwards Road should be removed permanently to accommodate new traffic pattern striping, and then restrict what on-street parking is left from 4-6PM. How does this help the business district? How does this help the community? It does neither. It adds intense density to a small area while literally taking away vital parking spaces from the existing business district.

This development group HPSRD has been nothing but a bad neighbor since these plans started taking shape. They have done nothing but extract from the community. Businesses that desperately wanted to stay have had to leave, or are leaving, and remaining business are seriously stressed about their futures. Residents have given up hours upon hours, even weeks (and some months) of their "free" time to fight for their community's zoning to remain intact. They have hoped and worked for something reasonable to be considered and approved by the city, and the developer does nothing to meet the community half way. No one is doing anything to protect these businesses or our community except scores of community volunteers and business owners working overtime.

The developers falsely state that their proposed buildings are no larger than the buildings that surround it. Contrary to what they claim, the historic 1908 Hyde Park firehouse is ~35 ft tall and the adjacent, 1915 Peebles building is ~40 ft tall. The historic 1903 A'Laise building is 61 ft tall, and the 1931 Cooper building (2645 Erie Ave.) is only 58 ft tall, not 65 ft tall as shown in the developer's application. The 2024 Skyler building is ~50 ft tall, and all buildings across the street on the north side of Hyde Park Square, range from 1-3 stories, except for the historic 1905 Virginia Flats building (now Columbia Square) which is 4 stories.

The one exception to all of these historic buildings ranging from 1-4 stories, is the 2003 Michigan Terrace (Lulu Lemon) building which is ~54 ft tall, with two stories of terraced levels on top of that reaching ~80 ft. It should be noted that floors 5 and 6 have a significantly smaller volume than the rest of the building's other 4 stories. Facing Erie Avenue, they are ~60 ft wide (5th floor) and only ~50 ft wide (6th floor), and facing Michigan those floors respectively are ~81 and ~100 ft wide.

HPSRD's proposed building envelope that they are requesting in ths zone change application is 80-88* ft tall by ~400ft wide (the entire length of the block). *The height can be increased by 10% as a "minor amendment" which would not require a hearing. This is in no way compatible with surrounding development.

MICHIGAN TERRACE IS NO PRECEDENT

The Michigan Terrace (Lulu Lemon Building) sits on the former site of Hyde Park Town Hall built in 1901, and razed in 1960. It was replaced by a gas station that existed for decades. In the early 2000's, the site was reimagined into what we know today, condominiums with retail below.

At 80 feet at its highest (small) penthouse level, it is easily the tallest building in Hyde Park Square. Its construction predates the current zoning code and definitely could not be built today, using the city's current zoning regulations which limit height to 50 feet.

As the first new construction project in the Hyde Park Square area in a very long time, it had its issues with fitting in. Back then, the parcels were zoned "commercial" which allowed for much taller buildings. After much debate in the community and input from members of the Environmental Quality Board, the design was eventually refined to have its signature curved corner, variation in brick colors (to break up the visual massing), terraced back top levels, and small plaza area in front. All of these features were meant to soften the impact of this massive new structure in the Square.

WHAT WE DO WANT

An excellent and recent example of what can be built using today's current zoning regulations is the 2024 Skyler building. It was constructed with a minimal height variance that allows for various equipment structures atop the 50ft structure. The building is well constructed and uses quality building materials. Not only is the density more consistent with the other buildings in Hyde Park Square, includes commercial space on the first floor with residential units above. Also, and of extreme importance, it includes two off-street parking spaces per unit included with the cost of rent, and 14 off-street parking spaces for their 2 retail spaces. Simply put, the community would like to see more of the NBD's under-developed parcels developed in this manner, with sustainable housing density and more commercial space. The life blood of Hyde Park Square is it's small businesses, we need to maintain that.

Sincerely,

Molly Henning
Hyde Park Resident

Outlook

Re: [External Email] Re: Hyde Park Square PD- Notice of City Planning Commission Meeting 3/7/2025

From Mark Hogan <mark.hogan@pentegra.com>
Date Thu 2/27/2025 11:29 AM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

1 attachment (239 KB)
Outlook-jx2idwko;

Andrew, good morning.

I listened to the Walnut Hills Planning committee meeting from 12/6, very helpful.

It appears each speaker has 3 minutes (much better than 2 minutes), I want to confirm if that is correct? I have 6-7 questions I posed below. Do those get answered prior to the meeting on 3/7, at the meeting? If at the meeting do I get to ask all of these questions, or is there a limit? Can I provide a 1 page handout to support my 3 minutes speaking time slot or a slide that you could pull up, get the handout or slide to you in advance?

