



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, November 19, 2024

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Sayler Park Community Entertainment District

Brad Thomas, Esq.

Neighborhood Development Dashboard

Eric Jamison, Director, Office of Performance and Data Analytics

AGENDA

- 1. [202402409](#) **ORDINANCE**, (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/19/2024, **APPROVING** the application for the creation of a community entertainment district in the Sayler Park neighborhood to be known as the "Sayler Park Community Entertainment District," pursuant to Chapter 834, "Entertainment Districts," of the Cincinnati Municipal Code.

Sponsors: City Manager
Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)
[Attachment II](#)**
- 2. [202402407](#) **COMMUNICATION**, submitted by the Clerk of Council, from Brad Thomas with J. Thomas Hodges & Associates, regarding the Sayler Park Community Entertainment District (CED) Application.

Sponsors: Clerk of Council**
- 3. [202402259](#) **REPORT**, dated 10/30/2024, submitted Sheryl M. M. Long, City Manager, regarding Increasing Accessibility at Public Events. (Ref. Doc. # 202401373).

Sponsors: City Manager**

Attachments: [Report](#)

4. [202402288](#) **REPORT**, dated 10/30/2024, submitted Sheryl M. M. Long, City Manager, regarding dashboard to track neighborhood development following Connected Communities. (Doc. Ref. 202401650)

Sponsors: City Manager

Attachments: [Report](#)

5. [202402408](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 11/19/2024, regarding DCED's presentation of the Saylor Park Entertainment District

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

ADJOURNMENT

November 19, 2024

To: Members of the Equitable Growth and Housing Committee

From: Sheryl M.M. Long, City Manager 202402409

Subject: Emergency Ordinance – Approving “Sayler Park Community Entertainment District”

Attached is an Emergency Ordinance captioned:

APPROVING the application for the creation of a community entertainment district in the Sayler Park neighborhood to be known as the “Sayler Park Community Entertainment District,” pursuant to Chapter 834, “Entertainment Districts,” of the Cincinnati Municipal Code.

BACKGROUND

Sayler Park is applying for a community entertainment district designation, which includes two areas zoned for commercial uses. A large portion of the proposed district includes an area zoned residential (RM and SF). However, that area is included only to comply with the statutory requirement that the entire entertainment district be contiguous; A CED designation in no way changes existing zoning requirements.

APPLICANT INFORMATION

The principal applicant listed on the application is the Hamilton County Land Reutilization Corporation (“Landbank”) as the owner of property located at 6665 Parkland Ave. The application, however, is a joint effort between the Sayler Park Village Council, Sayler Park Business Association and the Landbank.

COMMUNITY ENTERTAINMENT DISTRICT

The creation of a Community Entertainment District (CED) allows for the issuance of D-5J liquor licenses to businesses within that given CED’s boundaries. The State allows for one (1) D-5J permit per five (5) acres of land with a maximum of 15 permits per CED.

- Sayler Park is applying to create the Sayler Park Community Entertainment District (CED), totaling 66 acres.
- The creation of the Sayler Park CED will therefore allow for up to thirteen (13) D-5J permits to be available for issuance.
- Sayler Park’s application includes letters of support from Sayler Park Village Council, the Sayler Park Business Association and a “sponsorship of implementation of a CED” letter from the Port and Landbank. The applicant has also included the required application fee with their materials.

Pursuant to the “Entertainment Districts” procedure established by City Council (Chapter 834 of the Cincinnati Municipal Code), a business may apply to the City for designation as a Community Entertainment District, as provided for in Chapter 4301.80 of the Ohio Revised Code.

- The application fee for a CED designation is \$15,000 unless approved by Council ordinance for a discounted rate of \$1,500.
- Once the Division of Liquor Control approves the CED application documents submitted by the Legislative Authority, the Division will add the CED to the Division’s permitting system.
- There is a \$100 processing fee and a \$2,344 permit fee. A D-5J permit holder cannot sell their permit outside of the CED’s boundaries.

***Note:** Permit D-5J may be issued by the Ohio Division of Liquor Control to the owner or the operator of a retail food establishment or a food service operation licensed under Chapter 3717 of the Revised Code to sell beer and intoxicating liquor at retail, only by the individual drink in glass and from the container, for consumption on the premises where sold and to sell beer and intoxicating liquor in the same manner and amounts not for consumption on the premises where sold as may be sold by the holders of D-1 and D-2 permits.*

