

June 26, 2023

To: Markiea Carter, Director, Department of Community & Economic Development

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

Subject: Community Engagement Meeting Summary – Proposed Sale of 1626 – 1628 Pleasant Street

On Tuesday, May 30, 2023, the Department of City Planning and Engagement (DCPE) hosted a community engagement meeting on the proposed sale of a vacant City-owned property located at 1626-1628 Pleasant Street in Over-the-Rhine (OTR) on behalf of The Department of Community & Economic Development (DCED). The purpose of this memorandum is to provide a summary of the community engagement meeting, in addition to written public comment that was received on this item.

Mailed notice was sent to property owners within 400 feet of the subject property, as well as the OTR Community Council. Notice was also posted twice on the Department of City Planning and Engagement's Facebook and Twitter accounts as well as signage placed at the location. A website was created with more information about the proposed project and included in notices. It can be accessed here: <https://www.cincinnati-oh.gov/planning/community-engagement-meetings/>.

The meeting was held virtually on Zoom at 4:00 p.m. and had a total of 46 attendees present. Among those who attended the virtual meeting were staff from the Department of City Planning & Engagement (DCPE) and the Department of Community & Economic Development (DCED), the Developer, True Blue Properties, and over 30 community members.

Department of City Planning and Engagement staff facilitated the meeting, and the Developer presented the proposed project, including background, case studies about affordability, parking and answered questions from the community members. There were many questions and concerns regarding the project. Many of the community members on the call were opposed to the proposal and shared concerns, however there was some support.

All attendees were given the opportunity to speak; community members shared concerns related to City processes, proposed use of the land, and parking. The questions raised and concerns shared can be found in Attachment 1, *Additional Information*. The PowerPoint presentation that was presented during the meeting is included as Attachment 2, *Additional Correspondence* is provided as Attachment 3.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentation from Community Engagement Meeting
- Attachment 3: Additional Correspondence

Proposed Sale of 1626-1628 Pleasant Street in OTR – Additional Information

This document outlines information that was shared during the community engagement meeting on Tuesday, May 30, 2023. This document is intended as a summary and not as meeting minutes.

Project Info:

A Community Engagement Meeting was held to discuss the proposed sale of vacant City-owned property located at 1626-1628 Pleasant Street in Over-the-Rhine (OTR). The City of Cincinnati sought proposals for the development of the property in 2021 and determined that the proposal submitted by True Blue Properties was the most advantageous to the City. True Blue Properties, the Developer, proposes the construction of a three-story, 3,000 square foot building that will contain a total of twelve affordable studio and one-bedroom rental units.

Community members shared concerns related to City processes, the proposed use of the land, and parking. The questions and concerns have been organized by theme and are summarized below.

Process Related Questions:

- **When was the Request for Proposals (RFP) issued?**
 - *On November 1, 2021, the City of Cincinnati, Department of Community and Economic Development (DCED), issued a Request for Proposals (RFP) for the development of 1626-1628 Pleasant Street. Submissions were due on December 17, 2021.*
- **Why was a Request for Proposals (RFP) for infill development released?**
 - *The Department of Community and Economic Development (DCED) sought proposals to activate and develop the unimproved, City-owned land with the following goals in mind:*
 - *To facilitate the activation and development of vacant land that encourages an affordable or mixed income development.*
 - *To create a development that aligns with the City's policies and goals, including those established by Plan Cincinnati and relevant zoning regulations.*
 - *To demonstrate responsiveness to community and stakeholder preferences, including those established by The Over-the-Rhine Comprehensive Plan (2002) and The Brewery District Master Plan (2013).*
 - *To leverage the investments made in OTR by identifying an Offeror that embraces the City's vision for this urban environment.*
- **What are the next steps in this process?**
 - *A summary memo will be drafted and provided to the Department of Community and Economic Development (DCED). If DCED wishes to move the project forward, they will request that the proposed sale of City-owned property be placed on a future City Planning Commission agenda. Staff from the Department of City Planning and Engagement will notify adjacent property owners by mail (and CEM*

attendees via email) two weeks in advance of the scheduled meeting. A staff report will be drafted with a recommendation and be posted to the department's website in advance of the meeting. After a vote is taken by the City Planning Commission, City Council will need to consider the item.

- **How will the Community Engagement Meeting summary memo be shared?**
 - *Upon completion, the Community Engagement Meeting summary memo will be shared with the Department of Community and Economic Development and posted to the Department of City Planning and Engagement's website. A link will be provided to meeting attendees and a PDF can be emailed upon request.*

Project-Specific Questions:

- **Is government funding being used to fund any part of this project?**
 - *No government funding or tax incentives are proposed for this project.*
- **Which Area Median Income (AMI) is being used to determine the level of affordability? City or County?**
 - *The City of Cincinnati uses the Area Median Income (AMI) established by the Ohio Housing Finance Agency (OHFA). OHFA uses the Cincinnati-Middletown OH-KY-IN Metropolitan Area to determine AMI. Presently, OHFA has published the rent and income limits for 2022, which are effective from April 18, 2022. Based on the published limits, the monthly rent for an efficiency unit, that is affordable to a household earning 50% AMI is \$836. Additionally, the monthly rent for an efficiency unit, that is affordable to a household earning 60% AMI is \$1,003.*
- **What assurance does the City have that this project will continue to be affordable?**
 - *The Developer of the project will enter into a sale and development agreement with the City of Cincinnati. Within this agreement, the City of Cincinnati will define affordability and an affordability term and contractually commit the Developer to maintain the affordable units as defined for the defined amount of time. Typically, these affordability terms range from ten (10) to fifteen (15) years.*
- **How many affordable units are on or near Pleasant Street and approximately how many will come online in the near future?**
 - *Since 2015, the Over-the-Rhine neighborhood of Cincinnati has had approximately 400 affordable units developed or planned for development. On Pleasant Street, the City has assisted in the creation of two projects that have yielded 18 affordable housing units that serve households earning 80% of the Area Median Income or less. Affordable units are any housing units where the cost of such unit is 30% or less of the tenant's income, by this standard there is potentially many more affordable housing units within the neighborhood and on Pleasant Street. The City does not maintain records or track affordability of units that did*

not leverage City assistance. Additionally, the Cincinnati Metropolitan Housing Authority maintains affordable units throughout the neighborhood that are not reported to the City and are therefore not reflected in the numbers mentioned above.

- **Why do we have to use this space for apartments? Why not a park for the children to play in or a community garden?**
 - *The City put out a Request for Proposals (RFP) in which True Blue Properties made a proposal for the use of the land. True Blue Properties was then chosen as the Developer.*
- **If the property was used as a park or community garden, who would be responsible for the maintenance?**
 - *If the City still owned the land, the City would be required to maintain its own property or have an agreement in place to have it maintained.*

Parking Questions:

- **How many parking spots will be available at the Findlay Market Garage and how many of those are already reserved?**
 - *The Findlay Market Garage is currently under construction and will be owned by Hamilton County. As presented by Hamilton County to the City, the garage is estimated to have between 515 and 535 parking spaces. Hamilton County will make both monthly passes and transient parking available. There will also be restrictions on special event days. The City of Cincinnati does not have specific details related to reserved parking.*

Additional Comments/Concerns:

- There were members at the meeting who expressed interest in developing housing options in the area, but with a better solution for parking.
- Some community members shared concern with the amount of affordable housing in and around the subject property.
- A current True Blue Properties resident shared their negative experience with the management company.
- Pleasant Street residents shared their preference for a park or community garden at 1626-1628 Pleasant Street.
- An adjacent property owner shared concerns about the proposed structure obstructing their sunlight as well as disrupting the foundation of their building.
- Some community members suggested that the project be paused and that the land be used as a green space or parking lot until the community and the City can come to an agreement on the use of the land.



***Proposed Sale of 1626-1628
Pleasant Street in OTR***

Community Engagement Meeting | May 30, 2023

Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Staff will unmute each participate one at a time
 - You may use “raise hand” function in the chat bar if you have a follow-up question

Welcome & Housekeeping

- Please remain muted. City staff will unmute during question & answer.
- Chat Bar
 - Use the chat bar for tech-related issues or questions
 - Do not use the chat bar to ask project-specific questions

Purpose of Meeting

- This is a public meeting to discuss the proposed sale and development agreement to allow for staff to obtain feedback about the project
 - City staff is here to facilitate the meeting and answer any process related questions
 - The applicant is here to answer any project related questions
 - **No decisions are being made at this meeting**

Proposed Sale of City-owned Property in Over-the-Rhine



Background

- City Council will consider the proposed sale of City-owned property to True Blue Properties LLC
- Will construct a 3 story, 3000 square ft. building with 12 unities of studio and one-bedroom apartments
 - Will be affordable to household earning between 50-60% of the area median income
- Project was initially supported by OTR Community Council but rescinded due to parking concerns
- OTR Community Housing and 3CDC have submitted letters of support

Question & Answer

- Everyone will be unmuted one-at-a-time. Due to the number of speakers, please limit your time to two (2) minutes. There will be time at the end for any questions/concerns that were not addressed
- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

Next Steps

- The proposed sale will be reviewed by the City Planning Commission
- If approved, will be reviewed by City Council

Contact

City Planning

Jeremiyah Hairston, Community Engagement Specialist

Jeremiyah.Hairston@cincinnati-oh.gov

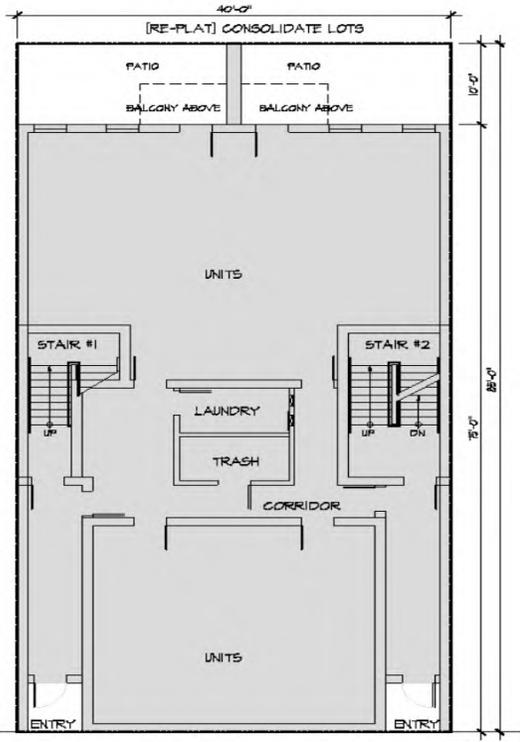
Stacey Hoffman, Senior City Planner

Stacey.Hoffman@cincinnati-oh.gov

Written comment must be submitted by 5 p.m. on Friday, June 2nd for inclusion in public engagement summary.

1626-1628 PLEASANT STREET

TRUE BLUE PROPERTIES LLC



PLEASANT STREET



1626 - 1628 Pleasant Street

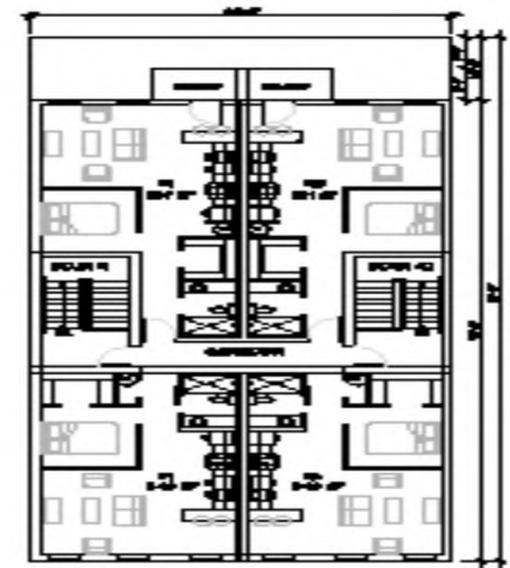
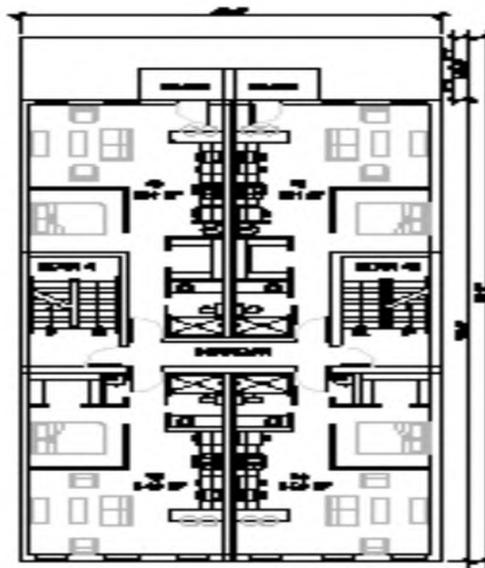
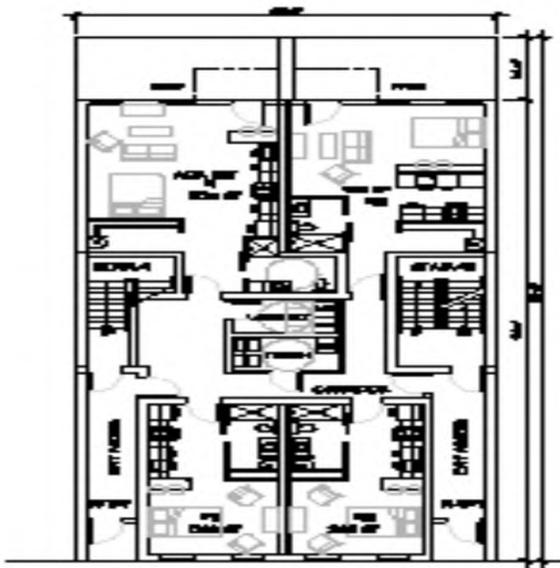
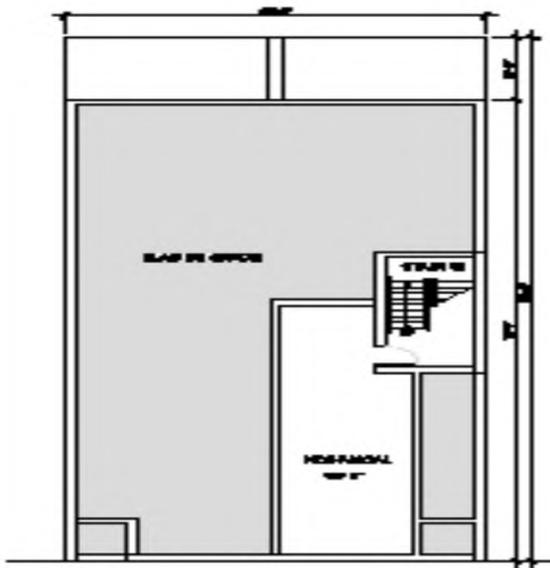


(B) WEST [FRONT] ELEVATION
SCALE: 1/4" = 1'-0"



VISIONS
CONCEPTS

PLEASANT STREET FLOOR PLANS



A BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

B FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

C SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

D THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

3-STORY BUILDING / (12) STUDIO APARTMENT UNITS

12-UNIT, PRO-DENSITY, & AFFORDABLE APARTMENTS

- Three story, 12-unit building covering 3,000 square feet
- 400 square feet of outdoor space in rear of building
- 306 to 557 square foot units – Studio Apartments / Pseudo One-Bedrooms
- Catered to Cincinnatians working in OTR, Downtown, and The Banks
- 0.1 Miles from Cincinnati Bell Connector
- Meets 2013 Brewery District Master Plan & 2002 OTR Master Plan Objectives and Requirements
- Affordable Units with rents between 50-60% of AMI.

