



## Background: Proposed NorthPointe Development – The Greens of North Main

At the February OTR Board of Trustees meeting, the NorthPointe group presented a plan to develop 18 single family homes and 8 workforce housing units in the NE quadrant of OTR. The Trustees voted to support the development and have NorthPointe present to the full OTR Community Council.

- The NorthPointe presented their plans to the full Community Council and entertained questions from the audience. Many questions centered on asking more details about the project:
- NorthPointe would only be developing the land into lots that would be sold to individuals
- Each individual who purchased a lot would then need to work through the historic conservation board to seek approval for their individual plans
- While there would be no requirements on how much each house had to be, they estimated houses would be around \$400,000
- Other questions were raised by attendees:
  - Q: What would happen with the basketball courts? A: NorthPointe stated there was no plan to replace them.
  - Q: What would happen with Permaganics Garden? A: NorthPointe has been working with the Permaganics Board and the garden would remain as part of the development.
  - Q: Had NorthPointe worked with Rothenberg School? A: NorthPointe had not been in contact with Rothenberg.
  - Q: Had NorthPointe worked with neighbors surrounding the project? A: NorthPointe saw the Community Council as the place to get input, feedback from the neighbors.
  - Concern was also raised regarding the cost of the homes and that people couldn't afford homes at \$400,000.
- Following the presentation and discussion, the Community Council voted 14-7 in favor of supporting the NorthPointe Development.
- Near the end of the meeting, a member of the community questioned the process and stated that the vote should not be counted because, according to the bylaws, the meeting agenda had to be approved by the full council. This was discovered to be, in fact, in the bylaws and has not been previously part of the process.
- The Board of Trustees huddled to make the determination that they would notify NorthPointe of the vote and the technicality and bring the issue back to the full Council at the April meeting.
- Letter was drafted per the Board discussion
- Following the meeting, Board President had discussions with members of the Community to understand more of the questions regarding the project.
- Board President contacted NorthPointe to notify them that some additional issues outside of the basketball courts needed to be addressed before a letter from the Community Council could be used
- Board President contacted Barbara Bell the week of the meeting to request a meeting with NorthPointe and the school principal. Barbara is working to find some time with the principal and will get back to Board President with a time.

- Board President contacted Mary Burke Rivers of OTRCH and Becky Costello of Wesley Chapel Mission regarding setting up a neighborhood input session. Mary stated she would talk with her staff and would get back to Board President. Becky was supportive of helping to coordinate a neighborhood input session and offered to host the meeting at Wesley Chapel Mission.
- Board President contacted NorthPointe to discuss the issue of the basketball court and expressed the importance of this asset to residents. NorthPointe agreed to replace the existing courts with new and updated full basketball court within the site plan of the development.
- Board President was contacted by Mt. Auburn Community Council Board to inquire about project. Mt. Auburn Board members stated that the development was officially in Mt. Auburn as designated by the City of Cincinnati.
- NorthPointe presented to the Mt. Auburn Community Council Board of Trustees who voted to support the development.
- NorthPointe then presented to the Mt. Auburn Community Council at the March meeting. The full council voted unanimously to support the development.
- OTR Community Council to ratify the recommendation letter of the Board of Trustees based on the technicality from the previous meeting at the April meeting.