RECOMMENDATION

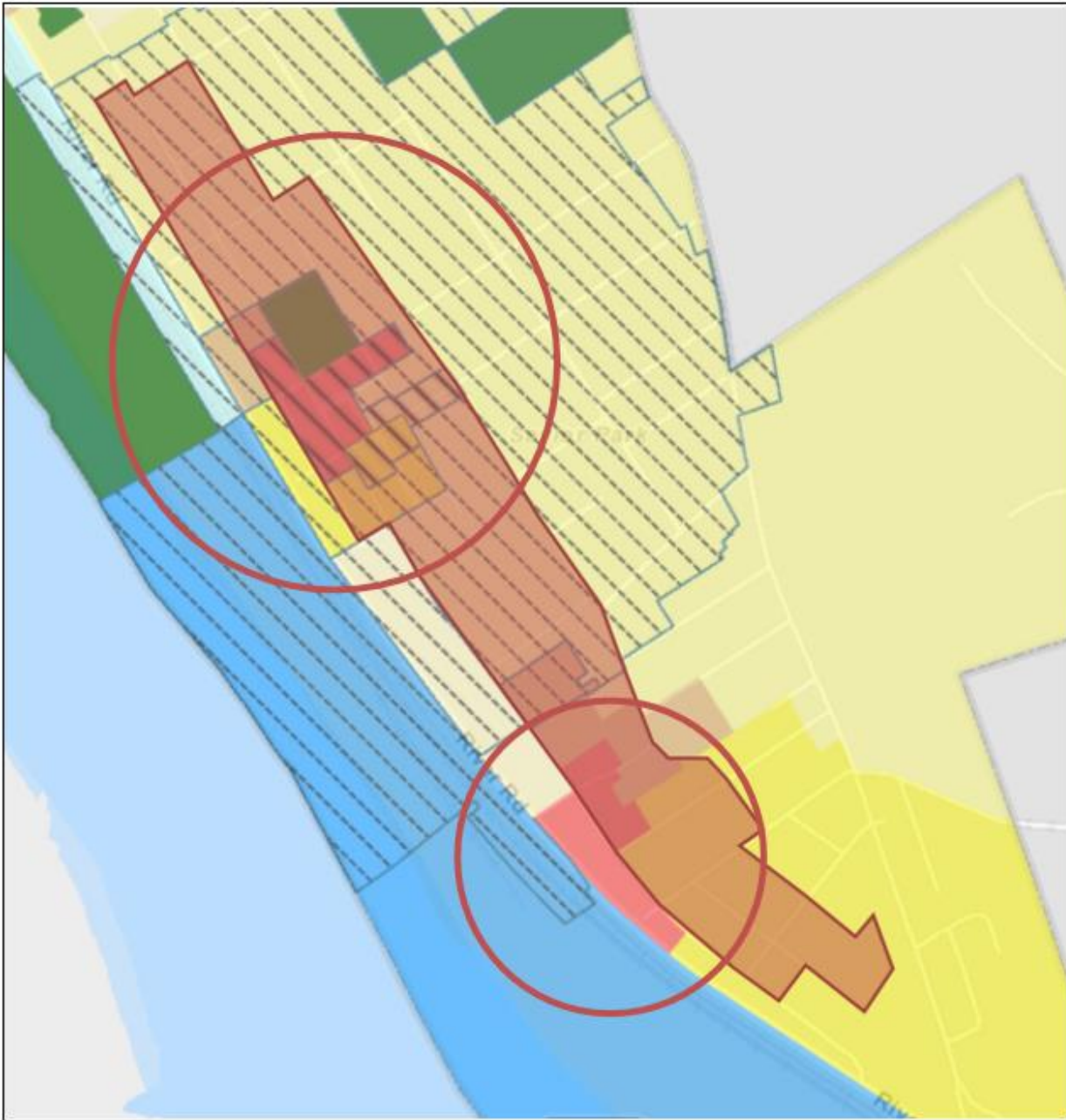
The Administration recommends approval of this Ordinance.

Attachment A: Proposed CED Map

Attachment B: Existing Zoning in Proposed CED

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Attachment A: Proposed CED Map



Proposed CED boundaries (66 acres). Two commercial zoned areas applicant is seeking to include within the CED boundaries are at either end of the proposed boundaries.

EMERGENCY

TJL

- 2024

APPROVING the application for the creation of a community entertainment district in the Saylor Park neighborhood to be known as the “Saylor Park Community Entertainment District,” pursuant to Chapter 834, “Entertainment Districts,” of the Cincinnati Municipal Code.

