



westwood works

5/23/2026

Attn: Department of Community and Economic Development & City of Cincinnati Planning Commission

On behalf of Westwood Works, we appreciate the opportunity to provide feedback regarding the proposed project by LDG at Ferguson Road. As an organization committed to connecting and strengthening the community of Westwood, we recognize the complexity of these housing conversations.

After much discussion amongst our Board of Directors, they have voted (5-4) in support of the project. While expressing our support, I feel it is important to communicate the varied perspectives of our members.

Overall, our board recognizes the need for attainable and affordable housing options in Westwood. Members who voted 'yes' view this development as an opportunity to provide stable housing for residents who may otherwise struggle to remain in the community. They consider the proximity to fresh foods, transport, and schools added benefits of building in this location. These members believe that increasing the overall housing supply, including affordable units, is an important component of supporting an inclusive and economically diverse neighborhood.

Other board members, while overall supportive of affordable housing, raised concerns regarding the proposal as currently presented. Chief among those concerns is that the project does not align with the land-use map from the neighborhood plan, which details mixed-use development in this specific location. Some members also expressed concerns regarding the long-term maintenance and management plan for the property, emphasizing that any new development must remain high-quality and well-maintained. We share in the Westwood Civic Association's concern regarding the property becoming a "cut through" and ask LDG to take precautions to avoid this. We also support Civic's request for gateway signage and modified façade materials. We request additional detailed information from LDG on the long-term maintenance and management plan.

There was consensus around several shared values: the importance of thoughtful development, the need for high-quality housing at all price points, adherence to neighborhood planning efforts, and a commitment that new projects have long-term positive impact on the surrounding community.

We hope these perspectives are helpful as discussions continue.

Regards,

Stephanie Collins, Executive Director
Westwood Works

Cc: Westwood Works Board of Directors, Mike Charbel