



Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

September 13, 2019
Cincinnati City Planning Commission
Cincinnati City Council
Sent Via Email

Subject: 3CDC/Model Group Willkommen Project

Dear Commissioners and Members of Council:

The Over-the-Rhine Community Council greatly appreciates the efforts of 3CDC and Model Group to develop mixed-income housing in Over-the-Rhine. We support the effort to add more housing to our community – particularly affordable housing – and we recognize the complexity involved in developing a multi-unit, scattered site, mixed-income project such as the “Willkommen” project.

However, we have some real concerns about the process undertaken to this point. While the efforts at community engagement by 3CDC/Model have been improved on this project, it remains the expectation of OTRCC that developers, including 3CDC/Model, will seek a letter of support from OTRCC *prior to* receiving needed project approvals from the city. This is especially true of large and impactful projects such as Willkommen.

Unfortunately, this has not happened in this case. On August 5, 2019, 3CDC/Model attended and received approval for a substantial portion of their project from the Historic Conservation Board, *prior to* OTRCC having been given the opportunity to vote on the project, and despite OTRCC having requested that such an opportunity be given.

While disappointing, we will continue to work with 3CDC/Model Group to achieve community engagement and a vote of the full community council before any further project approvals. However, should our efforts fail, we urge you, Commissioners and Members of Council, to reject any further administrative approvals until the OTRCC has had opportunity to vote yea or nay on this project.

This issue goes beyond this particular project, and this particular developer, and speaks to a larger engagement issue on projects throughout Over-the-Rhine. For years it has been the policy of many developers in the community to operate as though there were no community that needed engaging. This is no longer acceptable. Because administrative bodies such as the Historic Conservation Board and the Planning Commission depend on community input, and because residents desire to have substantive input, it is imperative that developers approach OTRCC for a letter of support *prior to* receiving HCB/Planning Commission/City Council approval. Without proper engagement and the opportunity for our membership to vote on a project, it's impossible for us to provide feedback to the appropriate municipal bodies.

Respectfully,

A handwritten signature in black ink that reads "Maurice Wagoner". The signature is written in a cursive style.

Maurice Wagoner

President
Over-the-Rhine Community Council

Cc: Mayor Cranley
City Manager Patrick Duhaney
Clerk of Council
Tabatha Anderson
Bobby Maly
Jennifer Walke
Katie Westbrook
Lann Field
Beth Johnson
Katherine Keough-Jurs