CURRENT HOUSING CHALLENGE

- Growing demand for affordable housing in Cincinnati, particularly in OTR
- Limited space for new development
- Importance of pro-density solutions to maximize usage of available space

Table 4.3: Units Needed to Meet Projections in Comprehensive Plan

Over-the-Rhine	15-20 Years (2018-2022)		
	Current Units	Projected Units	Units Needed
Housing Units	3,069	7,250	4,181
Market Rate Housing			
Above 100% of AMI	307	1812.5	1,505.5
61% to 100% of AMI	782	1812.5	1,030.5
Affordable Housing			
31% to 60% of AMI	1,053	1812.5	759.5
Below 30% of AMI	927	1812.5	885.5

Table 9.6 Median Gross Rent (Adjusted for Inflation to 2019 Dollars)

Neighborhood Area	2000	2010	2019	% Change, 2000 to 2019
Over-the-Rhine	\$374	\$552	\$733	95.9% increase
West End	\$428	\$559	\$616	43.9% increase
Central Business Dist.	\$633	\$768	\$1,212	91.4% increase
Pendleton	\$526	\$454	\$933	77.3% increase

Table 9.7 Growth in Rent Compared to Income in Over-the-Rhine

Neighborhood Area	2000	2010	2019	% Change, 2000 to 2019
Annual Median Gross Rent	\$3,012	\$5,940	\$8,796	192% increase
Median White Income	\$18,405	\$51,848	\$80,190	335.6% increase
Median Black Income	\$8,792	\$11,477	\$18,591	111.4% increase

Note: Annual median gross rent is calculated by multiplying the median gross rent by month by 12 months.

ADDRESSING COMMUNITY CONCERNS

- Parking situation on Pleasant Street
 - Findlay Garage and North Liberty Permit Parking
 - Case Studies – Court and Republic Street Apartments
- Proposed Addition of Parking Clause to Leases
 - *"No Automobile Possession: Tenant acknowledges and agrees not to own, possess, or maintain a motor vehicle, automobile, motorcycle, or other motorized transportation ("Vehicle") during the term of the Lease. Tenant further agrees not to park or store any Vehicle on Pleasant Street. Tenant acknowledges that a violation of this clause may be deemed a material breach of this Lease and may result in the termination of the Lease at the sole discretion of the Landlord."*
- Affordable Housing
 - Crime goes down and surrounding property values go up. "THE IMPACT OF AFFORDABLE HOUSING ON HOUSING & CRIME IN ORANGE COUNTY", *University of California – Irvine.*
 - Reducing income inequality by providing greater access to opportunities
 - Encouraging a diverse and vibrant community with a mix of income levels

ALTERNATE PROPOSALS – INEQUITABLE USE OF CITY RESOURCES

- Alternate Ideas Proposed by Pleasant Street Resident:
 - Free Parking Lot for Pleasant Street Residents Paid for by Cincinnati taxpayers
 - Green Space for Pleasant Street Residents Paid for by Cincinnati taxpayers
 - Wait and See Approach – Hit Pause, pending completion of all other local development
- Issues
 - Public funding should aim to benefit the entire community, not just a select group
 - Free parking for a limited group contradicts efforts to promote car-free lifestyles
 - Street-car, pedestrian walking streets
 - Maintaining free parking or green spaces reserved for specific residents will incur ongoing costs – maintenance, security, and admin
 - Not submitted as a proposal following the city’s legal procurement process – backchanneling to block affordable development and spend taxpayer money
 - Pleasant Street Procurement Process: Brief Summary

BENEFITS OF PRO-DENSITY DEVELOPMENT

- Increases the supply of affordable housing options in the area
- Promotes sustainable, car-free lifestyles, in line with the city's vision
- Encourages the use of public transportation and active mobility (walking, biking)
- Contributes to the vibrancy and diversity of the OTR community
 - 464% increase in the number of owner-occupied units in OTR over the last 20 years
 - 33.3% decrease in available units to renters in OTR over the last 20 years
 - 68.1% increase in Household Income for Renters in OTR over the last 20 years
 - 95.9% increase in Median Gross Rent in OTR over last 20 years (Adjusted for Inflation)

*"Demographic and Housing Change in Over-The-Rhine, Pendleton, the Central Business District, and the West End from 2000 to 2020",
Roderick L. Pearson Jr., 2/28/2022*

CAR FREE LIVING – CASE STUDIES

- **Case Study 1: Vauban, Germany**
 - Vauban implemented a no-car policy, resulting in reduced car ownership and increased use of sustainable transportation methods
 - 70% of the residents choose not to own a car
 - Car ownership rate decreased from 50% to 16% within a decade
 - Majority of the residents walk, bike, or use public transportation to commute
- **Case Study 2: One Brighton, United Kingdom**
 - One Brighton, a residential development in the UK, implemented a car-free lease policy, upon its completion in 2009, to create an eco-friendly living space
 - The no-car lease agreement policy has been upheld by successive tenants, promoting a sustainable and environmentally-conscious living arrangement
- **Benefits**
 - **Reduced traffic congestion:** Less car ownership directly correlates with a reduced reliance on private vehicles and minimized traffic-related issues
 - **Improved air quality:** Car-free policy initiatives lead to decreased levels of greenhouse gas emissions and other pollutants resulting from vehicular traffic
 - **Enhanced walkability and bike-friendliness:** With fewer cars on the streets, a safer and more pleasant environment is created for pedestrians and cyclists
 - Encourages the use of public transportation

ANTI-DENSITY DEVELOPMENT – A CASE STUDY OF SAN FRANCISCO

- Limited Land Availability
 - Geographical constraints limit the potential for new housing development
 - Strict zoning regulations and building height restrictions further limit opportunities for residential construction
- Socioeconomic Impact
 - Displacement of low-income residents due to rising housing costs
 - Increased levels of homelessness and housing instability
 - Worsening income inequality
- Skyrocketing Housing Prices and Housing Demand
 - Increased demand for housing causing significant strain on supply
 - Median rent for a one-bedroom apartment reaches over \$3,000/month
- Key Takeaways for Cincinnati
 - Importance of proactively addressing housing challenges before they escalate to a critical level
 - Need for a balanced and diverse mix of housing options, including affordable units
 - Incentivizing pro-density development and innovative solutions, such as car-free housing, to maximize land use efficiency

Q&A SESSION

- Closing Statistics –
 - 42.6% of current OTR residents have moved into the neighborhood since 2015
 - 192% increase in median gross rent in OTR from 2000 to 2019

*"Demographic and Housing Change in Over-The-Rhine, Pendleton, the Central Business District, and the West End from 2000 to 2020",
Roderick L. Pearson Jr., 2/28/2022*

➤ **Questions?**

Wyatt Blatt
992 Hatch Street
Cincinnati, OH 45202

6/2/2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Dear City of Cincinnati Officials,

RE: Support for the 1626-28 Pleasant Street Development

My name is Wyatt Blatt, and I am a resident of Mount Adams, less than 2 miles away from the proposed 1626-28 Pleasant Street Development. I would like to express my strong support for this crucial affordable housing project in the Over-The-Rhine (OTR) neighborhood.

As the demand for affordable housing continues to grow significantly in Cincinnati, I believe the proposed three-story, 12-unit apartment complex aligns with the principles laid out in the 2013 Brewery District Master Plan and the 2002 OTR Master Plan. The project aims to provide housing options for those working in OTR, Downtown, and The Banks, offering modest unit sizes ranging from 306 to 557 square feet, with rental rates set at 50-60% of the Area Median Income.

In addition to providing affordable housing options, the 1626-28 Pleasant Street Development supports an eco-friendly approach to urban living, as the complex is conveniently located just 0.1 miles from the Cincinnati Bell Connector. A lease clause will be included to prohibit tenants from owning or parking vehicles on Pleasant Street, which encourages the use of public transportation and supports the sustainable initiatives of our city.

While concerns about parking availability have been raised, the proposed Findlay Market Garage is set to offer 515 parking spaces and is just a block away from the development. This project addresses the parking concerns and supports the city's broader goals of promoting greener, more innovative transportation solutions.

As a resident of Mount Adams, I understand the importance of creating vibrant, diverse communities that welcome individuals from various income brackets. The 1626-28 Pleasant Street Development achieves this objective and will have a substantial positive impact on OTR and the wider Cincinnati area.

In conclusion, I urge the City of Cincinnati to recognize the importance of affordable housing and sustainable living by approving the 1626-28 Pleasant Street Development with no further delays. This project will contribute to the overall improvement and prosperity of our beloved city.

Thank you for your time and consideration.

Sincerely,

Wyatt Blatt

Cody Blatt
1142 Carney Street
Mount Adams, Cincinnati, 45202

6/2/2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Dear City of Cincinnati Officials,

RE: Support for the 1626-28 Pleasant Street Development

As a resident of Mount Adams, Cincinnati in the 45202 zip code and an employee of True Blue Properties LLC, the developer of the 1626-28 Pleasant Street Development, I am writing to convey my strong support for this essential affordable housing project and to provide further clarification regarding our engagement with the local community.

Throughout the development process, True Blue Properties LLC has consistently acted in good faith and sought input from the community. I personally attended community engagement sessions, where the proposal received unanimous support. Additionally, I participated in meetings with the OTR Community Council, which resulted in an initial letter of support for the project.

Over six months after receiving the award for the redevelopment, one Pleasant Street resident succeeded in convincing the OTR Community Council to rescind their support, without any changes to the development having been made. It is important to note that this resident, who claims to have been aware of the public RFP, chose not to submit a proposal nor attend the community engagement or OTR Community Council meetings during the submission or award process.

True Blue Properties LLC, in cooperation with OTR Community Housing, met with this individual in an attempt to address their concerns. We proposed an innovative solution to address any potential parking issues – a lease clause prohibiting residents of the development from parking a car on Pleasant Street. However, the resident remained inflexible, advocating instead for a "wait and see" approach, which would set the development back by 3-4 years, while suggesting the use of city funds for the exclusive benefit of Pleasant Street residents in the form of a free parking lot or green space that the resident never submitted under the city's legal procurement procedure.

Furthermore, it is important to recognize that the proposed Findlay Garage, located approximately a block away from the 1626-28 Pleasant Street Development, will play a significant role in alleviating parking concerns. The Findlay Garage will consist of 515 parking spaces, catering to the broader neighborhood's parking requirements, and, as a result, reduce the potential impact of our development on street parking. In combination with the lease clause we proposed, the Findlay Garage will not only ensure that the current parking availability remains unaffected but also contribute to the overall

convenience for residents of the area. With this additional parking solution at close proximity, our development continues to remain focused on providing affordable housing and promoting sustainable living practices without causing unnecessary disruption to the local community's parking situation.

I firmly believe that the 1626-28 Pleasant Street Development is in the best interests of not just the OTR community but also the city of Cincinnati as a whole. True Blue Properties LLC is prepared to invest over \$2 million into this crucial affordable housing project, addressing the growing demand for accessible housing options and promoting sustainable living practices. It is essential to prioritize the needs of the broader community and not allow the project to be stalled or derailed by the demands of a single resident.

I urge the City of Cincinnati to stand by the decision to award the redevelopment to True Blue Properties LLC and support the 1626-28 Pleasant Street Development. The project not only offers much-needed affordable housing options but also fosters a car-free, eco-friendly lifestyle that aligns with the city's vision for a sustainable, diverse, and inclusive community.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Cody Blatt". The signature is written in a cursive, flowing style with a large initial 'C' and 'B'.

Cody Blatt
Blattcody@gmail.com
513-348-3049

Alma Bartos
3838 Eileen Dr.
Oakley, Cincinnati
Cincinnati, OH. 45209

June 2, 2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Dear City of Cincinnati Officials,

RE: Support for the 1626-28 Pleasant Street Development

My name is Alma Bartos, a concerned Cincinnati resident living in the Hyde Park suburb, approximately six miles from the proposed 1626-28 Pleasant Street Development in Over-The-Rhine (OTR). I am writing to express my strong support for this affordable housing project, which I believe is essential for the continued growth and well-being of our city.

The three-story, 12-unit apartment complex addresses the increasing demand for affordable housing options in OTR and contributes significantly to the diversity and vitality of our community. By offering apartments of 306 to 557 square feet priced between 50-60% of the Area Median Income, the development presents an opportunity for local workers to reside within OTR, Downtown, and The Banks areas, further strengthening our city's foundation.

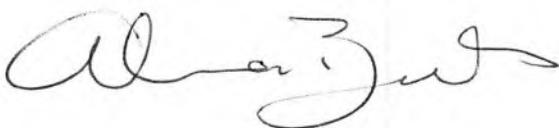
Furthermore, the 1626-28 Pleasant Street Development actively promotes a sustainable lifestyle by its proximity to the Cincinnati Bell Connector, encouraging future residents to choose public transportation over owning and using cars. With a lease clause prohibiting tenants from parking vehicles on Pleasant Street, this development aims to reduce the carbon footprint and contribute to the city's overall vision of sustainability.