WHEREAS, Ohio Revised Code (“R.C.”) Section 4301.80 authorizes municipal corporations to designate areas within their respective boundaries as community entertainment districts, and Cincinnati Municipal Code (“CMC”) Chapter 834 authorizes the designation of community entertainment districts within the City of Cincinnati; and

WHEREAS, the Saylor Park Village Council, the Hamilton County Land Reutilization Corporation, and the Port of Greater Cincinnati Development Authority (collectively, the “Applicants”) have submitted a complete application requesting designation of a new community entertainment district in the Saylor Park neighborhood to be known as the “Saylor Park Community Entertainment District” (the “Application”); and

WHEREAS, the Applicants seek to promote and encourage the ongoing redevelopment of the Saylor Park neighborhood by attracting new businesses, supporting existing businesses, and creating a vibrant destination with a variety of dining and retail establishments; and

WHEREAS, the Applicants, with the support of the Saylor Park community, have indicated that establishing a community entertainment district is necessary to assist in the redevelopment of the Saylor Park neighborhood; and

WHEREAS, the area proposed for the Saylor Park Community Entertainment District contains or will contain a mix of retail space, restaurants, bars, nonprofit space, and City-owned Saylor Park; and

WHEREAS, designating the area as a community entertainment district will reduce cost barriers for small businesses, create a more business-friendly environment, and promote new development in the Saylor Park neighborhood, all of which will enhance the livelihood of the neighborhood and attract new residents and visitors to the area; and

WHEREAS, the Hamilton County Land Reutilization Corporation, a nonprofit organization, included in the Application a request to reduce the application fee to \$1,500, which the City Manager granted upon finding that the intent of the Application meets the fee reduction criteria set forth in CMC Section 834-02(b)(8); and

WHEREAS, notice of the Application was published once a week for two consecutive weeks in a newspaper of general circulation, notifying the public that the Application was available for inspection in the office of the Clerk of Council during regular business hours and providing the date and time of the public hearing on the Application; and

WHEREAS, the Mayor and Council have determined that designating the Sayler Park Community Entertainment District as a community entertainment district is in accordance with the provisions of both R.C. Section 4301.80 and CMC Chapter 834, and that it is in the public interest to approve the Application to establish the Sayler Park Community Entertainment District; and

WHEREAS, establishing the Sayler Park Community Entertainment District is in furtherance of the first guiding geographic principle of Plan Cincinnati (2012), to “[f]ocus revitalization on existing centers of activity,” as described on pages 86 to 91 of the plan; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, pursuant to Section 4301.80 of the Ohio Revised Code and Chapter 834 of the Cincinnati Municipal Code, and on finding that it will substantially contribute to entertainment, retail, educational, sporting, social, cultural, and arts opportunities in the Sayler Park neighborhood, Council hereby approves the application for the creation of a community entertainment district in the Sayler Park neighborhood to be known as the “Sayler Park Community Entertainment District,” which application is on file with the Clerk of Council (the “Application”).

Section 2. That Council hereby designates the approximately 66-acre area shown on the map attached hereto as Attachment A and incorporated herein by reference, as a community entertainment district to be known as the “Sayler Park Community Entertainment District,” which map contains sufficient detail to identify the boundaries of the district and the property owned by the applicants that filed the Application, and which boundary is further listed in the street listing attached hereto as Attachment B and incorporated herein by reference.

Section 3. That the proper City officials are authorized to do all things necessary and proper to implement the terms of Sections 1 and 2 hereof.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to establish the Sayler Park Community Entertainment District so that the City,

Sayler Park stakeholders, and the public may enjoy the corresponding benefits at the earliest possible date.

Passed: _____, 2024

Aftab Pureval, Mayor


Attest: _____
Clerk

May 3, 2024

To Whom It May Concern:

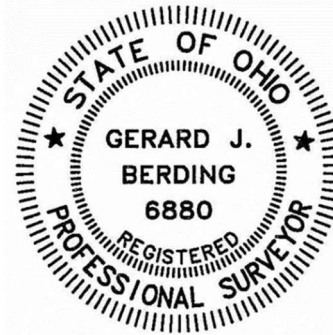
The undersigned Gerard J. Berding, a professional surveyor registered and practicing in the State of Ohio has reviewed the GIS maps associated with a proposed community entertainment district located in the Saylor Park neighborhood of the City of Cincinnati, Ohio.

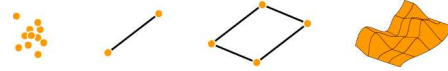
The area of the proposed community entertainment district is to include the contiguous area outlined in red on the enclosed Exhibit. Based upon review and calculations from available GIS sources I have determined the area of the proposed community entertainment district to be 66 acres more or less. The attached exhibit outlines the area included in the stated calculation.



Gerard J. Berding, P.S. 6880 State of Ohio

Encl.

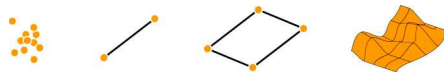




Sayler Park Community Entertainment District Area Exhibit



 Applicant-owned Property
6665 Parkland Ave.



