



# HPNC Monthly Meeting

Tuesday, January 13, 2026 7:00 PM  
Hyde Park United Methodist Church

## Meeting Agenda

- **Welcome**
  - Valerie Woodham, President, Presiding
- **Location of future meetings:**
  - Monthly Meeting - Tuesday, February 10 2026, Hyde Park United Methodist Church, Little Theater
- **Recurring Guests (*topics limited to 5 minutes, unless otherwise posted*)**
  - Cincinnati Police Department, *Officer Monique Martin*
  - Cincinnati Fire Department, *Lieutenant Dan Coletta or Captain B. Scott Snell*
  - Hyde Park Library, *Ben Lathrop*
  - Cincinnati Recreation Center, *Joe Berta*
  - Hyde Park School, *Jill Sunderman*
  - Withrow University High School, *Belinda Carson*
  - Clark Montessori High School, *TBD*
- **Approval of Consent Agenda: Minutes, Officer Reports, Committee Reports**
- **Guests (*topics limited to 5 minutes, unless otherwise posted*)**

No Guests have requested time
- **Old Business (*topics limited to 5 minutes, unless otherwise posted*)**
  - Motion received from Save Hyde Park:  
*We move that the Hyde Park Neighborhood Council (HPNC) creates an Ad Hoc Committee regarding the Hyde Park Square (HPS) Development. The HPS Development Ad Hoc Committee will be a working group that makes recommendations to HPNC related to the development. The Committee will: 1) Represent key community stakeholder groups to provide a consistent, cohesive voice regarding the development; 2) Create and lead development of a Community Benefits Agreement (CBA) with the developer and City; and 3) Monitor revisions to development plans and adherence to CBA, as well as other duties as mutually agreed with the HPNC Board.*
- **New Business (*topics limited to 5 minutes, unless otherwise posted*)**

Plan Hyde Park Update
- **Adjourn**

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## HPNC President's Report

January 2026

### TREASURER:

Kyndal Michel Marks submitted her resignation as Trustee and Treasurer. We need to seek another Trustee to fulfil the Treasurer role asap.

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## HPNC Nominating Committee

January 2026

The Nominating Committee is planning to schedule a meet and greet Jan 18th with interested Trustee candidates to fill our current board vacancy. We have received 4 formal applications.

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## HPNC Education Committee

January 2026

No Report

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## HPNC PLAN Hyde Park Committee

January 2026

From Emily Burns- City of Cincinnati

The [updated draft](#) of *Plan Hyde Park* has been posted on [our website](#), along with an [online survey](#). The survey will be open until **Monday, January 26th**. Please forward the updated draft and survey to HPNC and share with residents, neighbors, business owners, and other stakeholders who may be interested.

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## HPNC Traffic & Safety Committee

January 2026

### Proposal

- Install pedestrian-activated solar Rectangular Rapid Flashing Beacons (RRFBs) at the two ingress intersections to HP Square on Erie Ave (fmr Miller Gallery and current Alfio's) with remote activation switches on the square. Installation of sequential beacons would be on the existing bumpouts at the crossings, paired up with another set on the square serving the same crosswalks

### Constituent Groups Endorsing This Solution

- Schools (5) Within Walking Distance of HP Square
- Hyde Park Square Business Association
- Hyde Park Farmers' Market
- Hyde Park Blast
- Cincinnati Fire Department
- HPNC

### Facts

- Hyde Park Square is the most pedestrian-centric spot in the community
- We are looking for efficacy and as little roadway intrusion as possible
- Drivers ignore "no right on red" signals and turn into traffic on Erie
- Parking spaces are angled the opposite direction to facilitate pedestrian safety
- Emergency vehicles will NOT be impeded by this solution
- Three groups are opposed to any raised crosswalk or other ground effects for safety and response time reasons
- Plastic pedestrian flagsticks have been gone for 2 ½ years and THEY worked
- These devices stop traffic 91% of the time when the speed limit is under 35 MPH
- RRFBs are ⅓ the cost of Pedestrian Hybrid Systems (HAWK) and yield the same efficacy at 25 MPH. HAWK systems should be used for 35 MPH and above

The Cincinnati Department of Transportation Engineering has approved this project. We are now seeking funding under a Neighborhood Business District Improvement Program (NBDIP) grant.