As a resident of the Cincinnati suburb Oakley, I believe that the proposed 1626-28 Pleasant Street Development will have a positive impact not only on the immediate OTR community but also on our city as a whole. Providing affordable housing options is crucial in fostering diverse, inclusive, and thriving neighborhoods throughout Cincinnati.

We must prioritize the needs of all our citizens and ensure that our growing city remains an accessible and vibrant place to live for everyone. I kindly request that the City of Cincinnati approve the 1626-28 Pleasant Street Development without delay.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alma Bartos", written in a cursive style.

From: [Alexis Marsh](#)
Sent: Friday, May 19, 2023 12:23 PM
To: [Hairston, Jeremiyah](#); [Keough-Jurs, Katherine](#); [Peppers, Alex](#); [Carter, Markiea](#)
Subject: [External Email] 1626/1628 Pleasant St

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Hello - I'm continuing to send you all documentation about what we are seeing on the street and why a 12-unit in addition to the other RFP at 1623 Pleasant, an 8-unit, is of concern to the quality of life for current residents and property-owners on Pleasant St.

I'm attaching photos of the current parking situation: we have an RPPP being used by residents of the 36-unit Willkommen project at Liberty and Pleasant. Even with hard-won permit parking, residents continue to be unable to find parking at night. As a result, we still see cars parked on sidewalks in the morning. But the RPPP has been incredibly effective in allowing residents to find parking most of the time. I was surprised at how much better I felt about living in OTR after this infrastructure was installed.

In addition, construction crews that will likely need close parking to their jobsite for unloading gear and tool storage, take up residential parking or block sidewalks and crosswalks. These workers need the city's leadership in acknowledging the need for infrastructure that limits the disruption to traffic, parking, and residential quality of life. As you know, this district has seen an exhausting amount of construction over the last couple years. Until the rest of the vacant buildings are occupied, can the lot be used to serve those purposes if DCED and the City will not consider a community-use plan for the lot?

I'm also attaching a photo of our view of the lot - we see it everyday as we open our windows or head to work or go to the market or the community garden. We have **never** seen anyone doing drugs inside the lot. We have absolutely seen drug use outside the vacant buildings where there are places to sit. 1623 Pleasant St currently has poison ivy growing onto the sidewalk.

I'd like to urge your recognition of the power of community-led green space and gardens to strengthen the social fabric of a neighborhood and is effective in giving residents the agency to be caretakers of a neighborhood. We're all aware of how badly green space is needed throughout downtown to combat heat island effect and absorb rainwater runoff. I coordinate the community garden at 1547 Pleasant St. This year, with the help of an Urban Agriculture grant, we built a rainwater catchment system, and were able to donate 4 beds to long-time residents of the neighborhood who could not afford to garden otherwise. After taking an 11-week Community Garden Development Training Course at the Civic Garden Center, I took over coordination of the garden. We host 13 gardeners growing food for themselves, their families, and the community

that walks by and inquires. We have been stopped multiple times for folks to relay how beautiful the space is and how it helps them just to see things growing.

1626/28 offers the opportunity for the city to take a partnership role in empowering communities to consider the environment and meet their neighbors. That space could be used to serve off-street parking needs and public backlane infrastructure for maintenance work, care work, loading and unloading without disrupting traffic flow for the 66 residents of the street between Liberty and Green Street - a small street that's 375 feet long and parks 11 cars.

We do not oppose development of the site - we oppose development that does not consider the needs of its residents or neighbors. I have been asking the city for infrastructure in this district for three years. I have been told by city staff: 'I don't know how people live down here' or 'You shouldn't need a car if you live steps from Findlay Market' or 'OTR has enough amenities that residents shouldn't need a car'.

To answer:

1. We live down here by advocating for residential needs that any suburb would ask for and expect; we attend community council and committee meetings to connect with our neighbors and try to solve issues on our street. We volunteer to do what we can and hope the city will support our efforts.
2. Findlay Market does not sell toilet paper or household goods families need regularly: where to buy diapers in bulk? Try finding kid's cereal or lunch supplies like granola bars. Findlay is closed when many residents get home from work and is closed completely on Monday - as are most restaurants.
3. OTR businesses currently cater to transient visitors: tourists willing to pay for expensive meals out; residents are still making the hard decision to close the corner stores where they can get milk after 6 p.m. because they have become criminal hotspots. There are no laundromats in this district. The streetcar does not take us out of the neighborhood. Public Transit does not take us to our work (a recent study showed more than 75,000 jobs are not accessible by transit). Where do our kids play soccer or baseball?

Again, I stress, we do not want to stop development, we want a seat at the table to advocate for what we need to make the neighborhood safe and accessible for our families. We can collaborate and build something that the neighborhood supports. How can we balance density with amenities? We have a few great suggestions that could use TIF to build this public infrastructure. Can DCED work with us?

Thank you - Alexis

p.s. - in relation to the community garden, the Civic Garden and the Cincinnati Zoo are incredible partners in creating low-maintenance native and pollinator green spaces. Queen City Commons and Hamilton County R3SOURCE installed a passive community compost bioreactor. We have the resources to make 1626/28 Pleasant a green space that reduces rainwater runoff, sets up

Finding ReLeaf

Since the 1980s, the Cincinnati Parks Foundation has been giving out free shade trees each year to help rebuild the urban canopy and cool off spots hit hardest by a lack of tree cover. Here's a snapshot of how some of our neighborhoods fare when it comes to beating the heat. - L.F.

10%
CANOPY



Queensgate

12.9%
CANOPY



Over-the-Rhine

37.1%
CANOPY



Avondale

39.3%
CANOPY



West Price Hill

44.6%
CANOPY



Hyde Park

60.2%
CANOPY



Columbia-Tusculum

Pollinators

A pollinator garden program started by the Cincinnati Zoo's horticulturists has gone nationwide. -LAUREN FISHER



NO GARDEN? NO PROBLEM.

Never fear, small-space dwellers. You can bring the outside in. -L.F.

Utilize every inch of your balcony

Depending on your space, sun-to-shade ratio, and the plants you want to grow, the apartment balcony can be a blessing or a curse. Don't be afraid to grow up and out—use vertical or hanging planters to turn your railings, walls, and even







glibly friends

Seeds of Change

The Green Cincinnati Plan is a community vision for a sustainable, equitable, and resilient future for our city. It includes 40 high-impact strategies to address the climate crisis and achieve carbon neutrality by 2050. We need YOU—your ideas, your energy, your action. Help plant these seeds of change!

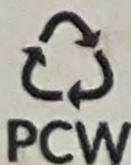
Learn more at
GreenCincinnatiPlan.org
or scan the QR code
to get involved!



Flower varieties included Black-eyed Susan, Blue Wild Indigo, Brown Eyed Susan, Butterfly Milkweed, Evening Primrose, Golden Alexander, Gray Goldenrod, Hairy Beardtongue, Indian Blanket, Lance-Leaved Coreopsis, Lavender Hyssop, Lemon Mint, New England Aster, Ohio Spiderwort, Partridge Pea, Plains Coreopsis, Purple Coneflower, Sowy Tick Trefoil, Slender Mountain Mint, Spotted Beebalm.

Planting Instructions Plant in well-drained cultivated soil during ^{early} spring or fall (recommended in mild climates). For best results, ^{loosen} soil with rake or hoe. Mix seeds with a cup of sand or other inert ^{material} and spread over cultivated area. Lightly rake seed into soil or cover ^{with peat} moss or similar light mulch. Keep soil moist until plants begin to ^{grow}.

BENTLEY
SEED CO.
PACKED BY BENTLEY SEED CO. | Cambridge, NY
www.bentleyseeds.com



MADE IN THE
USA

Contains 400 mg of Wildflower seeds
Printed on 30% post-consumer waste paper

1626/1628 12-Unit Microapartment Project Petition

	Address	Name	Signature	Phone Number	Email	FOR	AGAINST
1	1625 Pleasant St	Alexis Marsh	Alexis Marsh	310-994-1867	alexis.marsh@gmail.com		✓
2	1630 Pleasant	Margith Hay	Margith Hay		Healthstar@yji.com		✓
3	1612 Pleasant	Maurice Wagon	Maurice Wagon	513-969-4618			✓
4	17 Green St.	Danielle Johnson	Danielle Johnson	513-537-0525	daniellejohnson1@gmail.com		✓
5	1600 Pleasant	Christopher Joyce	Chris Joyce	513-591-5919	toherboycce@gmail.com		✓
6	1624 Pleasant	Marcus Goh	Marcus Goh	513-655-9814	mlacash3@yahoo.com		✓
7	1624 Pleasant	Christina Horton	Christina Horton	937-324-8739	christinahorton@gmail.com		✓
8	1635 Race St	Anthony Moore	Anthony Moore	787-718-6954	Amorales2484@gmail.com		✓
9	1635 Race St	Ana M. Guataipo	Ana M. Guataipo	787-238-6379	agutaipo@yahoo.com		✓
10	1625 Pleasant	DAN NORFF	DAN NORFF	513-608-9131	DANDORFF@gmail.com		✓
11	1530 Pleasant	Charles P. ...	Charles P. ...	511-276-9256			✓
12	1617 Pleasant	HARKAVY	HARKAVY	513-702-2727	harkavyharkavy@gmail.com		✓
13	1606 Pleasant	Andrew Steele	Andrew Steele	513-603-0677	asteele21@gmail.com		✓
14	1616 Pleasant	Clay Scharbonow	Clay Scharbonow	734-344-9542	clayscharbonow@gmail.com		✓
15	1617 Pleasant	MATT KOTLARSKY	MATT KOTLARSKY	513-235-8526	MATKOTLARSKY@ARSTUDIO.COM		✓
16	1615 Pleasant	Sandra Vanatky	Sandra Vanatky	513-328-2278	sandra.kvanatky.com		✓
17	1611 Pleasant	Terry Peters	Terry Peters	413-887-4311	terry45220@gmail.com		✓
18	1703 Pleasant	Laura Madden	Laura Madden	317-400-0010	lauramadden@gmail.com		✓
19	1600 Pleasant St.	Luis Zarate	Luis Zarate	956-405-0969	Lzarate123@gmail.com		✓
20	1707 Pleasant St	Megan Baird	Megan Baird	859-537-0313	megb2413@gmail.com		✓
21	1613 Pleasant	Dekonda Burk	Dekonda Burk	281-570-3044	dekoiyab@gmail.com		✓
22	1723 Pleasant	Alan Hint	Alan Hint	513-313-1439	ahint@friars.us		✓
23	1616 Elm	Jung Kim	Jung Kim	607-379-1688	jiwete@yahoo.com		✓
24	1621 Pleasant	Jim Kim	Jim Kim	607-379-1688	jiwete@yahoo.com		✓
25	1616 Elm	Jess Lee	Jess Lee	607-319-1228	JLEE1616@gmail.com		✓
26	1621 Pleasant	Veeron Lee	Veeron Lee	607-319-1228	VLEE1616@gmail.com		✓
27	1706 Elm St	Bella Deesus	Bella Deesus	617-862-8012	bellad1243@gmail.com		✓
28	176 Elm St	Megga De Jesus	Megga De Jesus	617-862-8010	mide_cus@yahoo.com		✓
29	1622 Pleasant St	MATTHEW ANTHONY	MATTHEW ANTHONY	513-214-7732	MATEOANTONIO@gmail.com		✓
30	1624 Pleasant	Jacob Hodosh	Jacob Hodosh	513-667-4693	jakob@hodosh.com		✓
31	1631 Race	Gina Strohm	Gina Strohm	513-478-2444	GINA.Strohm		X
32	1633 Race	Gina Strohm	Gina Strohm	513-478-2444	@gmail.com		X
33	1600 Pleasant	Amanda Spear	Amanda Spear	513-377-2702	amanda.c.spear@gmail.com		X
34	1600 Pleasant	Margoran Lynn	Margoran Lynn	937-572-3267	mlynn@cinchunt.com		✓
35	1630 Pleasant	Brian Cavara	Brian Cavara	513-400-9146	Brian.Cavara		✓
36	1624 Pleasant	Jade Chapman	Jade Chapman	513-458-9024	chapman.pok25		✓
37	1609 Pleasant	Shalansky	Shalansky	513-806-0584	lanaky.thorard@gmail.com		✓
38	1624 Pleasant	Nia Thomas	Nia Thomas	246-973-4470	niavmthom@gmail.com		✓
39	1611 Pleasant	John Bryan	John Bryan	413-345-0238	John.Bryan@gmail.com		✓
40	1600 Pleasant St	Madeline Palmer	Madeline Palmer	937-681-3011	madelinepalmer@gmail.com		✓
41	1633 Race St	Walter ...	Walter ...	937-266-0000	Walter...@gmail.com		✓
42	1615 Pleasant	Vannitsky	Vannitsky	513-484-5212	richvannitsky@yahoo.com		✓
43	1702 Elm St	Jadore Tuller	Jadore Tuller	513-537-0531	jtuller6@gmail.com		✓
44	1425 Pleasant	Daniel Tomazi	Daniel Tomazi	513-401-8552	tomazi4@gmail.com		✓
45	1707 Pleasant	Stephanie Flynn	Stephanie Flynn	513-846-5214	flynnsn@gmail.com		X
46	1602 Pleasant	Nina Miller	Nina Miller	513-237-9974	ninamiller@gmail.com		✓
47	1707 Pleasant	Nick Lenna	Nick Lenna	(513) 335-5086	nicklenna53@gmail.com		X
48	1707 Pleasant	Charlotte Harris	Charlotte Harris	513-470-4748	charlotteharris@gmail.com		✓
49	1629 Race St	Austin Morelock	Austin Morelock	214-600-4444	acmorelocke@gmail.com		✓
50							



Figure 105: Parking for residential use should be provided in each sub-neighborhood with particular attention to how it may be configured to support multi-family building clusters and single-family owner occupied housing.

Small “pocket” shared surface parking lots can support some multi-family building clusters. “Pocket” shared surface parking may be substituted for infill development in some, but not all cases, of the secondary and tertiary streets, depending on location, benefit, and the existing density of the surrounding built environment.

On-site parking for new or rehabbed single family structures (proposed on tertiary streets) is essential and should be provided through side yard setbacks for front driveway entry, front entry (single bay only) garage under living space, and preferably through rear yard entries from alleys. Entry to shared parking lots is also preferred from internal block alleys.