Sayler Park Community Entertainment District Area Exhibit



Exhibit A-2
Zoning

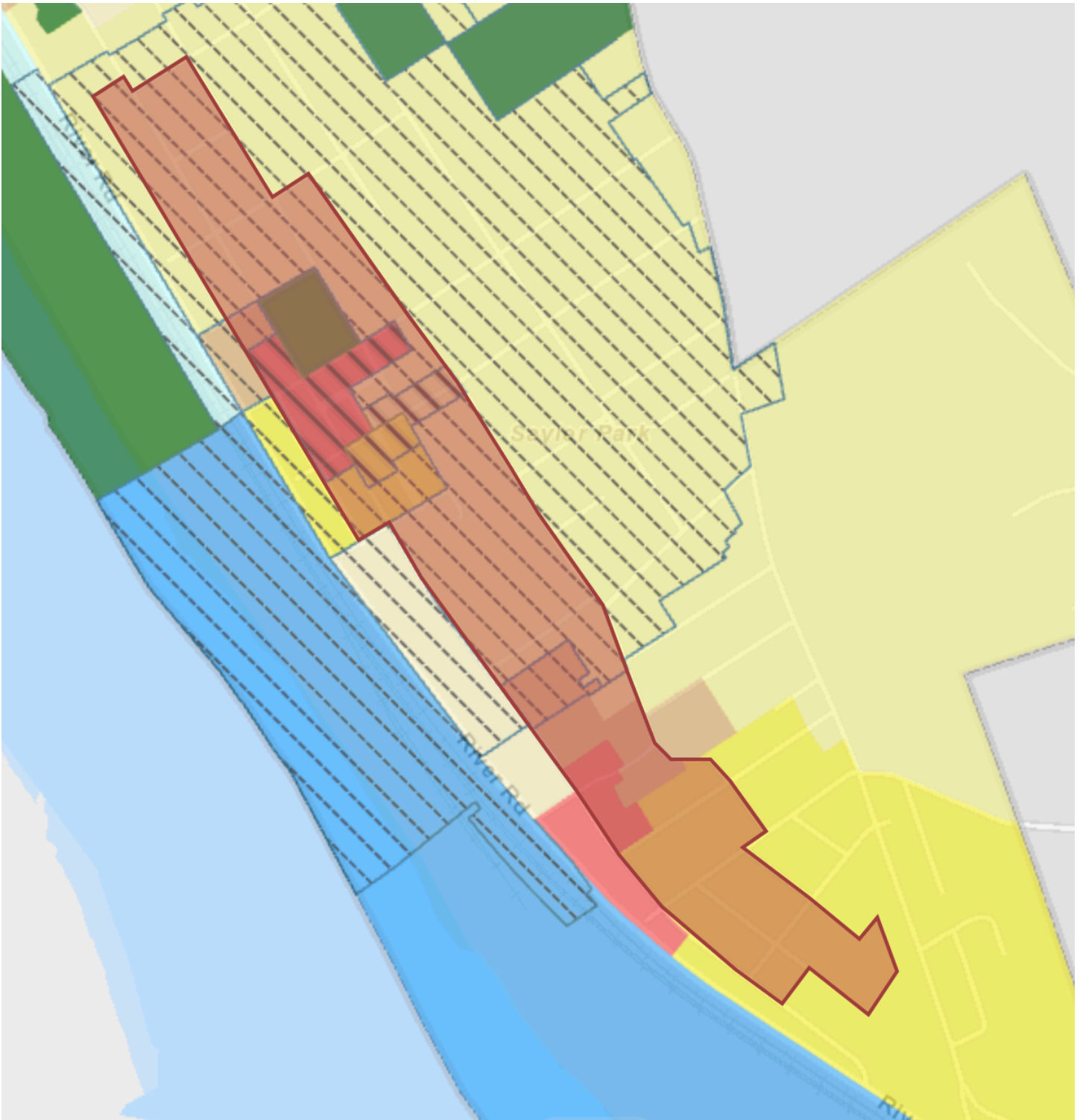