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#### **HPNC Wasson Way Committee**

January 2026

No Report

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#### **HPNC Zoning Committee**

January 2026

#### **Old business:**

##### Hyde Park Square Redevelopment

At present, no application has been filed by HPSRD with the City. The Zoning Committee remains open to conversation with the development group and will evaluate formal plans as they become available.

#### **New business:**

3653 Kendall Ave

The applicant is the owner of a single-family home in a SF-10 zoned parcel. The owner wishes to add an addition to their home and seeks a 6' variance for the rear-yard setback. The minimum required setback is 10'; the plans call for a 4' distance from the property line. The proposed addition would match the current width of the home. The Zoning Committee takes no position at present.

#### 3895 Red Bank Rd

The applicant is the owner of a sign company hired to install a sign at a new Valvoline Instant Oil Change facility. The property is zoned Manufacturing General (MG). The applicant seeks variances for location and size of the sign pursuant to Section 1427-39 part A. The applicable section allows for signage on the side of a property with street frontage (in this case, the east side of the parcel). The applicant wants to install two signs, on the north and south sides of the property, which do not have frontage. The applicant also requests a variance for sign size. At this time, the Zoning Committee is taking no position.



#### **Board of Trustees Meeting Tuesday, December 9, 2025 Meeting Minutes**

Meeting at Hyde Park United Methodist Church called to order by HPNC President, V. Woodham at 7:26 p.m.

***In Attendance:** B. Frappier Schirmang, D. Hapner, S. Lauter, J. Matulaitis, K. Michel Marks, T. McEvoy, M. Monroe, S. Mullin, M. Olson, E. Paff, B. Whitney, G. Wollenweber*

***Advance Notice of Absence:** D. Lee*

#### **1. Guests:**

**Cincinnati Police Department, District 2 Officer Monique Martin:** Officer Martin distributed the crime statistics and noted:

- One auto theft, one personal theft, and one theft from Lululemon. Overall, crime is down.
- Question about replication of a key fob signals, as reported in the news about a recent auto theft from Rookwood? Officer Martin has no details about this but will talk to an investigator. Her best advice is to not leave keys or key fobs in cars. She explains that with a signal replicator, when you lock your car, your signal can be captured. You can purchase a bag or device to put your key fob in to block the signal.
- If you are interested in allowing the police to have access to your Ring camera data so that it can be used to investigate neighborhood crime, please register it here:

<https://connectcincinnati.org/>

Officer Martin can be reached at (513) 979-4481. [monique.martin@cincinnati-oh.gov](mailto:monique.martin@cincinnati-oh.gov). District 2's non-emergency line is (513) 765-1212.

**Hyde Park Library—Branch Manager Ben Lathrop (was not in attendance) shared notes read by Blair W.:**

The fountain lighting event was a big success. They had 125 attendees for their special outdoor story time, which is more than double the number of people that they had last year. They're looking forward to doing it again next year.

For information on upcoming events, see: [Hyde Park | Cincinnati & Hamilton County Public Library \(chpl.org\)](https://www.chpl.org/) (513) 369-4456.

**Withrow University High School—Resource Coordinator Belinda Carson noted that:**

- This Saturday, Withrow will be hosting the Hall of Fame, Coach Edition event to honor coaches at 3:00 p.m.
- A few student athletes from Withrow's football team have signed to play in college. Two will play for Marshall University, one for The Citadel, and one for the University of Louisville.
- Snack donations are still needed. Will be filling bags starting on Monday. Also need donations of gift cards.
- Withrow's current wish list for student needs can be found here:  
[https://www.amazon.com/hz/wishlist/ls/16K6AJMKMBFBQ?ref=wl\\_share](https://www.amazon.com/hz/wishlist/ls/16K6AJMKMBFBQ?ref=wl_share)

For more information, contact Belinda Carson at [carsonb@cpsboe.k12.oh.us](mailto:carsonb@cpsboe.k12.oh.us).