Proposed new east-west alley connections as suggested in the Findlay Market District will facilitate access to inner-block parking. The design of existing alleys should be studied to facilitate improvement for auto access, such as enlarging narrow alley curb restraints by lowering the curbs until the alley surface brick is nearly flush with the curbs and preserving the historical materials while possibly adding new material to widen the alley. By Consultant - Design Team.



Figure 106: Public open space with green elements are appropriate to special places in the community, such as at the “community focal point” and transportation hub proposed at the intersection of Vine and Liberty Streets. By Consultant - Design Team.

From: [Daniel Tonozzi](#)
Sent: Tuesday, May 30, 2023 12:52 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Pleasant Street

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from tonozzi4@gmail.com. [Learn why this is important](#)

External Email Communication

Mr. Hairston,

I live on Pleasant Street in a rental unit owned by True Blue Properties/Symphony Property Management. It has come to my attention that Karen Blatt has an open request to develop other properties on Pleasant Street, and a public forum will discuss her request later today. Please share the Zoom link for the meeting; I will look forward to joining.

I currently have a report open with Cincinnati 311 (Service Request: SR23046089) about the building where I live, 1425 Pleasant Street (45202). True Blue Properties has failed to provide a secure front door for the building and has consistently dismissed security requests. I have shared with the Property Manager photographs of intruders sleeping in the stairwell and a police report of an intruder who overdosed in the same stairwell. I am more than willing to share this information with you as well as demonstrate the landlord's negligence and recalcitrance.

Thank you in advance for sharing the Zoom link. I look forward to working with you and providing pertinent information that will influence the City's decision.

Regards,
Daniel Tonozzi



Terri T >

Fri, Aug 26, 3:50 PM



Front door hinge at 1425 Pleasant is broken. I don't know if someone tried to break



Text Message





Terri T >



Front door hinge at 1425 Pleasant is broken. I don't know if someone tried to break in. My apartment is ok. Building front door no longer closes.

Yes, I just heard your VM left...They will be done on Monday morning to fix it. Teri

Thank you



Text Message



Cash





Terri T >

Tue, Dec 6, 2:11 PM

Terri - I just walked in to 1425 Pleasant and found an unknown person collapsed and unresponsive on the stairs inside the building. I called 911 right away, and the paramedics have collected the person and brought her to the hospital.

I don't know how the person entered the building. Please know there has been a 911 report.

Thu, Feb 16, 2:25 PM

There is another intruder in the building collapsed in the stairwell. I have again reported the issue to 911.

Fri, Feb 17, 1:38 PM



Text Message





Terri T >

Fri, Feb 17, 1:38 PM

EMERGENCY: Monday, 2/20 the main door will have new lock and ALL Tenants need to retrieve a key. Contact Danny; [859-446-8542](tel:859-446-8542) to retrieve new entry Key. Contact Police if you see anyone living in hallways. Any Tenant found allowing person(s) into hallways or not closing door will be Evicted.
Teri

Sat, Apr 1, 12:25 PM



Text Message





Terri T >

Sat, Apr 1, 12:25 PM



There is trash in the stairwell again, and it smells of cigarettes

Which is again evidence of an intruder and insufficient front



Text Message





Terri T >



There is trash in the stairwell again, and it smells of cigarettes

Which is again evidence of an intruder and insufficient front door security

Sat, Apr 1, 6:11 PM



Text Message





Terri T >

Sat, Apr 1, 6:11 PM



Mon, Apr 3, 9:01 AM

Unbelievable...I will get maintenance again...I thought the Cops were involved with










Terri T >

Mon, Apr 3, 9:01 AM

Unbelievable...I will get maintenance again...I thought the Cops were involved with this and were going to arrest him on spot. Teri Reply STOP to unsubscribe.

You need to throw HOT water on him.....

No - I will not throw anything at anyone. You need to put a functioning and secure front door on the building.

If he can get in so can others.

I am just as frustrated as you are. Teri

Assault is not a reasonable solution: it is illegal. The



Text Message





Terri T >

Assault is not a reasonable solution; it is illegal. The building obviously requires a secured entrance. Your frustration can be resolved by taking responsible action as a building manager.

Daniel, I am and have been...and I am not a building manager or project manager, I am Office Mgr... How or what maintenance uses a tool to fix, repair, etc is beyond my control. Again, I was speaking out of frustration...and this would not be illegal, IMO, you are protecting yourself. Teri

We have and the Owner as well as picture of intruding criminal. The Police instructed us he would be arrested as he has



Terri T >

Daniel, I am and have been...and I am not a building manager or project manager, I am Office Mgr... How or what maintenance uses a tool to fix, repair, etc is beyond my control. Again, I was speaking out of frustration...and this would not be illegal, IMO, you are protecting yourself. Teri

We have and the Owner as well as picture of intruding criminal. The Police instructed us he would be arrested as he has been arrested many priors before for this same crime. Teri

The issue remains that if he can get in so can and will others. Arresting him is not a satisfactory solution. A secure entrance is a satisfactory



Text Message





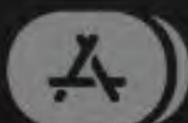
Terri T >

The issue remains that if he can get in so can and will others. Arresting him is not a satisfactory solution. A secure entrance is a satisfactory solution.

Please share contact information for the person with whom I should speak.

I have already done that...I am contact...currently with the Owner, again I am just as frustration. The real question is.....IS someone living there NOT shutting the door tight or purposely letting him in?? Teri

We can put brand new door, brand new locks, etc...but if someone there is NOT shutting



Text Message





Terri T >

We can put brand new door, brand new locks, etc...but if someone there is NOT shutting door tight or actually letting him in...what else. All Tenants there need to come together, as a neighbor community and maybe see if you can figure that at amoung yourselves.
Teri

When will you install the new door and locks?

We have to figure out how he is getting in, is someone letting him in, is someone not shutting door tight as well.

That is not a satisfactory response. A secure door is one that closes and locks on



Text Message





Terri T >

Terri

When will you install the new door and locks?

We have to figure out how he is getting in, is someone letting him in, is someone not shutting door tight as well.

That is not a satisfactory response. A secure door is one that closes and locks on its own - regardless of the tenant

Thu, May 25, 2:55 PM

The company will change furnance filters Tues., Wed., Thurs next week as we are getting 90 degree weather. Reply STOP to unsubscribe.



Text Message



From: [Alexis Marsh](#)
Sent: Monday, May 22, 2023 12:25 PM
To: [Keough-Jurs, Katherine](#); [Carter, Markiea](#); [Hairston, Jeremiyah](#); [Peppers, Alex](#)
Subject: [External Email] Fwd: Neighbors in the garden
Attachments: IMG_5389.jpeg; IMG_5385.jpeg; IMG_5390.jpeg; IMG_5387.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Hello! Wanted to follow up with why I'm pushing so hard to keep 1626/28 undeveloped by relaying my experience as a mother in this district.

I see our neighbors children biking and playing football in the street regularly. Washington Park is a far walk - as is Grant and Findlay. Our district doesn't have much for kids to run outside with. With cars parked on sidewalks, the street is often the only place they can play.

I've been inviting those kids to join my son, Eyrel, and I at the community garden south of Liberty. And the kids get really excited. Marquita lives on the first floor of the OTRCH Green and Pleasant building and was asking if she could garden - her parents always had one and she wanted to learn. I told her to join anytime, but she felt the one south of Liberty was too far - she had to stay home with her younger son so I took her older kids, David and Faith.

They planted beans around a little tent structure, tried some unripe strawberries, and some parsley. When they got hungry, we brought some granola bars, water. Just kept working in the garden. When they had to go back for breakfast, they asked when they could come back.

Another neighbor on Elm and Green, Jackie, has three children that always want to come see the worm in the garden and help weed. Their father is incarcerated.

We have an incredible opportunity to teach residents how to garden in this district, connect across cultures and generations - build community. I see such potential in that vacant lot to benefit residents, visitors, and businesses. TIF could supply the very inexpensive infrastructure to create a garden - this is public infrastructure. The office of sustainability could provide funding for the lumber (They awarded the Pleasant Street North Community Garden with a grant this year); Keep Cincinnati Beautiful could supply the soil (they just did for the rec center planting); The Civic Garden Center could supply the plants (they provided the plants for the Pleasant St North CG this spring). Having been trained by the Civic Garden Center and as the coordinator for the Pleasant Street North Community Garden, I know how to make it work. My son goes to SCPA - in grade 2 - and we plan to stay in OTR til he's finished high school. We have everything we need except DCED's support.

Thank you again for your consideration. Hope to speak soon - Alexis

p.s.- Cincinnati Magazine's latest issue cites OTR as having one of the lowest canopy rates - making the city hotter for residents. Sending a photo along with the contrast between playing in the street vs. in the garden.

--

Alexis Marsh - (310) 994-1867

From: [Alexis Marsh](#)
Sent: Friday, May 26, 2023 11:59 AM
To: [Carter, Markiea](#); [Keough-Jurs, Katherine](#); [Peppers, Alex](#); [Hairston, Jeremiah](#)
Subject: [External Email] The Need for Greenspace in OTR
Attachments: IMG_5385.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Hello - sending you research about the urgent need to preserve green space in OTR and how 1626/28 could be used to serve the city's Green Cincinnati Plan while also building community, educating children, and feeding residents of OTR.

The urgent need for trees to ease heat island effect for urban residents and improve the health of children:

[https://www.wvxu.org/environment/2023-05-24/cincinnati-drops-two-spots-national-park-survey#:~:text=Cincinnati%20Parks%20earned%20a%20score,\)%20and%20access%20\(82\).](https://www.wvxu.org/environment/2023-05-24/cincinnati-drops-two-spots-national-park-survey#:~:text=Cincinnati%20Parks%20earned%20a%20score,)%20and%20access%20(82).)

<https://www.wcpo.com/news/local-news/hamilton-county/cincinnati/growing-green-how-building-up-the-urban-canopy-can-help-cincinnati-create-a-sustainable-cooler-future>

<https://www.nytimes.com/2022/11/03/climate/trees-climate-diana-beresford-kroeger.html?action=click&module=Well&pgtype=Homepage§ion=Explore%20Times%20Events>

<https://apnews.com/article/black-children-asthma-investigation-8892ec059a4b192b93eb38ccb613fcb9>

Again, 1626/1628s position as the last publicly-owned space in this district offers an opportunity to address multiple challenges the residents and property-owners on Pleasant St are facing: congestion, access to greenspace, stormwater runoff, parking, space for children to grow vegetables and play off-street.

Thank you for considering this - Alexis

--

Alexis Marsh - (310) 994-1867

From: [Alexis Marsh](#)
Sent: Tuesday, May 30, 2023 2:07 PM
To: [Hairston, Jeremiyah](#); [Keough-Jurs, Katherine](#); [Carter, Markiea](#); [Peppers, Alex](#)
Subject: Re: [External Email] Zoom engagement responses
Attachments: IMG_5385.jpeg; IMG_5506.jpg;
2002_otr_comprehensive_plan_pocketparking.pdf;
2002_otr_comprehensive_plan.pdf;
2002_otr_comprehensive_plan_pocketparks.pdf;
2002_otr_comprehensive_plan_full.pdf;
1626_1628_Pleasant_Neighbors_Petition.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Jeremiyah - a few neighbors have declined to be on zoom because they can't access a computer or aren't up on this kind of technology. I wanted to submit in writing that the date (the day after a holiday weekend when many folks are still traveling), the timing (4 p.m. is during business hours and is also prime time for kid pick ups from daycare, camps, or school), as well as the format (zoom requires technical knowledge and expensive technology to access) excludes residents from participating easily. Because of this, I have started a petition so that folks who cannot attend the meeting can communicate their thoughts on the development.

Currently, I have 49 signatures against the development of the lot at 1626/28. These are all residents of this small block/district. I kept the focus on residents of Pleasant St between Liberty and north up to Glass Alley, as well as a couple property owners that surround the lot, on Race St and Elm St.

I have filed a misconduct complaint against this process. Christopher Liu has the documentation. I've been asking for a conversation about this vacant lot since the RFP was last released in 2020, but was discouraged from participating unless I was supporting a high-density proposal. The issues have been ongoing since 2019 when I moved to the street, and according to my neighbors, before then.

We are very concerned about the use of the vacant lot for density in addition to the current construction in the neighborhood as well as the past density that has already put significant pressure on residents without the privilege to afford pay parking or off-street parking on their property.

New density in OTR:

1623 Pleasant St: an 8-unit without parking or green space (this is also an RFP development with an expired/breached contract)

1701 Pleasant St: a 4-unit building without parking or green space

127 Green St: a 2-unit new building without parking

Willkommen: 56 units without parking at Pleasant and Liberty; at least half of these residents have cars that need places to park on street.

Elm and Liberty: 305 units; 210 parking spots leaving 100 potential units that will look to curb parking supply.

3CDC: 15-units without parking at Green and Race St.

Model Parkside Flats: 51 units without parking around Findlay Market

3CDC: Density project of at least 28 units without parking around Findlay Market.

Approximately 200 units without parking infrastructure will be built in this district in the next two years. We are asking the city to pause the development of the vacant lot at 1626/28 to allow the proposed density to be built and for the city to respond to the needs of residents to improve livability and accessibility in OTR.

Could the project be considered on a less dense part of OTR where the city owns vacant land and the neighborhood has less density? What are other options for this development to go through on another site?

With two vacant buildings yet to start construction, the lot can be used for construction dumpsters, crew parking and equipment, decreasing the disruption we have lived with for the past year while the 15-unit 3CDC building was renovated. Our sidewalks have been closed, forcing children and pedestrians to walk into oncoming traffic to get through the neighborhood.

Once the current proposed density is settled, we ask the city to hold an engagement meeting with residents to determine the desired use of the lot. There is incredible potential to create a community space for compost, bike-storage, community garden, canopy, and stormwater runoff. Low-income renters that do not have green space in their housing can access land to grow their own food while building community by allowing residents to connect across cultures, generations, and incomes. This has already been called for in the OTR Comprehensive Plan - attached - as well as the new Cincinnati Green Plan that aims to increase canopy in OTR and across the city.

There are many resources to support this infrastructure - including TIF that is intended for public infrastructure. Gardening advocates at the Civic Garden Center, where I was trained to coordinate community gardens, as well as Keep Cincinnati Beautiful, the Cincinnati Zoo, and the office of Sustainability call for more canopy in urban spaces like OTR. Cincinnati Magazine's latest issue calls out OTR for having 12.9% tree coverage compared to wealthier neighborhoods like Hyde Park that have 44.6%.