Exhibit A-2
Additional Detail

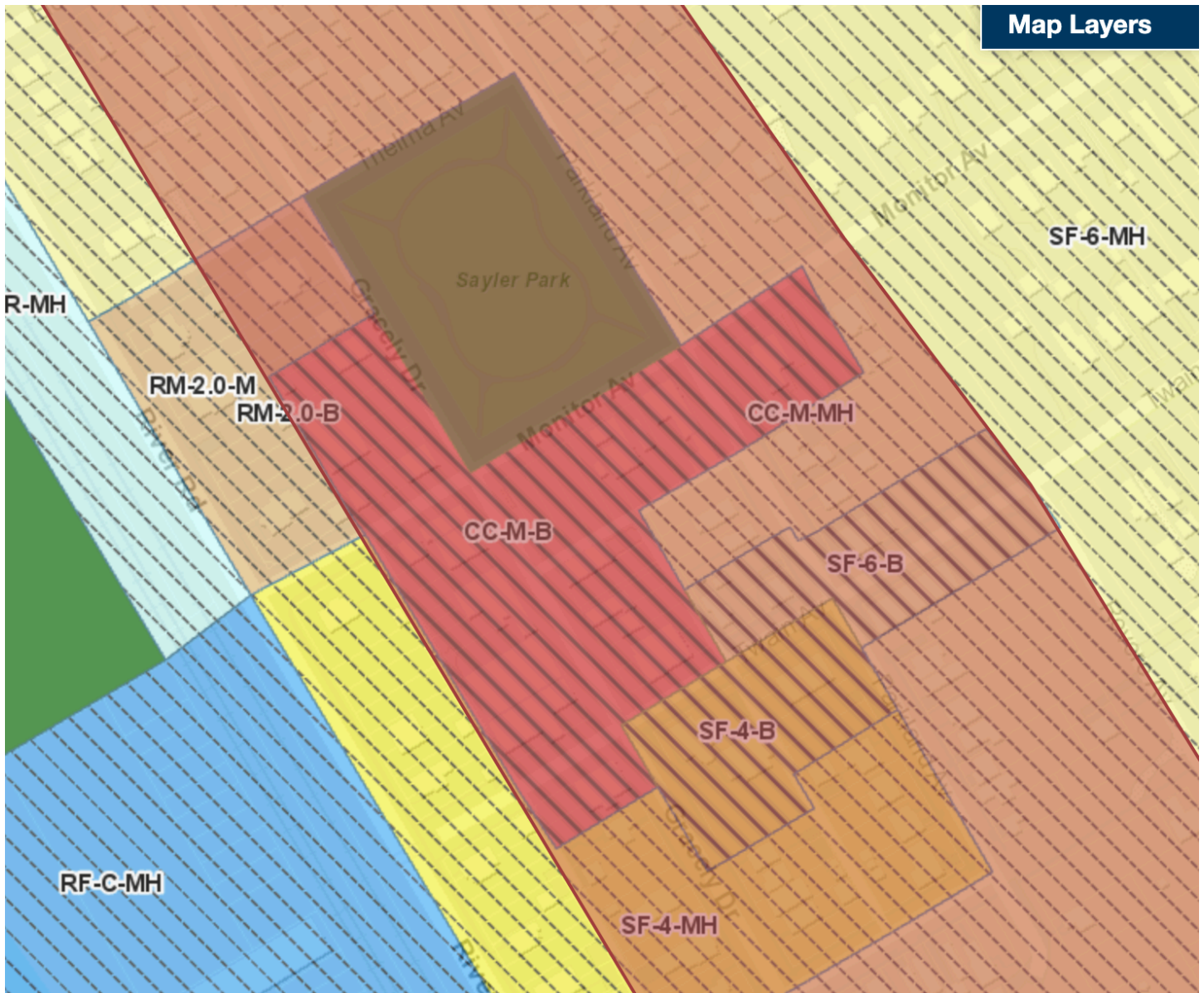
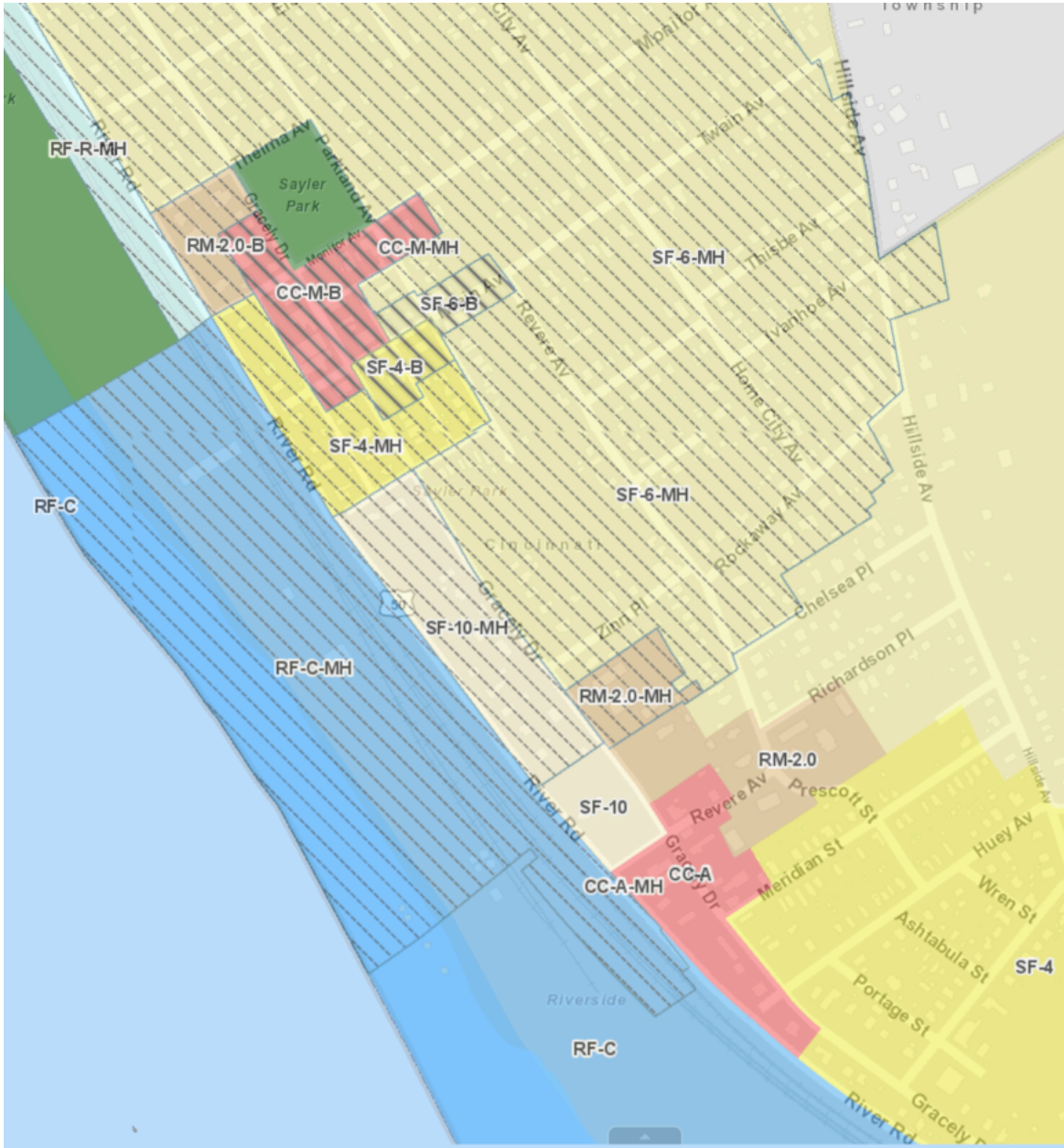


