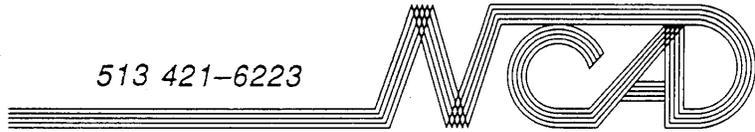


513 421-6223



12 Feb 90

NetWork Computer Aided Design Corporation

Russel Hairston
Community Development Analyst
Department of Neighborhood Housing and Conservation
City of Cincinnati
415 W. Court Street
Cincinnati, OH 45203

Phone: 352-6131

RE: REQUEST FOR PROPOSALS, BOAL STREET DEVELOPMENT

Members of the Selection Committee:

Michelle Jones, Research, Evaluation and Budget
Steve Briggs, Planning / Environmental Quality Zoning
Dave Prather, Architecture
Tim Jamison, Structural Engineering
Russell Hairston, Neighborhood Housing and Conservation
Len Garret, President, Mt. Auburn Housing Foundation
Khadijah Faquir, President, Mt. Auburn Community Council
Patricia Olding, Architect, Prospect Hill Neighborhood Association

Representatives of Selection Committee Members:

Veatrice Clark, Mount Auburn Community Council
Jill Kartisek, Prospect Hill Neighborhood Association
Roger Asterino
Stuart Brown

Dear Persons:

Thank you for the opportunity you have provided for me to respond to the Request for Proposals for Development on the Boal Street Site of Mount Auburn, submitted on 22 Dec 90. Thank you also for your letter of acknowledgement dated January 16, 1990, and especially for hearing my presentation in person on 6 Feb 90.

Accompanying this letter is additional material to supplement my prior submission. This material is listed on the last of this three-page letter. The following is to indicate that we are on the threshold of a development plan that leads to an advance in human potential relative to older modes of development. This mode may be termed DEMOCRATIC DEVELOPMENT, to be contrasted with prior modes of development that tend to the more republican form in which a small number of individuals proffer the design result of a single or limited number of persons.

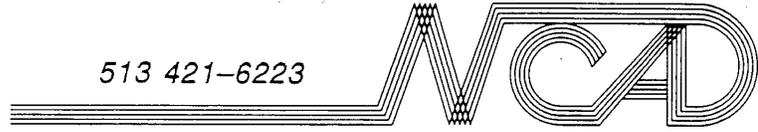
In the new mode of democratic development, an idea begins in undefined form based on a consensus of respect for the value of the site to the community. Development is accepted only for its potential to offset the acknowledged loss of this community resource by the substitution of a more appealing community asset.

John R. Schmidt, M.S.
Computer Engineering

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The process of democratic development invites creative input from a wide field of participants. At each point of emerging definition, the state of design is tested with all interested parties to verify acceptance. Only when widespread, democratic approval is achieved is the design process enabled toward greater definition. Significant criticism leads not to contention but to better design.

This process provides two primary advantages over the standard mode:

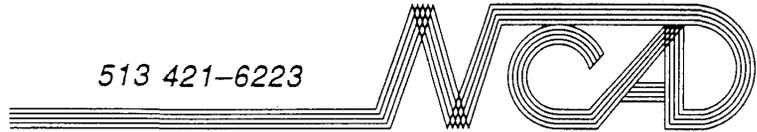
1. The design benefits from the well-documented "brain-storm" effect of widespread human involvement toward problem solving and creative synthesis.
2. The result of the design process, by definition, is accepted by those who are interested.

The other component of this new threshold is the technology that is just recently coming into place which enables this shift to the democratic mode. Three primary aspects of this technology emergence are apparent:

- A. Advanced design tools now carry dramatically lower price tags, enabling more democratic access to these tools.
- B. The tools are radically easier to use, enabling direct access by non-specialists, thereby widening the input channel toward design synthesis, and at the same time, enabling any given individual to accommodate design more synthetically, to encompass more of the detailed aspects ordinarily broken into varieties of specialist involvement. This allows acceleration of the design process, facilitates design breakthroughs, and enables adaptation to design criticism.
- C. Communication of design results are reproducible in accurate and non-degenerative form, enabling unlimited numbers of participants in the design process. For example, the current AutoCAD drawing entitled The Larger Site, developed by John Schmidt, is available to anyone who has AutoCAD 10, or who may import a DXF file into another CAD program.

The "Network" in the name Network Computer Aided Design Corporation (NCAD) refers to the association of colleagues that we continue to nurture who are committed to realizing the integration of technology for facilitating design and communication of design, enabling democratic development.

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The accompanying color print of The Larger Site is perhaps a more palpable picture than the corresponding CAD drawing from which it results. The picture is the result of a partnership between NCAD and Network Computer Graphics for rendering a CAD drawing to achieve a photo-realistic image of the design. The additional step of video animation will be an integral part of our efforts to communicate the ongoing stages of design among participants of the democratic development effort.

In summary, we are on a threshold of capability enabling better design than is evident in prior submissions for development of the critical southern slope of Mount Auburn. We submit an undefined vision of an integrated development which is likely to become the basis for increased tax revenue for the City of Cincinnati. In the manner provided in the agreement between the City and Taft Broadcasting Corporation in conjunction with the Taft Development of the 1970's, a portion of the increased property taxes may be allocated for Mount Auburn community enrichment, since it is this community that most suffers the loss of this magnificent, natural urban frontier.

Most importantly, we seek a development in which the occupants would tend to be persons wanting to build a better world. In marketing this development we expect to attract persons whose commitment to society extends beyond what can be measured in dollars, persons inspired not only by dramatic views of the loveliest of cities, but also by the challenge and opportunity inherent in being a member of the Mount Auburn Community.

We expect, with the support of the City, The Hillside Trust, and other concerned agencies, to mobilize funding sources for the Arts and for innovation to support the quality of development we commonly seek.

Thank you for your thoughtful review and consideration of this submission to earn your trust and confidence in us to lead a successful development effort in the Pueblo Street vicinity of Mount Auburn.

Respectfully and Sincerely yours,

Enclosures (copies):

| | |
|-----------|---|
| 12 Feb 90 | Plot drawing, Updated Exhibit B of Response |
| 1 Feb 90 | NCAD Purpose and Service |
| 3 Feb 86 | Unpublished Letter to Editor |
| 30 Apr 84 | Letter to City Council Members |
| 30 Apr 84 | Boal Street Perspective |

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