We ask the city to recognize the community's need for environmental considerations when prioritizing density - how affluent OTR residents have off-street parking which opens up their transportation options to access greenspace all over the city while middle- and low-income residents face a significant barrier to accessing the positive effects of greenspace and vegetable growing by having their transportation options limited and the potential greenspace in their districts given over to high density buildings that increase the heat island effect, congestion, and increase the pressure on residents to find parking near their homes.

Thank you for considering these issues - if nothing else, please allow for open conversation with the residents that oppose this development to find a development plan that people can welcome and support. We are eager to discuss and be heard. Thank you - Alexis

On Mon, May 22, 2023 at 10:21 AM Hairston, Jeremiyah <jeremiyah.hairston@cincinnati-oh.gov> wrote:

Good morning,

We like to have people register so that we have a head count and a record of everyone who is showing up as it is a part of the notes on community engagement that we hand over to DCED and City Council as they make their decisions. I was out of the office Friday and do have some request to join the meeting and will be sending those out this morning. I would be happy to register them for the meeting. Please have anyone you know send me an email so I may have them sign up.

Also, if you or anyone you know would like to submit written materials to go into the record regarding your feelings about the project that can be emailed to me so I can again make sure that City Council is aware of how the community feels about the project.

Thank you again for your involvement in your community!

Best wishes,

Jeremiyah Hairston (He/Him/His) | Community Engagement Specialist
City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
Office: 513.352.7298 | Cell: 513.477.5171 | [Website](#) | [Twitter](#) | [Plan Cincinnati](#)



From: Alexis Marsh <alexis.marsh@gmail.com>
Sent: Monday, May 22, 2023 10:05 AM
To: Hairston, Jeremiyah <jeremiyah.hairston@cincinnati-oh.gov>
Subject: [External Email] Zoom engagement responses

External Email Communication

Hi Jeremiyah - I have a google calendar invite for the May 30th invitation, but am not seeing neighbors on the attending list that have requested a zoom link. Are there separate

processes for having people join? I'm not seeing Debroah Mays or Myra Greenburg.

Would it be possible to forward the zoom link to residents that just want a link sent to them without having to register through my own google calendar with my neighbor group?

Thanks for considering it - Alexis

--

Alexis Marsh - (310) 994-1867

--

Alexis Marsh - (310) 994-1867

From: [Gina Strohm](#)
Sent: Tuesday, May 30, 2023 3:51 PM
To: [Hairston, Jeremiyah](#)
Cc: alexis.marsh@gmail.com
Subject: [External Email] RE: Phone call follow up

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Hi Jeremiyah,

I will be present today but I will also be emailing you tomorrow with some additional concerns detailed.

After reviewing the plans, which indicate basically lot line to lot line, my buildings windows become completely blocked.

My back yard is light locked by the building and the building is inconsistent with the original design of this area which has units with yards in the rear.

Their design also could place the foundation of my building is jeopardy as it is already on the lot line. The rear lot was a part of the original parcel and was used for loading as I understand.

The use of the property for infill directly contradicts the OTR Comprehensive plan which repeatedly states that the need for additional parking and pocket parking lots and green space are to be the priorities for any vacant lots.

In addition, I have no desire to look out my windows at what is basically an updated tenement. Nor have 12 residents staring down on me.

This section of OTR was designated in the OTR Comprehensive Plan to be family homes - single or double units – not multiple unit buildings. The lot demographics with lots in the rear were family units.

OTR is historically designated and a treasure. This design does not complete the area with any integration of historic elements.

Quick overview with detailed documentation to follow.

Gina Strohm

From: Hairston, Jeremiyah [mailto:jeremiyah.hairston@cincinnati-oh.gov]
Sent: Thursday, May 18, 2023 1:25 PM
To: gina.strohm@gmail.com
Subject: Phone call follow up

Good afternoon,

It was a pleasure speaking to you today. Thank you for your participation in your community. As requested I am attaching the link to the OTR comprehensive plan that was published in 2002. In

the future, you are more than welcome to go to our city planning website any time and view all approved and on going neighborhood plans.

https://www.cincinnati-oh.gov/sites/planning/assets/File/2002_otr_comprehensive_plan.pdf

As far as the Pleasant Street project, the developer is True Blue Properties LLC.

Please see the meeting access information below for the Community Engagement Meeting on Tuesday, May 30, 2023 at 4:00 p.m. for Community Engagement Meeting for the proposed sale of 1626-1628 Pleasant Street in Over-the-Rhine. We ask that you do not forward this link. If you know anyone who would like to attend, please have them email me directly. This ensures that we have accurate contact information for attendance purposes. Thank you and please let me know if you have any questions!

Best,
Jeremiyah Hairston

Topic: Pleasant St. CEM
Time: May 30, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://cincinnati-oh.zoom.us/j/86093276317?pwd=UzRJMkM0WHlyNlFDY1I0UTk1ODFSUT09>

Meeting ID: 860 9327 6317
Passcode: 917653
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- +1 646 931 3860 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Meeting ID: 860 9327 6317

Find your local number: <https://cincinnati-oh.zoom.us/j/86093276317>

Best wishes,

Jeremiyah Hairston (He/Him/His) | Community Engagement Specialist

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

Office: 513.352.7298 | Cell: 513.477.5171 | [Website](#) | [Twitter](#) | [Plan Cincinnati](#)



From: [Deborah Mays](#)
Sent: Wednesday, May 31, 2023 5:02 AM
To: [Hairston, Jeremiyah](#); [Peppers, Alex](#); [Keough-Jurs, Katherine](#)
Cc: [Long, Sheryl](#); [Aftab, Mayor](#); [ClerkOfCouncilEmail](#); [Carter, Markiea](#);
[Bower, Dan](#); [Cadle, Anthony](#); [Hackworth, Roy](#); [Alexis Marsh](#);
otrccbot@googlegroups.com
Subject: [External Email] Re: 1626/28 Pleasant Street Community Engagement Session on May 30, 2023

Follow Up Flag: Flag for follow up
Flag Status: Flagged

External Email Communication

Hello, Jeremiyah ... I first wish to thank you for calling together the May 30, 2023 participants to clarify years of lingering as well as unresolved issues and concerns regarding the land use of 1626/28 Pleasant Street, located in the Findlay Market Sector of Over-the-Rhine.

I was most impressed with the OTR stakeholders (property owners and/or residents) who "opposed" this infill project initiative??? 😞 😞 Why??? Even though the City of Cincinnati DCED and Department of Planning & newly formed Community Engagement have had more than two+ years to develop the "idea of affordable one room/bedroom housing", they have badly failed to do so???!!!

Let's begin with a "sustainable definition of affordable housing" that is compatible to Cincinnati's 52 neighborhoods ... It does not exist at this time!!!??? On March 15, 2022, the City and the neighborhoods had a head-on collision regarding high density and rezoning ... The former failed and have still attempted to pursue these issues ... And continue to waste taxpayers 💎💎 plus repeatedly FAIL when City Council unanimously bail out local developers by overruling neighborhood councils!!!???

Next, what is a "sustainable development plan"???!!! Cody and Clint had many theories of compatibility with the 2002 OTR Comprehensive Master Plan ... vs the recent Brewery District Master Plan ... vs the recently created Findlay Market Master Plan??? Yet, the latter two do not have credibility compared to the former!!!

The Issues:

- Parking -- Until the City of Cincinnati is willing to release TIF 💎💎 for a Comprehensive Parking Study, this challenge will never be resolved ... NEVER!!! Trying to pass ordinances addressing for example the "Urban Parking Overlay Ordinance" and/or the one designed to "convince City residents they do not need their cars" are nothing but deluded theories!!!??? 🗨
- Walkability of OTR -- Where has the City failed the most ... Our leaders do not "listen to the lifestyle habits of inner-city residents" (which have very few differences with suburban living ...

excluding the daily commutes)???!!!

- What is 50%, 60%, 80% and Market Rate AMI???!!!

How many know the difference between City vs. Hamilton County rates??? (What ever happened to just "flat rental housing rates???) 🤔 🤔 🤔

- How does the currently "oversize, square box" being proposed for 1626/28 Pleasant Street compare to the architectural beauty surrounding it (whose computer-generated, technical minds cannot duplicate)???!!!

Please note the exchange of information at the May 30th CES was vital for future neighborhood development and much needed restoration ... I desire a copy of your summary analyze when it is completed ... and prior to your one-week submittal to the City Planning Commission!!!

Again, Thank You!!!

Deborah Mays 😊

From: jkerns@bastreetkitchen.com
Sent: Wednesday, May 31, 2023 7:09 AM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] 1626-1628 Pleasant St

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from jkerns@bastreetkitchen.com. [Learn why this is important](#)

External Email Communication

Good morning Mr. Hairston,

Thank you for the opportunity to attend the Zoom meeting yesterday regarding the development of 1626-1628 Pleasant Street. As both a resident and business owner located in OTR I understand the need to try and balance the availability of affordable housing with parking and other amenities such as gardens and green spaces.

With these considerations in mind, I continue to support the development as proposed by Cody Blatt.

Sincerely,

James L Kerns
1408 Pleasant Street

From: [Megan Baird](#)
Sent: Wednesday, May 31, 2023 10:10 AM
To: [Hairston, Jeremiyah](#)
Subject: Re: [External Email] Pleasant Street Vacant Lot

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from megb7413@gmail.com. [Learn why this is important](#)

Jeremiyah,

I was unable to be on the Zoom call because I was working at that time. I am a resident on Pleasant St (1707 Pleasant St.). Even though I was unable to attend the meeting, I wanted to reiterate where I stand when it comes to the proposed sale on (1626-1628 Pleasant Street).

I ask for the city to hold off selling the lot (1626-1628 Pleasant Street) until we see how the current construction/density balances with the residential parking options (1-2 years or until vacant buildings are occupied).

I ask for the city to follow the OTR Comprehensive Plan that stipulated vacant lots to be used for pocket parking lots or pocket parks until the surrounding vacant buildings were occupied.

I ask for the city to consider using TIF public infrastructure funds to build back lane infrastructure to create off-street parking using one of the vacant lots - also opening up another lane for maintenance vehicles, deliveries, moving trucks to load without blocking traffic on Pleasant St.

I ask for the city to consider using the lot for green space canopy, stormwater runoff management, community compost, bike storage, and community garden space until the density/parking balance allows consideration for more density on Pleasant St. Many of our neighbors do not have access to greenspace to grow food or have their children learn to grow plants and care for birds and insects.

Please let me know if there are any other actions I can take.

Thank you,

Megan Baird
1707 Pleasant St.

On Tue, May 30, 2023 at 8:40 AM Hairston, Jeremiyah <jeremiyah.hairston@cincinnati-oh.gov> wrote:

Hello,

Please see the meeting access information below for the Community Engagement Meeting on Tuesday, May 30, 2023 at 4:00 p.m. for Community Engagement Meeting for the proposed sale of 1626-1628 Pleasant Street in Over-the-Rhine. We ask that you do not forward this link. If you know anyone who would like to attend, please have them email me directly. This ensures that we have accurate contact information for attendance purposes. Thank you and please let me know if you have any questions!

Best,
Jeremiyah Hairston

Topic: Pleasant St. CEM

Time: May 30, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cincinnati-oh.zoom.us/j/86093276317?pwd=UzRJMkM0WHlyNlFDY1I0UTk1ODFSUT09>

Meeting ID: 860 9327 6317

Passcode: 917653

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+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US

Meeting ID: 860 9327 6317

Find your local number: <https://cincinnati-oh.zoom.us/j/kkaNth9Zc>

Jeremiyah Hairston (He/Him/His) | Community Engagement Specialist
City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
Office: 513.352.7298 | Cell: 513.477.5171 | [Website](#) | [Twitter](#) | [Plan Cincinnati](#)



From: Megan Baird <megb7413@gmail.com>
Sent: Wednesday, May 24, 2023 11:03 PM
To: Hairston, Jeremiyah <jeremiyah.hairston@cincinnati-oh.gov>
Subject: [External Email] Pleasant Street Vacant Lot

You don't often get email from megb7413@gmail.com. [Learn why this is important](#)

External Email Communication

Jeremiyah,

I am not sure if I am going to be able to attend the meeting tomorrow, but would love the link in case I am able to attend. I will send a testimony if I am unable to attend.

Thank you!

Megan Baird

From: [Alexis Marsh](#)
Sent: Wednesday, May 31, 2023 12:31 PM
To: [1625 Pleasant](#); [Hairston, Jeremiyah](#); [Carter, Markiea](#)
Subject: [External Email] Next Steps to stop 1626/28 12-unit without parking:
Email Jeremiyah before Friday at 5 p.m.
Attachments: 2002_otr_comprehensive_plan_pocketparking.pdf;
2002_otr_comprehensive_plan.pdf;
2002_otr_comprehensive_plan_pocketparks.pdf;
2002_otr_comprehensive_plan_full.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Hello - thank you for coming to last night's engagement session.

There were 38 attendees.

Only one attendee spoke in favor of the development (a resident outside of this district who has off-street parking access).

One attendee cited a complaint against the developer for neglecting to maintain their other property. He has a text exchange asking for help and being dismissed by the management. He is still asking the management for maintenance of their building.

The rest of us advocated for residential considerations - that we need to balance current infill with the needs of all residents. That there are still 3 vacant buildings that require parking and space for construction and the vacant lot could serve that to limit disruption.

The developer could not name the cost of the rents - only the AMI percentage.

The OTR Comprehensive Plan calls for vacant lots owned by the city to be used for residential amenities like pocket parks and pocket parking lots.

Pending density in those vacant lots will crowd out the off-street parking we have now.

The Findlay garage cited as a solution - none of the city employees could speak to - will hold 515 spots, 200 reserved for Model, the rest are priorities for Findlay Market visitors. *All* of the spots - even those paid for by monthly residents - are required to move to give access to suburban visitors on FC Game Days. Urban residents will have to move their cars so suburban residents can use their parking spot.

Children playing in the street need a local place to learn to grow food, access shade, meet neighbors.

We can use TIF funds to support the infrastructure this district needs to make it safe and accessible for current residents.

I have asked for a meeting with the director of the Department of Community and Economic Development to have a real conversation about how we can work together.

You can help by emailing Jeremiyah and opposing the considered project and urging the city to consider the lot for green space, canopy, storm water run-off, community garden & compost infrastructure, bike storage.