Exhibit A-2 Area Zoning



STREET NAME	RANGE	EVEN/ODD
ASHTABULA ST	6235-6245	ODD
CHEROKEE AVE	120	EVEN
ELCO ST	110, 138	EVEN
GRACELY DR	6220-6780	EVEN
GRACELY DR	6523-6789	ODD
HUEY AVE	109-135	ODD & EVEN
IVANHOE AVE	106-124	EVEN
LURLINE PL	151	ODD
MERIDIAN ST	112-144	ODD & EVEN
MONITOR AVE	56-152	ODD & EVEN
PARKLAND AVE	6504-6780	EVEN
PARKLAND AVE	6523-6771	ODD
PORTAGE ST	6218-6244	EVEN
PRESCOTT ST	6329	ODD
REVERE AVE	120-134	EVEN
REVERE AVE	117-119; 6365-6527	ODD
THELMA AVE	119-127	ODD
TWAIN AVE	113	ODD
VERE ALY	109	ODD
WHIPPLE ST	127-134	ODD & EVEN
ZINN PL	124-131	ODD & EVEN

October 30, 2024

To: Mayor and Members of City Council
From: Sheryl M.M. Long, City Manager
Subject: Increasing Accessibility at Public Events

202402259

Reference Document #202401373

On May 22, 2024, the Equitable Growth and Housing Committee referred the following for a report:

MOTION, dated May 22, 2024, submitted by President Pro Tempore Victoria Parks, WE MOVE that the administration prepare a report within sixty (60) days on how to increase access to accessible toilets at public events, with one possible avenue being requiring a certain number of wheelchair accessible porta potties at large events.

The following report outlines the Americans with Disabilities Act (ADA) requirements for portable toilets, examines the City of Cincinnati's current practices for special events, and provides recommendations to increase access to portable wheelchair accessible restroom facilities.

Overview

Accessible restrooms at public events are essential for creating an inclusive and welcoming environment while demonstrating a commitment to accessibility and respect for all guests. The Americans with Disabilities Act (ADA) mandates the availability of accessible restrooms in public spaces. Failure to provide accessible portable toilets at a public event could result in lawsuits against event organizers. In addition, individuals can file complaints with the City of Cincinnati Office of Aging and Accessibility, the Ohio Civil Rights Commission, or the Department of Justice (DOJ) if they believe they have been discriminated against under the ADA, potentially resulting in civil penalties, corrective actions, and damages on behalf of individuals harmed by ADA violations.

ADA Standards

1. Percentage of Accessible Units:

- A minimum of 5% of portable single-user toilet units, but never less than one unit, must be accessible at public events. *(Please note: industry standards dictate that the number of portable restrooms needed for a public event depends on several factors, including the number of guests, the length of the event, and whether food or drink is served. A general rule of thumb is one portable toilet for every 50–75 people.)*
- These accessible units should be evenly distributed throughout the event site to ensure ease of access.

