



February 24, 2015

The Honorable Ryan Smith  
Chairman, Finance Committee  
The Ohio House of Representatives  
77 S. High Street, 13<sup>th</sup> Floor  
Columbus, Ohio 43215

RE: Relocation of State Route 32  
aka Eastern Corridor Project  
Benefits to Consider

Dear Representative Smith:

I understand that there has been a motion to modify a pending bill that would remove the funding for the Relocation of State Route 32, also known as the Eastern Corridor Project in Hamilton County. Although I am a member of the Economic Development Committee in Anderson Township, a community that will be directly impacted by the project, I am writing in my individual capacity as a concerned citizen.

In my professional experience I own a real estate development company and have managed and developed several million square feet of retail space throughout the U.S. In that capacity I believe I have become familiar with what causes a community to develop and flourish. I am writing because I am concerned that the benefits of the Relocation of State Route 32 are not being heard by the communities that will be directly impacted by the work.

The Eastern Corridor is justified because it will benefit the environment through reduced miles on the current road system, it will reduce traffic congestion, and it will bring development to mostly underused vacant land. It is better for the environment because of less traffic miles; it is an improvement to safety because large vehicles will have a better road to use; and it will improve the economy to an underdeveloped section of Hamilton County. To employ an overused phrase – it is a “win-win-win” for the entire region.



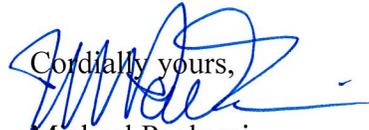
What it is not is a waste of taxpayer money. While the opponents are correct in their objection to the amount of money and time spent to date, the solution is to get the job done rather than kill it. The irony of this argument is that by stopping the spending the problem will not just go away – instead the myriad problems are going to multiply. Well-designed, modern transportation systems benefit the entire surrounding communities, and the failure to react to the *status quo* will mean that the problems that already exist will become worse.

It is a legitimate objection of the residents of Mariemont to want to preserve the park areas – however one of the paths that the Eastern Corridor should take would completely avoid any impact to Mariemont and would result in a reduction of traffic to that community – something that would cause the amount of traffic that Mariemont was designed to handle to match that amount of traffic it actually experiences. Currently, Mariemont, a 25 mph neighborhood, suffers through daily traffic jams because of the heavy traffic.

A review of an aerial of Hamilton County shows that this area is one of the few that has little development even though it is surrounded by modern, well-developed communities. This is centrally because of the lack of a road and transportation system that would allow service to anyone wanting to live or work in this area. Providing a relocated SR 32 will largely improve an area that suffers from a lack of development because of its poor access. This will *improve* the tax base, will unlock value that is being negatively impacted by the lack of development, and will help one of the few areas left in Hamilton County that is not developed to its highest and best use.

I hope that this input is welcome, and it is taken as that of a concerned citizen who wants the community to improve. The objectors, while having valid concerns, are receiving an inordinate amount of say on an issue that is much greater than their self interest. Please consider this when making your decision.

Thank you for your time.

Cordially yours,  
  
Michael Paolucci