He'll be accepting feedback til this Friday at 5 p.m. Your voice counts and we need it. Please submit your feedback as soon as possible.

Thank you and hope to see you on the street - Alexis

--

Alexis Marsh - (310) 994-1867

From: [Meggan De Jesus](#)
Sent: Wednesday, May 31, 2023 4:54 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Pleasant Street resident feedback

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from mldejesus70@gmail.com. [Learn why this is important](#)

External Email Communication

Jeremiyah - I was unable to attend the zoom meeting yesterday. We live at 1706 Elm St. We are against the proposed building at 1626/28 Pleasant street for the following reasons:

Lack of available parking - although parking has improved with the permits required on Green and Pleasant, on weekends, people still park although they have no permits. They also often block our alley on Green street. Additional residents with no parking will mean more problems.

The city's drive for more density is an issue because there are not enough available services for people to live here without cars - no laundromats, dry cleaners, convenience stores, pharmacies, child care etc. People who live here must have cars.

The neighborhood is in dire need of green space for the children who live here. They play on the corner lot of Green and Elm, which is dirty and covered in broken glass and I often find needles there when I'm walking my dog. Same for the opposite corner of Green/Elm where large equipment is now stored. Using the lot on Pleasant as a green space - even just grass and some trees/benches would be a benefit to the neighborhood.

Thank you for your time!
Meggan & Carlos De Jesus
617-862-8010

From: [Elizabeth TenOever](#)
Sent: Thursday, June 1, 2023 5:45 PM
To: [Hairston, Jeremiyah](#)
Subject: Re: [External Email] Pleasant Street CEM Invite Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jeremiyah,

In follow up to the community meeting on ZOOM Tuesday afternoon of this week regarding how to proceed with plans on Pleasant Street, I'd like to mention a few points for consideration. Though I am not a resident in OTR, I have had a front row seat, so to speak, to the transformation of OTR since its' beginning in 1990. I've had the privilege of hearing first hand all the happenings, the twists and turns, in the world of renovation and construction from my good friend, Karen Blatt, whom you know has been one of the central players in this effort to restore new life back to a part of our city that had once been so vibrant from its hey day in the 19th century until residents began moving out to the suburbs post WWII.

The shift to reverse that trend, **to make downtown living an interesting and viable option for all**, became the cornerstone of this whole movement. It is of utmost importance to never forget the central reason in any undertaking. And, the key is to provide options for people in many and varied walks of life. Affordable living is at the very crux of this movement. It not only provides space, but, also, a voice for those who choose a simpler lifestyle or simply have no other option than to live with less. Often those in that socio economic category get squeezed out of options. This project provides for them space to be and with easy access to all they need to have a full life. What could be more beautiful than that!!

I find Cody's plans to be simple and just enough for this kind of person hoping to find affordable residence in OTR. And, the lot appears to have all the needed offerings to accommodate the structure. Like all new things life will find its' way to flow with it. And, the good news is it will set a precedent and reminder that the city is committed to its' original dream: To bring people of all walks of life back to OTR after all these years. To provide options for anyone, anyone hoping

to live there. And, find new collective power and vibrance in the resulting diversity.

I wish you all the best in your decision making.

Sincerely, Elizabeth TenOever
3318 Erie Avenue
Cincinnati, Ohio 45208
elizabethanntenoever@gmail.com

On May 30, 2023, at 3:57 PM, Hairston, Jeremiyah <jeremiyah.hairston@cincinnati-oh.gov> wrote:

Please see the meeting access information below for the Community Engagement Meeting on Tuesday, May 30, 2023 at 4:00 p.m. for Community Engagement Meeting for the proposed sale of 1626-1628 Pleasant Street in Over-the-Rhine. We ask that you do not forward this link. If you know anyone who would like to attend, please have them email me directly. This ensures that we have accurate contact information for attendance purposes. Thank you and please let me know if you have any questions!

Best,
Jeremiyah Hairston

Topic: Pleasant St. CEM
Time: May 30, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://cincinnati-oh.zoom.us/j/86093276317?pwd=UzRJMkM0WHlyNlFDY1lOUk1ODFSUT09>

Meeting ID: 860 9327 6317
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+1 309 205 3325 US
+1 312 626 6799 US (Chicago)

+1 646 931 3860 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
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+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US

Meeting ID: 860 9327 6317

Find your local number: <https://cincinnati-oh.zoom.us/j/86093276317>

Jeremiyah Hairston (He/Him/His) | Community Engagement Specialist
City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
Office: 513.352.7298 | Cell: 513.477.5171 | Website | Twitter | Plan Cincinnati

-----Original Message-----

From: Elizabeth TenOever <elizabethanntenoever@gmail.com>
Sent: Tuesday, May 30, 2023 3:57 PM
To: Hairston, Jeremiyah <jeremiyah.hairston@cincinnati-oh.gov>
Subject: [External Email] Re: Pleasant Street CEM Invite Request

[You don't often get email from elizabethanntenoever@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Please forward link to zoom chat!! Thx!

Sent from my iPhone

On May 30, 2023, at 2:20 PM, Elizabeth TenOever
<elizabethanntenoever@gmail.com> wrote:

Checking on zoom call today. Still on?

I am Elizabeth Ann Tenoever. My email is
Elizabethanntenoever@gmail.com.

I am in support of Cody Blatt and his efforts to complete that end of Pleasant Street in support of those who prefer a simple living style and need convenient access to work downtown. Please keep me up to date on decision progress.

Thank you.
Sent from my iPhone

From: [Karen Blatt](#)
Sent: Thursday, June 1, 2023 6:04 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] 1626-28 Pleasant Street Project Support

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from kblatt@sterlingmedcorp.com. [Learn why this is important](#)

External Email Communication

Dear Mr. Jeremiyah Hairston,

I hope this email finds you well. My name is Karen Blatt and I am a resident and tax payer in Cincinnati. I am writing to support the redevelopment of 1626-28 Pleasant Street to affordable housing.

My home address is as follows:

992 Hatch St

Cincinnati, OH 45202

I have rehabbed 57 vacant /dilapidated buildings in the City of Cincinnati over the last 30 years. Several are in Over the Rhine ("OTR"). City Home (1st block of Pleasant St, 12 new homes & 6 condos), the Symphony Hotel and Mozart Garage are three developments that you may know.

1. The lot should not become a garden as there is no need with Findlay Market 1.5 blocks away.
2. The lot should not become a playground as there is no need with Washington Park 2.5 blocks away.
3. The development will not have tenants with cars.

The city desperately needs affordable housing in OTR. The OTR is hundreds of affordable units short. The decision not to build affordable housing on vacant land (there is so little land in Over the Rhine) will set a precedence for any lot left to develop in OTR.

Most importantly, the OTR small businesses need workers to be able to afford to live in OTR so they can walk, bike or ride the tram to work and not have to pay for parking each work day.

Please let me know if you require any additional information from me.

Best regards,

Karen Blatt

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From: [Gina Strohm](#)
Sent: Friday, June 2, 2023 9:59 AM
To: [Hairston, Jeremiyah](#)
Cc: 'katherine.keough-jurs@cincinnati-oh.gov'; [Peppers, Alex](#); [Kearney, Jan-Michele](#); 'citymanager@cincinnati-oh.gov'; [Carter, Markiea](#); [Aftab, Mayor](#); alexis.marsh@gmail.com
Subject: [External Email] Pleasant Street Proposed Development - Community Comment

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

.Dear Jeremiyah,

Thank you for facilitating my participation in the Vacant Lot High-Density Engagement Meeting on Tuesday, May 20, 2023, for the two proposed development lots at 1626 and 1628 Pleasant Street. As I had lung cancer and surgery last year, I am late in participating as my focus was elsewhere and both of those lots are directly behind both of our properties on Race Street. The more I have learned about this project and the developer and management company for this project, the deeper and more intense are my concerns.

This is a developer that already has affordable housing and has demonstrated a disregard and disrespect for their low income residents.

Daniel Tonozzi, a resident of a Blatt development on Republic, spoke at the Engagement Meeting of repeatedly asking and calling and texting the Blatt family property management company about repairing the front door of his building which is an affordable rent development project.

The door was not repaired and when Mr. Tonozzi texted a picture of a homeless person that was sleeping inside the entry door, the management company texted him back with the suggestion that "he pour hot water on the homeless man". Mr. Tonozzi stated that he cannot afford to move as he needs the affordable rent. So the developer the city is proposing to support, not only mistreats their low income residents but also treats the homeless with disregard and disdain. They are heaping further distress upon those who do not have the resources to resolve the issues. Are they just a new form of slum lord with a fancy title?

My. Tonozzi stated that he has filed a complaint with the city about the maintenance of his building. Can the city even award such a development to a developer with outstanding complaints?

In addition, this developer stated in the Engagement meeting that they are having difficulty getting servers and staff at their hotel, the Symphony hotel, and providing affordable housing will facilitate needed workers to be able to live nearby and work for them. Again, is this a new form of indentured servitude? Are they going to be taking the rent for the affordable housing of their servers and staff out of their staffs' pay?

Comment after comment by this developer lead me to believe that this project is simply to benefit only the developer and he is using talking points from city development objectives to justify cramming 12 high density units into an area designated in the OTR Comprehensive Plan as a single and double family area. The majority of the properties on Pleasant and Race in the 1600 blocks have rear green space for families. Yes, high density is part of the plan but not in this section of OTR. The developer was not well versed on his project. He could not give us the rents. He could not give us the median income platform. And sadly to say, neither could the city representatives. The answer to most questions was “ we’ll have to get back to you with this”.

Though, the developer stated that the proposed development is in accordance with the OTR Comprehensive Plan and the Brewery District Plan, if both of those plans are read with attention to the precise details and not a broad overview, you will see that green space and parking are stated objectives and the Brewery District Plan specifically points out that trees have been removed in response to crime and additional green needs to be added back in. The OTR Comprehensive Plan states that the city is to focus development on the rehab and restoration of our unique within the United States collection of Italianate buildings and utilize vacant city lots for pocket parking, gardens and green space. This development is in direct conflict with this and there are several buildings in this area that the city should have directed this developer to instead of a green lot. There is a building directly across from 1626/1628 that has stalled development and could be pulled back from that developer, who has left the city, and awarded to Cody Blatt for his affordable housing project as it has 8 units in it.

The residents surrounding this lot have approached the city to purchase the lot and were told not to bother applying. Anthony Cadle from DCED and Billy Webber, the assistant city manager, have stated that if you live in OTR you don’t need a car and should live in the suburbs. So essentially the city is supporting exactly what they say they are working against, flight to the suburbs. This incredible arrogance and disrespect for the cities’ urban residents has me incredulous. If you are a dweller in the city core, do you have less rights? Is the city disenfranchising urban city dwellers and limiting their ability to travel and obtain the goods and services they need at reasonable and affordable prices. We are not a coast city. We are a Midwestern city and this city and county does not have the infrastructure to support an urban core with no cars.

While the city development crew is doing the best they can, I don’t think they have realized the subtle message they are giving urban residents with cars. Go to the suburbs. Even Model’s new units have parking in the Market garage. But they must vacate their spots on FC Cincinnati game days and all the spots are for the suburbanites coming to the game. Just another demonstration that we do not have adequate infrastructure at this time to support easily accessible transportation into and out of the city.

Returning to the gem of Italianate buildings in OTR, the design for the project is simply an ugly square box with no details or features that mimic the historic nature of the area and the design downgrades and destroys the character of this amazing area.

The city has 50 area residents that have signed a petition to object to and block this development, that are willing to utilize their resources to utilize legal and economic means to prevent this

development.

Why would the city want to force this development onto the residents, go against the OTR Comprehensive Plan and the Brewery District Plan, be arrogant and dismissive to current urban residents, and support a known landlord that treats their currently owned and managed affordable housing residents terribly and does not maintain the safety and security of their properties? I am well aware that a lot of the players in this scenario want to purchase properties owned by the Blatts and thus don't want to ruffle feathers with them, but this is not about individuals but the community and a sustainable community has to have a mix and families lay down roots and support the long term growth of the city. This development is in a family area and not a high density area.

Gina Uber Strohm
513-470-2414

From: [Witte, Mark](#)
Sent: Friday, June 2, 2023 11:58 AM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] support

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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External Email Communication

Mr. Hairston:

I am city resident and live in the 45202 zip code. As part of my work in Health Equity in the areas I am responsible for here at TriHealth, we see housing as healthcare. Finding more affordable housing and access to that housing is of most importance in our community. I am writing to support the work of *True Blue Properties*. I think this project is a model of how we can find creative ways to address housing in our community and use the existing infrastructure of public transportation and parks and food services to create a better living and sustainable environment.

Sincerely,

mgw

Mark G. Witte, Vice President, Clinical Service Lines |
Cancer & Blood Institute, Heart & Vascular Institute, Endocrinology, Infectious Disease,
Rheumatology
Office 513 569 6651 | Cell 513 324 4323

TriHealth Baldwin
625 Eden Park Drive, 875
Cincinnati, OH 45202
mark_witte@trihealth.com
www.TriHealth.com



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From: [Alexis Marsh](#)
Sent: Friday, June 2, 2023 12:23 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Against 1626/28 Pleasant St Sale and Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

To Whom It May Concern:

Because of the parking and congestion challenges brought to the street by current density, I am against the new build of 12-units without parking on Pleasant St.

Because of the need for parking and traffic infrastructure, green space, canopy, stormwater management, and the potential to create a community garden, a back lane, community compost, bike storage, and community gathering space, I urge the Department of Community and Economic Development to cancel the development of 1626/28 Pleasant St until the rest of the vacant buildings are occupied, and to consult the OTR Comprehensive Plan to use lots for pocket parking lots and pocket parks in sub-neighborhoods like Pleasant and Green St.

3CDC has changed their position from support to neutral - they decline to take a position on the proposal.

DCED director, Markiea Carter, has agreed to meet with us before deciding whether to advance the development to City Planning.

A complaint has been filed against the developer for neglect of its other property and dismissal of its tenants' concerns on Pleasant St.

A petition with 50 signatures from residents on Pleasant and Green St between Liberty and Findlay Market opposes this proposal.