2. Labeling:

- Accessible units must be clearly marked with the International Symbol of Accessibility.

3. Specifications:

- Clear Floor Space: A minimum clear floor space of 60 inches in diameter or a T-shaped space within the unit to allow for wheelchair turning.
- Door Width: Doors should have a clear opening width of at least 32 inches.
- Grab Bars: Properly installed grab bars must be present inside the unit.
- Ramp Access: If the portable toilet is placed on an elevated platform, a ramp with a slope not steeper than 1:12 must be provided.

4. Accessible Route:

- There must be an accessible route to each portable unit, which includes stable, firm, and slip resistant surfaces.
- Ramps and landings should be provided where necessary to accommodate changes in level.

Cincinnati Accessibility Board of Advisors Best Practice Recommendations

The Cincinnati Accessibility Board of Advisors (CABA) is an advisory group to the City Manager regarding issues of accessibility for persons with disabilities within the City of Cincinnati. CABA consists of eleven members appointed by the mayor and confirmed by Council for two-year terms. CABA makes the following recommendations regarding best practices at a public event:

- Event producers should provide written information within the event brochure regarding the accommodations available to individuals with disabilities at the event, which includes location of accessible toilets and the procedures for contacting professional staff if questions or problems arise pertaining to accessibility for persons with disabilities.
- At every festival restroom or "privy" area, provide at least one accessible portable toilet on an accessible route.
- Place signage at each privy area that directs individuals to the accessible portable toilets.
- Remove furniture or equipment, such as large trashcans and chairs, which take up maneuvering space in restrooms.

City of Cincinnati Office of Special Events Procedure

When an event producer submits a special event permit, they are required to indicate the locations of portable toilets and the vendor used to rent these items. While the City does not determine how many portable restrooms should be at an event, if there is a noticeable issue, the Office of Special Events will advise the event producer to add additional portable restrooms for future events. *Portable restroom vendors, such as Rumpke, often recommend to event producers, based on industry standards, the number of portable restroom units, including the number of accessible units, needed for an event.*

The Office of Special Events provides information on and encourages the use of the Momentum Refresh mobile adaptive restroom to special events vendors. In 2024, Hamilton County

Developmental Disabilities Services (HCDDS) partnered with Momentum Refresh, with grant funding from the Ohio Department of Developmental Disabilities, to provide access at special events to a Momentum Refresh van to improve accessibility and inclusion of persons with disabilities at events around Cincinnati.

Office of Aging and Accessibility Recommendations

- Within the permit application, the Office of Special Events should provide event producers with a link to Access-Board.gov (<https://www.access-board.gov/ada/guides/chapter-6-toilet-rooms/#portable-toilet-units>) which provides up-to-date guidance on ADA accessibility standards related to portable toilet units.
- The City should require event producers to designate (and provide contact information for) an individual to address accessibility complaints during an event. This information can be captured during the application permit process.
- The City should implement a system for event attendees to report issues regarding inaccessibility through 311. Event organizers would receive notification regarding lack of access, providing the opportunity to address barriers and ensure that accessibility is maintained throughout the event.
- The Office of Aging and Accessibility could offer a “resource guide” that shares best practice and lists vendors that provide ADA-compliant portable toilets and other accessible event features, making it easier for event planners to comply with accessibility requirements and best practices.

Conclusion

This report highlights the importance of providing ADA-compliant portable toilets at public events in Cincinnati to ensure accessibility for all attendees. The suggested updates which include sharing a web link to access current ADA guidelines, requiring event producers to designate a point of contact to address accessibility barriers during an event, implementing a reporting system through 311 for accessibility issues at public events, and providing resource guides for event organizers, are critical steps to creating more inclusive public events. These actions not only ensure legal compliance but also demonstrate a strong commitment to equity and respect for all individuals, including those with disabilities.

October 28, 2024

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202402288

Subject: Dashboard to Track Neighborhood Development Following Connected Communities

Reference Document #202401650

In response to motion #202401650 adopted by City Council on August 7, 2024.

MOTION, submitted by Councilmember Cramerding and Councilmember Harris, **WE MOVE**, that the Administration, in conjunction with their work on the Neighborhood Quality of Life dashboard and supplemental to the "Housing Unit Activity" dashboard, utilize CincyInsights to track development activity at the neighborhood level. The intent of this information is to track the impacts of the Connected Communities Zoning reform passed by Council in June 2024.

Neighborhood Development Activity Dashboard

In response to the subject motion, the Office of Performance & Data Analytics (OPDA), in coordination with the Department of City Planning and Engagement, created the Neighborhood Development dashboard on CincyInsights.