**Clark Montessori**

No report

**Approval of Consent Agenda**

*B. Frappier Schirmang moved to approve the Consent Agenda. Second by S. Lauter. All trustees voted in favor. Motion carried.*

## **2. New Business**

**GLAAD house:** This local non-profit is looking for donations for kids of clothing and other items. They provide therapeutic services for kids whose families are facing addiction. For more information, see <https://www.gladhouse.org/>

**Vacant Trustee Position:** V. Woodham noted that we currently have an open trustee position. If you are interested in applying to serve as a trustee, an application is available on the HPNC website. Applications will be reviewed by the Nominating Committee, and applicants will be invited to a meet-and-greet event with members of that committee. For more information, see: <https://drive.google.com/file/d/152YQIVL9lEmPXmHL7fwdYY3Wn08iJXqB/view>

**Zoning Committee Motion Regarding Significant Developments:** Zoning Committee chairperson S. Lauter explained that the Zoning Committee has been working on the following motion that would explain HPNC's approach to reviewing significant, proposed development projects in the neighborhood.

*Hyde Park Neighborhood Council (HPNC) Officers or Trustees will not take a position on a major development plan or enter into any agreement with a developer without first, sending the plan to the HPNC Zoning Committee for analysis and recommendation, second, holding a public meeting to gather input from the community, and third, considering the opinions of Hyde Park residents and businesses. Any HPNC decision to support or not support a proposed major development plan in Urban Design Overlay District #1 or Urban Design Overlay District #4 will take place at a public meeting.*

Motion is seconded by G. Wollenweber.

K. Michel Marks: If this process is not in the bylaws, how is it enforceable down the road?

S. Lauter: The Zoning Committee is trying to come up with some language that could be used for a possible, future bylaws change.

2

S. Mullin: When we do look at the bylaws, we need to look at it holistically. The Zoning Committee may need to be better represented in the bylaws, given the importance of the work that they do and have historically done.

A. Isaacs: Is this motion meant as the cure all process for zoning, or is this one step on the process to formalizing transparency?

S. Lauter: She is looking into how other neighborhood councils handle this process and manage developer and community engagement with their Zoning Committee

G. Wollenweber: This process really isn't anything new for the Zoning Committee. He states that

they wanted to re-state this process formally so that everyone understands how the Zoning Committee approaches their work.

S. Mullin: What's new is the uncharted territory we've been in with this development. Will formalizing this process help HPNC avoid some of the confusion that has come up in the last month?

S. Lauter: The Zoning Committee met through the summer and discussed formalizing this process. We've learned through this proposed development that it's hard to react to projects that are still nebulous (i.e., anything that happens before a formal submission by a developer to the city).

Question: How does the Zoning Committee define a major development?

S. Lauter: The Zoning Committee hopes to come up with a rubric that can guide engagement with the developers

*S. Lauter moved to approve the proposed Zoning Committee motion. Second by G. Wollenweber. The majority of trustees voted in favor, with M. Olson voting against, and K. Michel-Marks and V. Woodham abstaining. The motion passes.*

**Traffic and Safety: 5 initiatives submitted to DOTE traffic and safety:** D. Hapner reported that the crossing guard at Clark Montessori got hit by a vehicle on 10/31/25. He is working with CPS to try to move the crosswalk.

Additionally, D. Hapner wants to engage with DOTE to get speed humps installed around Birch, with one on each side of the crosswalk at Mooney.

He also indicated that he will be asking for the installation on of speed humps along the lower portion of Erie based on the results of the speed studies conducted last year.

B. Whitney: Would it be appropriate to also seek to install speed cushions near Clark Montessori on Erie, given the issues with traffic and pedestrians getting hit?

### **3. Adjourn: The meeting was adjourned at 8:14 p.m.**

There was confusion at the end of the meeting. Representatives from Save Hyde Park Square rose to object to the adjournment as they had been waiting to discuss the formation of an ad hoc committee (formed with representatives from HPNC, Save Hyde Park Square, the Hyde Park Business community, the Farmers, Market, The Hyde Park Art Fair, and so on) to work with the developers.

A discussion ensued about the proper protocols for adjourning a meeting (does HPNC follow Robert's Rules of Order, etc.), during which it was noted that the December meeting packet (with the agenda) had not been posted to the HPNC website prior to the meeting, making it impossible for the community to know whether the ad hoc committee proposal would be discussed. SHPS

members expressed strong frustration about not being able to discuss and/or put forward a motion about the formation of an ad-hoc committee and about the poor communication about the meeting itself (missing meeting packet).