The City's own Comprehensive Plan calls for this lot to serve residential needs for greenspace and parking. (https://www.cincinnati-oh.gov/sites/planning/assets/File/2002_otr_comprehensive_plan.pdf)

Thank you - Alexis

--

Alexis Marsh - (310) 994-1867

From: amorales2484@gmail.com
Sent: Friday, June 2, 2023 12:30 PM
To: Hairston, Jeremiyah
Cc: [Alexis Marsh](#)
Subject: [External Email] To oppose development of 1626/28 Pleasant and advocate for residential amenities

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

To Whom It May Concern:

Because of the parking and congestion challenges brought to the street by current density, I am against the new build of 12-units without parking on Pleasant St.

Because of the need for parking and traffic infrastructure, green space, canopy, stormwater management, and the potential to create a community garden, a back lane, community compost, bike storage, and community gathering space, I urge the Department of Community and Economic Development to cancel the development of 1626/28 Pleasant St until the rest of the vacant buildings are occupied, and to consult the OTR Comprehensive Plan to use lots for pocket parking lots and pocket parks in sub-neighborhoods like Pleasant and Green St.

Thank you for considering this carefully -

Thank you Anthony Morales

Sent from my iPhone

From: [Tamara Harkavy](#)
Sent: Friday, June 2, 2023 1:13 PM
To: [Hairston, Jeremiyah](#)
Cc: [Alexis Marsh](#); [Matt Kotlarczyk](#); [Jake Hodash](#); [Daniel Tonozzi](#); [Sandy Vanatsky](#)
Subject: [External Email] 1626/28 Pleasant Street - Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email Communication

Dear Jeremiyah:

We are writing to express our opposition to the proposed development of 12-micro units currently planned without parking at 1626/1628 Pleasant Street.

Pleasant street, between Liberty and Green is unique. It is a gem that could become a model of redevelopment for OTR and other communities.

There are 18 buildings on this tiny street, many are owner occupied. The street is also mixed-income housing ranging from low-income apartments to homes that are valued at over \$1MM.

Investments on the street range from a few hundred thousand dollars to millions of dollars. Residents are planting trees, landscaping yards, looking out for each other and connecting. We have created a streetscape that is at once intimate, welcoming and yet remains urban. It is a thriving community.

It is a racial, economic, and architecturally diverse street. There is a healthy mix of multi-unit and single-family properties ranging from low income to high income housing, and because of this, it is a model of how to re-develop a blighted street, creating a vibrant livable neighborhood. Residents are proud of this mix.

Model just completed a multifamily at the top of the street, adding new units with no parking, the neighborhood did not contest this development.

There is one vacant building on the street, owned by Kuntz, that remains unfinished. This will become multifamily housing, with at least 7 additional units. There is no opportunity on the street to create parking for these units.

The proposed 12 micro units will likely have a higher tenant turnover rate. And there are no guarantees that tenants will not have cars, regardless of the language included in the lease.

Parking, child-safety and environment and quality of life will have a negative impact if the pending and additional projects are realized, adding to the already crowded out the off-street parking and other issues we have now.

Pleasant Street is one of the few in the OTR district that is special, Orchard and Magnolia Streets are among them.

The city's own plan states pocket parks that support both passive green space and playground are important, especially in more densely residential areas and would enhance the smaller scale residential streets such as Pleasant.

This vacant lot is the last opportunity to address these recommendations.

Almost 50 people have signed a petition opposing this development.

We are in full support of the development of all the parcels of land and vacant buildings on pleasant street. However, we are strongly urging the city to reconsider the proposed project and listen to the majority of residents who are asking that this lot be used for the benefit of the entire street, and explore plans to include parking, greenspace, a community garden etc.

We would like to have the opportunity to submit a plan in support of turning the vacant lot into a community asset and are urging you to consider using the lot for green space, canopy, storm water run-off, community garden & compost infrastructure, bike storage. There are options to explore that would support the development and maintenance of these ideas.

Additional residential density on this street will impact the quality of life in a negative way.

With a majority in opposition to this development we are asking the city to seriously reconsider awarding this contract and instead advocate for a better quality-of-life for all residents.

Thank

you for your serious consideration

Tamara

Harkavy and Matt Kotlarczyk

--

Tamara Harkavy (she/her)

c: 513.702.2727

e: Tamaraharkavy@gmail.com

From: [Cody Blatt](#)
Sent: Friday, June 2, 2023 1:20 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Clarification on Support and Circumstances Surrounding 1626-28 Pleasant Street Development
Attachments: 1626-28 Pleasant Street Letter - True Blue Properties.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Dear Mr. Jeremiyah Hairston,

I hope this email finds you well. Enclosed, please find a letter outlining and clarifying True Blue Properties LLC's ongoing support and the situations surrounding the proposed 1626-28 Pleasant Street Development.

As mentioned in the letter, we have consistently demonstrated our commitment to engaging with the community and securing necessary support for the successful completion of the affordable housing project. We sincerely hope that the information provided in the letter can further clarify the circumstances and reassure the City of Cincinnati's continued support for our development.

Please find the letter attached for your review. Should you require any additional information or have any questions, please do not hesitate to reach out to me directly. We appreciate your attention to this matter and look forward to your response.

Best regards,

Cody Blatt
Proposal Coordinator/Development Coordinator
True Blue Properties LLC

--

TRUE BLUE PROPERTIES LLC
Cody Blatt
Proposal Coordinator/Development Coordinator
411 Oak Street
Cincinnati, OH 45219
513-984-1800 ex. 150

From: [James Watkins](#)
Sent: Friday, June 2, 2023 1:36 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Strong Local Business Support for 1626-28 Pleasant Street Development
Attachments: State Bound Operations - Letter of Support.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from co@stateboundohio.com. [Learn why this is important](#)

External Email Communication

Dear Jeremiyah Hairston,

State Bound Operations supports the 1626-28 Pleasant Street Development project wholeheartedly as it directly addresses the scarcity of affordable housing options in OTR, an issue that greatly affects the local workforce and business environment.

Sincerely,

James Watkins
Owner/Chief of Operations - State Bound LLC
105 W 9th St #12
Cincinnati OH, 45202

From: [Laura Madden](#)
Sent: Friday, June 2, 2023 1:43 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Opposition of development of 1626/28 Pleasant

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email Communication

To Whom It May Concern,

As a Pleasant St. resident (1703 Pleasant #1) who relies on street parking and amenities in the immediate area, I am writing to voice my opposition for 1626/28 Pleasant St. which would add 12 units without parking.

Myself and my neighbors have just recently been granted resident permit parking on the street which has been an enormous help but I cannot foresee any added density in the ballpark of 12 (perhaps 24 additional vehicles) being an attribute to the street that already struggles with parking.

There are so many things this lot could be besides multiple living quarters to enhance the neighborhood and quality of life. I, personally, would like to advocate for additional greenspace and even parking areas for residents and visitors. With the regular construction vehicles taking up spaces and development in the immediate area, we are losing so much greenspace. I believe I had more greenspace when I lived in Brooklyn for years than I do now in Ohio.

I urge the Department of Community and Economic Development to cancel the development of 1626/28 Pleasant St until the rest of the vacant buildings are occupied, and to consult the OTR Comprehensive Plan to use lots for pocket parking lots and pocket parks in sub-neighborhoods like Pleasant and Green St.

Thank you for your consideration,

--

Laura Madden
(317) 410-0019
[LinkedIn](#)

From: [Matt Anthony](#)
Sent: Friday, June 2, 2023 1:59 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Opposition to 1626/1628 proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email Communication

Hi, I'm writing in opposition to the current 1626/1628 Pleasant St proposal. I am a neighbor at 1622 Pleasant St and was unable to make the meeting due to Memorial Day timing and vacation, but am concerned about the full-bore push for filling in space with micro-units and high density without consideration to current and long-time resident quality of life issues in our area.

I'm generally a believer in living in the city for the benefit of neighbors for safety, efficiency, and vibrancy. But currently, I sit with two vacant buildings directly out front, and a recent development (Wilkommen) that added 20+ units and ended up actually taking away 2.5 spots on an already parking constrained street through pretty inconsiderate use of a vacant lot as a dumpster pad. The dumpster pad was cancelled through neighbor complaints, but we still sit with reduced parking due to the curb cut and moving the hydrant.

So far, the city does not seem to be staying ahead of the pressures and constraints that these high-density developments are causing. We have finally gotten residential parking permits, but there have been no further creative thought around use of Findlay Market parking or 3CDC parking at Elm and Liberty to alleviate residential difficulties. The prioritization of developments composed entirely of efficiencies and one bedrooms has constrained families in the area and made it difficult when arriving home with sleeping kids, bags from a vacation, or non-walkable trips (large hardware store purchases etc.).

I am very concerned that this development comes at a time where there are still not solutions for the the increased density pressures. I agree with neighbors that I think now is not the time for using these lots for higher density when both the construction and ensuing 12+ residents will cause serious livability concerns for me and my daughters. I would rather see plans deferred until the city can find a balance that actually considers the balance of livability and density, because we are long past the point of saying that "All development is good development" in OTR. It's not a race, or a "will they come" situation, I think economic development and planning need to take a more pragmatic approach to new development that considers the needs of current and long-time residents more seriously.

Thanks
Matt Anthony
1622 Pleasant St

From: [Tw1ggy](#)
Sent: Friday, June 2, 2023 2:22 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Support for the 1626-28 Pleasant Street Affordable Housing Development
Attachments: 1626-28 Pleasant Street Letter of Support - Wyatt Blatt.pdf

Follow Up Flag: Follow up
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External Email Communication

Dear Jeremiyah Hairston,

I hope this email finds you well. I am writing to share a letter expressing my strong support for the proposed 1626-28 Pleasant Street Development, a crucial affordable housing project in the Over-The-Rhine neighborhood. As a resident of Mount Adams, I believe this project aligns with the goals and policies outlined in both the 2013 Brewery District Master Plan and the 2002 OTR Master Plan.

Please find the attached letter, which further details the reasons behind my support for the development and addresses concerns that have been raised. I encourage the City of Cincinnati to approve this valuable project, which will positively impact OTR and the wider Cincinnati area. It is a critical step in providing affordable housing options and fostering sustainable living in our city.

Thank you for your time and consideration, and I hope you will take my support into account as you make your decision on this important project.

Best regards,

Wyatt Blatt

From: [annette_knuckles](#)
Sent: Friday, June 2, 2023 2:32 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Approval for Innovative Affordable Housing in OTR
Attachments: 1626-28 Pleasant Street Development(2)(1)(1).pdf

Follow Up Flag: Follow up
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External Email Communication

Dear Jeremiyah Hairston,

As a resident of Court Street Cincinnati residing just a mile away from the proposed 1626-28 Pleasant Street Development in OTR, I am writing to express my enthusiastic support for this innovative, pro-density, and affordable housing project.

Sincerely,

Rob Knuckles
27 East Court Street Apartment 1 Cincinnati - 1 mile from development]
Cincinnati, OH 45202

Sent from my T-Mobile 5G Device

From: [The Symphony Hotel & Restaurant](#)
Sent: Friday, June 2, 2023 2:39 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Letter of Support for 1626-28 Pleasant Street Development Project
Attachments: 1626-28 Pleasant Street Letter - Symphony Hotel.pdf

Follow Up Flag: Follow up
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External Email Communication

Dear Mr. Jeremiyah Hairston,

I trust this email finds you well. I have attached a letter of support for the 1626-28 Pleasant Street Development project, which outlines the benefits of this proposed development for our local business, The Symphony Hotel and Restaurant, and the wider OTR community.

The availability of affordable housing options is crucial for our growing community, and we believe that this development will not only enhance the neighborhood but also benefit local businesses, fostering an inclusive and diverse environment.

Kindly find the attached letter for your perusal and consideration. Our team at The Symphony Hotel and Restaurant looks forward to your positive response.

Thank you for your attention to this matter.

Best Regards,

Tonya McGriff
Executive Chef
The Symphony Hotel and Restaurant

The Symphony Hotel & Restaurant

210 West 14th Street, Cincinnati, Ohio 45202 (513) 721-3353

symphonyhotel@gmail.com www.symphonyhotel.com

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James Watkins
105 W 9th St Apt 12
Downtown Cincinnati - Only 1 mile from development
Cincinnati OH, 45202

6/2/2023

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Dear City of Cincinnati Officials,

RE: Support for the 1626-28 Pleasant Street Development

As a resident of Downtown Cincinnati residing only a mile away from the proposed 1626-28 Pleasant Street Development, I am writing to express my wholehearted support for this much-needed affordable housing project in Over-The-Rhine (OTR).

As Cincinnati continues to grow and develop, it becomes increasingly essential to preserve the diversity and vibrancy of our communities. The proposed three-story, 12-unit affordable housing apartment complex in OTR will cater to the needs of local workers, particularly those employed in OTR, Downtown, and The Banks. The units, ranging from 306 to 557 square feet, are priced between 50-60% of the Area Median Income, creating an inclusive and diverse community in our beloved area.

My support for this project also stems from its focus on sustainability and environmental stewardship. Situated only 0.1 miles from the Cincinnati Bell Connector, this development encourages residents to opt-out of owning cars and embrace public transportation. A lease clause prohibiting tenants from parking vehicles on Pleasant Street further strengthens the vision for a car-free lifestyle.

While some concerns have been raised about parking availability, I am confident that the proposed Findlay Market Garage, offering 515 parking spaces and a short walk away from the development, addresses this issue effectively. Allocating resources to further establish a car-centric environment contradicts the city's progressive goals towards promoting public transportation, walkability, and bicycle-friendliness.

I have also been made aware of the alternate proposals presented by a Pleasant Street resident, offering exclusive benefits such as free parking or green spaces for Pleasant Street residents alone. While I appreciate the desire to improve the area, I believe that the 1626-28 Pleasant Street Development better aligns with the broader needs of the Cincinnati community, providing essential affordable housing instead of sequestered amenities funded by taxpayers.

In conclusion, the 1626-28 Pleasant Street Development will provide valuable affordable housing options and support sustainable, eco-friendly lifestyles for residents. It is in the best interest of the

broader Cincinnati community to approve this development without delay. Thank you for your attention to this matter.

