

Summary - HPNC's July 28 public meeting with PLK Communities

On July 28, the Hyde Park Neighborhood Council (HPNC) hosted a public meeting where PLK Communities Vice President Nick Lingenfelter presented on their project at 3660 Michigan Ave. (Presentation slides are attached below).

Following PLK's presentation, the HPNC, its Zoning Committee, and the community asked questions and provided feedback on topics including traffic congestion on Michigan Ave and Shaw Ave, safety and visibility, project size and design, landscaping, lighting, and what types of construction activities are allowed during which hours on week days and weekends. Residents can report violations of allowed construction hours to the City Department of Buildings & Inspections.

The discussion benefitted from the presence and perspectives of City Council Member Jan-Michele Lemon Kearney, the City's Director of Buildings and Inspections Art Dahlberg, and the City's Chief Legal Counsel for Land Use and Planning Marion Haynes.

During the discussion, PLK confirmed that the building has been designed to fit within the existing zoning and that they intend to build the project as designed with no changes. PLK did offer to work with the community on how vehicles will enter and exit the property and on asking the City to make traffic and pedestrian safety improvements adjacent to the apartment building.

As the meeting closed, many were disappointed that the community and the most affected neighbors were not engaged in the design process earlier or given the opportunity to provide their input when key decisions were being made.

At the HPNC's next monthly meeting on August 10, the board will discuss ways to ask the City of Cincinnati to provide additional opportunities for community councils and the public to learn about and be engaged in projects that will affect communities during the design phase, so that projects are more likely to have the support of the communities in which they are built.