Blair Whitney, Recording Secretary

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**Special Meeting on the State of the Hyde Park Square Development  
Tuesday, December 9, 2025  
Meeting Minutes**

Meeting at Hyde Park United Methodist Church called to order by HPNC President, V. Woodham at 6:06 p.m.

*In Attendance: B. Frappier Schirmang, D. Hapner, S. Lauter, J. Matulaitis, K. Michel Marks, T. McEvoy, M. Monroe, S. Mullin, M. Olson, E. Paff, R. Sweeney, B. Whitney, G. Wollenweber*

*Advance Notice of Absence: D. Lee*

**1. Introduction:**

Maureen Hood, Save Hyde Park Square (SHPS)  
Jon Blackham, PLK  
Lisa Scovic, Northpointe Group  
Colleen Reynolds, DSD Advisors  
Mike Schuster, architect MSA Design

Maureen Hood began by reviewing the meeting's agenda, discussing the meeting's goals, and items of alignment. She gave a brief overview of the development's timeline to-date as well as the matrix of requests that the community presented to the developers in earlier meetings. She highlighted the areas of alignment and the areas where the developers and community currently do not have agreement. She expressed hopes for productive discussion and noted that SHPS:

- Is proposing that HPNC and other interested parties, including members of SHPS and the Hyde Park Square business community form an ad-hoc committee focused on the development.



- Wants to leverage the input from and recommendations of the HPNC zoning committee in any proposed development plans.
- Wants to pursue the formation of Community Benefits Agreement between the neighborhood and the developers that would be formalized with City Hall.

## **2. Developer Presentation and Input**

Mike Schuster begins his presentation by noting that he understands that there is community resistance to some parts of this project. He views this project as a “positive opportunity for Hyde Park” and is hoping for some positive input. He wants to provide some visual context to help explain the project using a 3D model that they have brought to the meeting. He will discuss two possible plans tonight, one of which is represented by the 3D model.

He notes that both plans include a building on Edwards and a building on Erie. He also to be sure that the parking that is developed is adequate (the proposed below grade parking structure should be self sufficient, and it would include some additional spaces).

Option 1 (Apartments and retail on the first floor): He shows the drawings of the massing of the proposed building on Erie. The new Erie Ave. building will be the height of the A’laise building at the front and will step back 15 feet so that the topmost floor is not easily visible from the street. He also notes that the building’s height is lower on the south facing side because of the rooftop pool. He then shows a building on Edwards (which will be one story lower than A’laise bldg.). He explains that they reduced the overall mass of the project to have two buildings. He shows sightline drawings from the perspective of Hyde Park Square.

Option 2 (Apartments and retail on the first floor, plus a boutique hotel): This version of the project includes a hotel on the corner of Edwards.

## **3. Questions and Discussion**

*Question:* What is the height of the main building?

*Answer:* Thinks it is 73’ at the top of building height. Important for the development team that it echo some of the architectural characteristics of the square, plus some “more modern elements” (proposed modern glass focal corner of the building on Edwards Rd).

*Question:* What is the capacity of the hotel?

*Answer:* The total number of rooms is likely 90-95. In this revised plan, the hotel would have a 100-125 person event space, which is likely to be located on the top level. The height of whole building is the same as the height of the A’laise building.

*Question:* Would both proposals lead to the developers pursuing a planned development? *Answer:* The developers are looking for a vote of the HPNC trustees on one of these options. Both projects will go through the open development process. The developers state that they want to make sure that they go through the more public, planned development process.

*Question:* Expresses concerns about the proposed hotel and about the trustees being asked to vote

on concepts that are just being shown tonight, when nothing has been provided in writing.

*Question:* Is the proposed parking garage for shoppers or for guests of the hotel and apartment residents?

*Answer:* The garage should cover all those needs, plus it should also provide some additional parking spaces.

*Question:* Who are the possible retail tenants for this project, and which hotel brand will own the hotel portion of the project?

*Answer:* The developers cannot provide any specific details on retailers or possible hotel operators as those discussions are ongoing.

*Question:* How many levels of parking will the garage include?

*Answer:* The parking garage will have 3 levels of underground parking.

*Question:* How many apartments? Do spaces match the apartments? It is approx. 125 units in the plan that includes the hotel, or 170-180 units in the plan that does not include the hotel. This unit count includes the existing 45 apartments in the A'Laise.