In PLK's revised application and Traffic Study, they say the City suggested that they lower their height request to 80", from 85.5' (which does not include an additional 10% variance nor the elevator-stairs on top of the building). Was that the Planning Staff that "suggested" this to them, or? They said that if they get only 80', a 6% drop from 85.5', that they will have to reduce the parking spots from 350ish to 250ish, a 27% drop in parking spaces! So, that would leave 250ish parking spaces to accommodate a 90 room hotel, 182 apartments-townhomes (from their traffic study estimate), a brew pub, fast casual restaurant, retail space and commercial space. PLK's parking space numbers have never added up as the HPNC has pointed out from the beginning, and this would make the parking in and around Hyde Park much worse than an already bad situation; which impacts surrounding residential traffic (i.e. cut throughs, on street parking) and pedestrian safety.

I applaud The Chairman and Vice Mayor (who also attended a Walnut Hills Council meeting on this topic) for so enthusiastically supporting Ms. Pope and the Walnut Hills Council in the Planning Commission unanimous denial of the developer's request to change the zoning to a PD; because it was too auto oriented, does not line-up with the scale off existing homes near it, and lacked community support. I'm hoping our Hyde Park residents, businesses and Council receive the same support. There are countless other Cincinnati Neighborhoods who are voicing their support for our case to deny the PD, some based on bad experiences with other recent PLK projects where they were granted zoning changes (Norwood, Northside and Wasson Way), and because they want to know they're protected from developer's overreaching.

To close, it appears the Planning Commission takes the Planning Staff recommendation very seroiusly which makes sense. Do you know what position the Planning Staff is taking, is there a reason we can't know that prior to the 3/7 meeting?

Thanks so much Andrew!

Mark

Outlook

[External Email]

From makrabiner@gmail.com <makrabiner@gmail.com>

Date Thu 2/27/2025 12:04 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; shop@poeme-online.com <shop@poeme-online.com>

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External Email Communication

Good morning! I have lived and worked in the Hyde Park community for 40 years…I am very concerned that the proposed development does not fit with the look and the feel of Hyde Park. It is just too big and I am worried that it will overshadow the small community feel that now exists…I understand the need for improvements, however, I don't understand the need for such a huge apartment complex, especially since they are remodeling the Alaise building….the traffic alone will be unbearable. Perhaps they could just increase the size of the hotel and remodel the Alaise building, and instead of another apartment complex, create some parking…which is what the square would truly benefit from! I really hope the city of Cincinnati considers all of the impact that such a huge development would have and vote against this …please enforce the current zoning and variance restrictions, because it does not fit into our community!
Thank you, Margaret Rabiner
Sent from my iPhone

Outlook

[External Email] Hyde Park Square

From michael weiner <grnial3@icloud.com>

Date Thu 2/27/2025 1:27 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Parks, Victoria <victoria.parks@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; Cramerding, Jeff <jeff.cramerding@cincinnati-oh.gov>; Jeffreys, Mark <mark.jeffreys@cincinnati-oh.gov>; Johnson, Scotty <scotty.johnson@cincinnati-oh.gov>; Nolan, Evan <evan.nolan@cincinnati-oh.gov>; Owens, Meeka <meeka.owens@cincinnati-oh.gov>; Walsh, Seth <seth.walsh@cincinnati-oh.gov>; CityManagerEmail <citymanager@cincinnati-oh.gov>; shop@poeme-online.com <shop@poeme-online.com>

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External Email Communication

To whom this may concern, I am writing in regards to the proposed hotel and apartment building. I have worked in the Square for over 15 years and have been a regular shopper to the square for over 35.
As most know, the Square is the cornerstone of Hyde Park. We have loyal customers who travel from near and far just to shop the Square. The Square is populated by so many whether it's the elementary school kids walking to the library, grandparents, taking grandchildren to Graeter's , and for those who just enjoy sitting in fountain park. Additionally, the Square has a very popular farmers market, art show and other events such as the Blast. The Square is thriving with old and new businesses that have now begun to suffer because of this inpending construction.
The parking , was already greatly affected by the new building on the corner of Erie and Michigan Avenue. The workers took up much needed parking spaces and closed the street. I can't even imagine what the proposed buildings will due to the few precious parking spaces available now.
The square could use some refreshing, but a hotel and apartments are too extreme. The guidelines were put in place and should not be altered, four stories and no more make a larger hotel with retail, but there is truly not enough room for both. Please do your job and truly think of what is best for the Square and the residents who live there. And the many businesses that have invested in the square.
Thank you,
Melanie Weiner