



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

March 29, 2019

John Reiser

Senior Development Analyst

Department of Community and Economic Development

Sent via Email

Dear John Reiser

The Over-the-Rhine Community Council (OTRCC) has discussed the city administration's desire to sell city-owned parcels at 1710 Logan Street (and other attached addresses) in our neighborhood.

We are encouraged by the progress shown, in that the city is utilizing a request for proposals (RFP) process, a step we have called for in the past. We are also encouraged by the staff of the Community and Economic Development Department (DCED) soliciting us for input in the process and outcome.

In the future, as we have in the past, we ask to be involved in the process sooner (before an RFP is issued) so that we may join city administration in establishing development parameters within the RFP and thus have a better chance of smoothing the way for potential developers and avoiding future conflict.

We ask that only responding Developers who have undertaken the following actions and have included the following development components in their RFP responses move forward to subsequent steps:

- The proposed development at 1712 Logan Street (West Findlay Parking Lot) is for mixed use: residential, commercial and parking, it will increase density and enhance the Findlay Market Area.
- The Developer has completed a thorough, fact based study of how his/her/their proposed development will affect traffic flow and parking, and have committed to plans necessary to abate the negative effects on parking, including incorporation of on-site parking as necessary to bear the parking needs of any structure built on the site.
- Commercial space is economically inclusive; this includes affordability of products sold and living wage employment for people living in the Over-the-Rhine neighborhood.
- A percentage of proposed residential development is affordable to households within the following income ranges. (#1 being the most difficult to provide and the most needed.)
 1. Households with incomes at 0% to 30% of the current Area Median Income (AMI).
 2. Households with income at 31% to 60% of the current AMI.
 3. Households with income at 61% to 80% of the current AMI.
- In order to safeguard our historic fabric, the developer has thoroughly presented his/her/their design plans and ideas to the Over-the-Rhine Joint Infill Committee, has actively worked with the OTR Infill Committee to address any concerns to the satisfaction of the Committee and commits to continue to work in partnership with the Committee
- The developer has thoroughly presented ideas and plans to the OTRCC, has actively worked with the OTRCC to address any concerns to the satisfaction of the OTRCC and commits to continue to work in partnership with the OTRCC throughout the process.

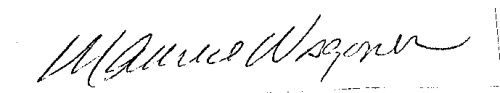
These criteria of the OTRCC have been developed based upon years of discussion about how development can and should positively contribute to the fabric and quality of life of residents in our neighborhood. They reflect the *Over-the-Rhine Comprehensive Plan* and the subsequent housing statistic update; *Over-the-Rhine/Pendleton Housing Inventory* report.

DCED will hold a community engagement event for potential developers, resident, and other interested parties on April 9th, 6pm at the OTR Rec Center. OTRCC will encourage people to attend and will be there to support the event. City staff will take note of developer input. We wish to continue this partnership by receiving copies of all the RFP responses and by joining DCED and city administration in making the final decision about this public land.

We will view the handling of this RFP to be an indicator of DCED's sincerity and valuing of our volunteer time and the vested interest we have in our own community.

You may contact us for follow-up through the ED &H Committee Chair, Julie Fay or through the President.

Sincerely,

A handwritten signature in cursive script, reading "Maurice Wagoner", enclosed in a rectangular box.

Maurice Wagoner
President OTRCC