*Question:* Expresses concerns about the all glass element at the corner on Edwards near the existing US Bank parking lot.

## 2

*Question:* We thought that the hotel was out of the concept. Why is it back, and why are we being asked to vote?

*Answer:* The developers wanted to provide the community with new concepts. They have come up with two smaller concepts, one with a hotel and one without.

*Question:* Will parking cost extra for residents? Feels like this is unreasonable to ask for a vote tonight.

*Question:* Expresses concerns about access to the school and safety of kids getting to school with the new drive access into the development. Will there be crosswalks?

*Answer:* This may be an issue that can get worked with DOTE.

*Question:* In terms of the architectural design of materials—after seeing “that corner thing”—once this gets decided on, will there be an opportunity for input to the design? Is very concerned that the modern glass is not at all in keeping with the square.

*Answer:* The developers will “always listen to input.” States that most of the materials will be brick facing and contain appropriate architectural details.

*Question:* The hotel was the first element of the project that the developer dropped. Why is it now back in one version of the plan?

*Answer:* Developer states that in the last 2-3 months, “lots of people have approached to say that they are disappointed that there isn’t a hotel.”

*Question:* Do the developers have a potential operator for the hotel?

*Answer:* Yes, they have several.

*Question:* How many rooms will the hotel have?

*Answer:* The hotel will have around 90-95rooms.

*Question:* Will the developers be pursuing special tax incentives/financing with the City of Cincinnati? *Answer:* The developers can't talk about any possible special incentives until they know what they're building.

#### **4. HPNC Trustee Discussion**

Each individual trustee was asked to state their thoughts on the presentation and whether they feel that they can vote to support one of the proposed plans this evening.

J. Matulaitis: Last month we talked about processes. He doesn't feel like there can be a vote because our zoning committee has not seen these proposals yet. He states that HPNC needs to maintain processes (i.e., first a review by the zoning committee), which have not been followed.

T. McEvoy: Asks of the community—"Knowing that height has been the most contentious, is there a version of this development with a max height of 75' that people in the audience could support?"

M. Olsen: Asks a clarifying question: Will that small building on Erie still be there? *Answer:* Yes, the developers do not own that property.

S. Lauter: Not sure she is comfortable being asked to vote. She likes some of the concepts presented, including possibly the hotel. She notes that she will be sharing text from a detailed motion in the next

### **3**

meeting to work out the details on the process the Zoning Committee with use to evaluate all major development projects in Hyde Park.

G. Wollenweber: Last year, we had a lot of details. Dimensional and numerical details are what the zoning committee works from. He does not feel like we have enough information to assess what is being proposed.

B. Whitney: When the development was first proposed, she was very much against the hotel. As of today, she is more neutral on the concept of the development including a hotel. However, given the proposed location of the hotel on Edwards Rd., given all the existing traffic issues and the location of Hyde Park School she cannot support a plan that includes a hotel on Edwards. Additionally, she does not feel like she can vote on either proposal without guidance from the Zoning Committee.

M. Monroe: There is a lot to absorb about all of this and does not feel ready to vote on this.

S. Mullin: Supports the previous statements of the other trustees and adds that she feels that voting tonight is premature

B. Frappier Schirmang: Expresses concerns about the conflict between the development entrance and parents/kids entering and exiting Hyde Park School.

K. Michel Marks: She appreciates the model and the drawings and believes it's helpful to have a good visual. She echoes other trustees' concerns that there is not enough information tonight to vote and that we need to wait for input from the Zoning Committee. She is looking forward to hearing more about the motion from the Zoning Committee in the next meeting.

D. Hapner: He expresses concern with traffic and existing issues along Edwards Rd being exacerbated by locating a hotel there.

E. Paff: Appreciate the input of his colleague and he appreciate developers bringing something smaller and more in line with what the community has been asking for. However, he does not feel ready to vote on either concept

Mike Olson: Why ask for the vote tonight and what is next?

Colleen Reynolds: Option 1 is what they spent all summer long engaging with. The only change is the use of the building on Edwards.

The meeting concludes with no vote occurring on either plan.

5. **The special meeting is adjourned at 7:12 p.m.**

Blair Whitney, Recording Secretary