Sincerely,

James Watkins

From: [Daniel Tonozzi](#)
Sent: Friday, June 2, 2023 2:57 PM
To: [Hairston, Jeremiyah](#)
Cc: [Tamara Harkavy](#); alexis.marsh@gmail.com
Subject: [External Email] 1626-1628 Pleasant Street
Attachments: IMG-2643.PNG; IMG-2644.PNG; IMG-2645.PNG; IMG-2646.PNG; IMG-2647.PNG; IMG-2648.PNG; IMG-2649.PNG; IMG-2650.PNG; IMG-2651.PNG; IMG-2652.PNG; IMG-2653.PNG; IMG-2654.PNG; IMG-2655.PNG

Follow Up Flag: Follow up
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External Email Communication

Jeremiyah,

Thank you for the opportunity to add my voice to the conversation about 1626/1628 Pleasant Street. The evidence I offer will help the City make an informed decision.

I am a resident of 1425 Pleasant Street, a property owned and managed by True Blue Properties/Symphony Property Management, the same developer you are considering for the 1626-1628 proposal. The landlords and management have been absent and negligent, despite consistent requests for building security.

Attached to this message, please find a text exchange with True Blue Properties. Please note:

- 1.) The front door of the building was pulled off its hinges (August 2022; see photos attached). The landlord left the building open - without a functioning front door – for three days.
- 2.) The landlord did not respond at all to reports of break in on the following dates: Tuesday, December 6, 2022; Saturday, April 1, 2023.
- 3.) The landlord announced new locks would be installed on Monday, February 20, 2023. These new locks have not been added, and break-ins have continued. See notes and photos from April 3, 2023.
- 4.) Cody Blatt of True Blue Properties attended the public meeting on Tuesday, May 30, 2023, at which I announced my pending 311 complaint against the company and the continued lack of a secure front door on the building. There has been no action by or follow-up from the company since I voiced my complaint at this meeting.

I am happy to answer questions and provide further information at your request. Please do not hesitate to contact me.

Thank you for accepting this evidence and thoughtfully considering its implications on the 1626-1628 proposal.

Best regards,
Daniel Tonozzi

From: [Topher Joyce](#)
Sent: Friday, June 2, 2023 3:00 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Opposition to development of 1626/28 Pleasant St

Follow Up Flag: Follow up
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External Email Communication

To Whom It May Concern:

I am a current resident of Pleasant Street and experience many obstacles and challenges due to the congestion of the area. Because of the parking and congestion challenges brought to the street by the current density, I am against the new build of 12 units without parking on Pleasant St.

It is important to note:

- A complaint has been filed against the developer for neglect of its other property and dismissal of its tenants' concerns on Pleasant St.
- A petition with 50 signatures including my own from residents on Pleasant and Green St between Liberty and Findlay Market opposes this proposal.
- The City's own Comprehensive Plan calls for this lot to serve residential needs for greenspace and parking. (https://www.cincinnati-oh.gov/sites/planning/assets/File/2002_otr_comprehensive_plan.pdf)

Because of the need for parking and traffic infrastructure, green space, canopy, stormwater management, and the potential to create a community garden, a back lane, community compost, bike storage, and community gathering space, I urge the Department of Community and Economic Development to cancel the development of 1626/28 Pleasant St until the rest of the vacant buildings are occupied and to consult the OTR Comprehensive Plan to use lots for pocket parking lots and pocket parks in sub-neighborhoods like Pleasant and Green St.

Thank you for your time and consideration.

--

TOPHER JOYCE

M +1 513 591 9159

From: [Harold Anness](#)
Sent: Friday, June 2, 2023 4:17 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Supporting the 1626-28 Pleasant St. development

Follow Up Flag: Follow up
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External Email Communication

Dear Jeremiyah Hairston

My name is Harold Anness and I am a resident of Mount Adams. I live less than 2 miles from the proposed 1626-28 Pleasant Street development in OTR. I am writing to express my support for this vital affordable housing project that seeks to bridge the housing gap by offering accessible living options for the local workforce in OTR, downtown, and the Banks.

The planned three-story, 12 unit apartment complex addresses the crucial need for affordable housing in our community, with rents falling between 50–60% of the area median income(AMI). By catering to a wide range of tenants, this development, plays an integral role in fostering a diverse and inclusive environment within the OTR community.

I appreciate the eco-conscious approach that this development embraces. Given its proximity to the Cincinnati Bell connector, this apartment complex encourages its residences to adopt car-free lifestyles, which promotes public transportation usage which reduces their carbon footprint. The lease will contain a clause which prohibits Pleasant Street parking for tenants which highlights the commitment to nurturing sustainable living practices.

In conclusion, I believe this development will have a positive and lasting impact on our community by providing essential affordable housing options and promoting eco-friendly living practices. As a resident of Mt Adams, I kindly request that you support this project and approve its development as soon as possible.

Thank you for your time and consideration.

Sincerely, Harold Anness

Mt Adams.

Sent from my iPhone

From: [Martin Chavez](#)
Sent: Friday, June 2, 2023 4:28 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Support for the 1626-28 Pleasant Street Affordable Housing Development
Attachments: 1626-28 Pleasant St Development Letter of Support.docx

Follow Up Flag: Follow up
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External Email Communication

Dear Mr. Hairston,

I hope this email finds you well. I am writing to share my letter of support for the proposed 1626-28 Pleasant Street Development.

Please find my letter of support attached. Please feel free to contact me if you have any questions or require any additional information.

Thank you for your time and have a great weekend!

Best,

Martin Chavez
30 E Central Pkwy Unit 702
Cincinnati, OH 45202
12martin.mchavez@gmail.com
513-550-2856

From: [Danielle Isham](#)
Sent: Friday, June 2, 2023 4:38 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] 1626/28 Lot

Follow Up Flag: Follow up
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External Email Communication

Hi I'm Danielle Isham and I am against the idea of making 1626/28 an apartment unit.

It make no sense to cram an apartment building right there when we already struggle with parking.

It hurts my heart to know that the children in the community have to play in the streets because the lack of parks in that area!

I argue to make that space a Beautiful Garden, full of flowers and greenery and a play area for our children, to play, laugh and grow!!

Please consider my debate and if you have any questions please contact me at,

513-966-4929

Or via email

danielleisham1051@gmail.com

Thank you!!

Danielle Isham.

From: [Leigh Greenburg](#)
Sent: Friday, June 2, 2023 4:39 PM
To: [Hairston, Jeremiyah](#)
Cc: [Alexis Marsh](#)
Subject: [External Email] Pleasant Parcels | statement in support of residents

Follow Up Flag: Follow up
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External Email Communication

Dear Mr Hairston

Please hold the sale of the Pleasant Street property.

For decades, and for too long, Over-the-Rhine residents must work tirelessly and under great pressure to keep, safeguard, and recreate what is dear to them, their children, and their neighbors.

Small parcels, especially compared to the large lots in our city's other, more wealthier neighborhoods, are especially dear to residents living in densely-built urban areas such as the Pleasant-Green Streets area.

These little areas are, in a sense, our most treasured spaces because residents put their own imprint on them.

These spaces become a reflection of residents' collective hopes, dreams, and aspirations. As a result, these same little areas evolve over time to meet residents' needs and desires. By maximizing their function over time, these much-loved spaces provide benefits over and over.

Please remember that most of my neighbors do not have front yards, back yards, patios, balconies. They simply do not have outdoor private spaces. And when they do, they are typically small. For example, I know rooftop decks are popular w people coming into the neighborhood. Then, shortly after climbing their stairs about 10 ten times, they discover their private rooftop decks are confining, cramped and deeply isolating.

People including their children want to join their neighbors in those lovely little outdoor spaces where people know each other, and tend to look after each other. Many of my neighbors in Over-the-Rhine do not travel or ever get to go to the faraway. They can't. Their children don't travel on Spring Break or during summer vacations. Home is where they are year-round. And, they can't simply send their children to Washington Park or Eden Park by themselves. So, these little places, near home, become that more important to residents and their families living on limited incomes. For people who have a little more, they want to return home and get right back into their neighborly, social routines.

Thus, regardless whether the parcels are initially used to lessen foreseeable construction obstacles, untangle traffic congestion or relieve the current scarcity of on-street parking, it's my belief that eventually these same parcels will evolve in the next 5 - 10 - 15 years.

People including their children want and need some beauty in their lives; that is what makes them happy and healthier. That beauty might be vegetable gardens, a row of used bicycles, an embankment slide, ample tree canopy and perennials, or something else.

These parcels are rare now. Once gone, they're gone forever.

And I must also believe there would be some measure of faith and environmental justice restored, a small measure, if these same City-owned parcels are made useful and beautiful for the people, and by the people, who live there now.

I hope our City's officials will ensure our residents' requests and plans are carried out.

Thank you for your kind consideration,

Myra Greenberg
Over-the-Rhine resident

From: [PETER HAMES](#)
Sent: Friday, June 2, 2023 4:49 PM
To: Hairston, Jeremiyah
Cc: [Alexis Marsh](#); [Peppers, Alex](#)
Subject: [External Email] Sale of 1626 - 28 Pleasant
Attachments: Comments from Peter Hames Regarding the Proposal to Sell the 1626 to 1628 Land.docx

Follow Up Flag: Follow up
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External Email Communication

Greetings, Jeremiahh,
Attached below are my comments for inclusion in your report to the commission. Please confirm that you have received this email before the 5:00 pm deadline. My clock says 4:49.

Thank you.

Peter

Peter Hames
otrpete@icloud.com
(513) 684-9988

Comments from Peter Hames Regarding the Proposal to Sell the 1626 to 1628 Land.

I live in Over-the-Rhine (OTR) and have for the past 20 years. I do not support the sale nor the project. I urge you to send the developer back to the drawing board. Below are my comments and concerns regarding the proposed sale and, by inference, the proposed project.

1. Lack of Data.

When the city council and planning commission adopted the urban overlay districts that removed density restrictions and parking requirement in downtown and OTR, they did so without the support of the OTR Community Council. Our opposition was based, in part, of the lack of data that would justify the new overlay district. Further there was no plan to gather data to see whether the new districts would be senseful and/or unsuccessful.

Now, several years later, the city is unable to provide data that shows whether the districts are working or not working. That situation is not reflective of strong policy making. You can, however, see some of the impacts of the districts by looking for parking places in OTR. If you consent to such field work, be sure to go to the 1600 block of Pleasant.

2. Lack of Housing Policy

The current proposal is to build 12 micro studio and one-bedroom apartments. Other comments regarding the process: Such a policy would give guidance to developers on such issues as providing mixed income housing, inclusionary zoning, what housing types could receive governmental support and what the return on the governmental investment would be. .

Here is another void in city direction. And yet, many argue that there is a housing crisis—not just an affordable housing crisis. Housing may be the most important factor in city building. And a housing policy is more than just the conglomeration of zoning code categories. Some talk about tools in the tool box. What's mission is the context of the tool box. The larger question is first naming the tool box to be the housing policy box and then, after defining the housing policy and how progress will be measured using the various tools.

3. AMI Confusion.

At the Zoom presentation, much was made of the proposal to have rents at 30% of AMI. When asked which AMI—city? county? —would be used and what is the current AMI, neither the developer or staff knew. One person suggested that the AMI would be the one used by HUD; however, he did not know what that AMI lever was.

4. Some related points.
A 4:00 pm starting time for a Zoom call does not support the attendance of volunteers who work-in until 5:00, which most OTR residents do. A 6:00 pm starting time would be somewhat more accommodating to volunteers.
5. Readiness.
Developers and Staff need to be better prepared as to what happens after the Zoom meeting closes. Importantly, staff should send the report of the Zoom session to the participants and those who have requested to be notified about this and other OTR projects.
6. RFP Process. We think it is appropriated to have the community councils have input into the RFPs. We are, after all, the ones who have to live with the development process. Previously we were sought out to give that input to city staff but that has changed due to new city managers. The old practice of consulting with the community before the RFP is released should be reinstated.
7. Whose Engagement?
What occurred this week was not engagement. The developer made a presentation and speakers made their presentations, limited to two minutes. So it's a all or none proposition; a yes or no decision that does not bring the two sides together to seek compromise. The staff could play a mediating role but they have no answer to the question of "what can you do to bring us to agreement?"

From: [Megan Baird](#)
Sent: Friday, June 2, 2023 7:47 PM
To: [Hairston, Jeremiyah](#)
Subject: [External Email] Against 1626/28 Pleasant St Sale and Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

To Whom It May Concern:

Because of the parking and congestion challenges brought to the street by current density, I am against the new build of 12-units without parking on Pleasant St.

Because of the need for parking and traffic infrastructure, green space, canopy, stormwater management, and the potential to create a community garden, a back lane, community compost, bike storage, and community gathering space, I urge the Department of Community and Economic Development to cancel the development of 1626/28 Pleasant St until the rest of the vacant buildings are occupied, and to consult the OTR Comprehensive Plan to use lots for pocket parking lots and pocket parks in sub-neighborhoods like Pleasant and Green St.

Megan Baird
1707 Pleasant St.

May 29, 2023

Jeremiyah Hairston
Community Engagement Specialist
City Planning & Engagement
City of Cincinnati

Mr. Hairston:

I am writing this letter in support of an affordable housing proposal by True Blue Properties at 1626-28 Pleasant St. in Over-the-Rhine. Unfortunately, I will not be able to attend the public hearing on Zoom, so I hope you can take my input by letter/email.

The project as explained to me is one that is sorely needed in the OTR/downtown area. More and more people are working in restaurants, bars, stores and businesses in the central business district. Many are single and, for the most part, are commuting to work from other neighborhoods and Kentucky. Those who would prefer to live in OTR discover right away that rents are too high for their income, with rents for one-bedroom apartments typically running at \$1,500 and up. Moreover, parking is an unaffordable proposition for those commuting by car. It comes as no wonder, then, that worker turnover is so high in OTR businesses.

The 12-unit project proposed by True Blue Properties is aimed squarely at those OTR workers who are otherwise priced out of living near their jobs. And instead of contributing to the glut of motor vehicles, the project – in its lease terms – would only cater to renters who do not have a car. Many younger people prefer not to own a car and choose instead to get around by bicycle, public transportation and ride-sharing.

Lastly, I have known Cody Blatt since he was a student at Walnut Hills High School and I was a volunteer adviser to the student newspaper. Since graduating from college, Cody has gone down the road of business and entrepreneurship. As a lifelong resident of Cincinnati, he has the city's interests at heart. And as an affordable housing project designed for workers that the city undoubtedly wants to attract, Cody's Pleasant Street project will certainly distinguish him from other developers that are merely adding to OTR's high-priced housing stock.

Sincerely,

James McNair
303 Klotter Av.
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