The purpose of this dashboard is to provide transparency and an enhanced ability to monitor neighborhood-level development activity and trends. While there are many variables that affect development activity, this tool will provide greater ability to track this activity at the neighborhood level and assess the impacts of policies implemented by Council, including the Connected Communities zoning reforms.

The below table provides detail about each section, including description, measures, and frequency of updates. The dashboard on CincyInsights can be found at the below link.

Link: <https://insights.cincinnati-oh.gov/stories/s/2rpa-tuj4>

Section:	Description:	Measures:	Frequency
Number of Units Added	This section contains the number of housing units added from January 2023 onwards.	Number of Housing Units Added – Year over Year	Monthly
Number of Units Removed	This section contains the number of housing units removed from January 2023 onwards.	Number of Housing Units Removed – Year over Year	Monthly
Net Change in Housing Units	This section contains the net change (Number of Units Added – Number of Units Removed) of housing units from January 2023 onwards.	Net Change (Number of Units Added – Number of Units Removed) in Housing Units – Year over Year	Monthly
Construction Permits	This section contains the number of Construction permits from 2019 onwards.	Number of Construction Permits – Year over Year Total Estimated Value – Year over Year	Daily
Demolition Permits	This section contains the number of Demolition permits from 2019 onwards.	Number of Demolition Permits – Year over Year	Daily
Hearings	This section contains the number of hearings from 2019 onwards.	Number of Hearings – Year over Year	Weekly
Construction Permits to Hearings	This section contains the ratio of construction permits to hearings from 2019 onwards.	Historic Trends on the Ratio of Construction Permits to Hearings.	Weekly

November 19, 2024

To: Members of the Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager 202402408
Subject: **Sayler Park Entertainment District**

Attached is DCED's presentation regarding the Sayler Park Entertainment District.

Cc: Markiea L. Carter, Director, Department of Community & Economic Development

Sayler Park Community Entertainment District



CREATING JOBS AND STRENGTHENING
SAYLER PARK



Liquor Licenses in Ohio



- Based on population within a City.
- One 'full' permit (D-5) for every 2,000 residents.
- One 'equivalent' permit (D-1, D-2, D-3*) for every 2,000 residents.

- City of Cincinnati: 309,317 residents= 310 permits
- As of 7/30/24, there was a waitlist for D-1, D-2 and D-5 permits

- However, Cincinnati is the central entertainment destination for 2,256,884 people in the Metro Area.

Community Entertainment Districts



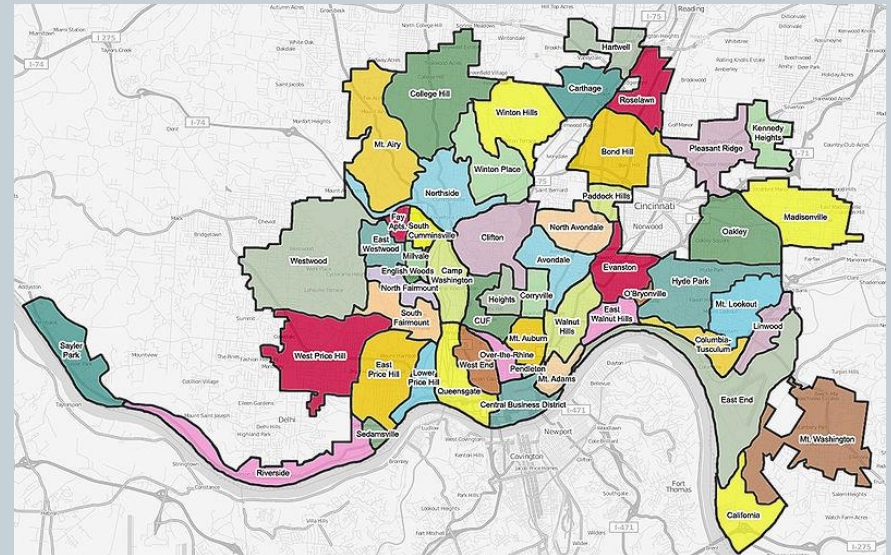
- Allow additional liquor licenses outside of the population quotas.
- Must be a contiguous area 20+ acres. Cannot be smaller than 20 acres.
- One D-5J license per five acres, up to a maximum of fifteen. Most CEDs in Cincinnati are around 75 acres.
- Community Entertainment Districts do not change the rules on:
 - Zoning Requirements
 - Open Containers
 - Community/City Council Objections
 - Hours of Sale
 - Outdoor Seating/Patios
 - Carry-out Rules



Other CEDs in Cincinnati



- The Banks
 - Pleasant Ridge
 - Northside
 - Price Hill
 - Over-the-Rhine
 - Madisonville
 - Short Vine
 - CUF
 - Mt. Washington
-
- Helping create and retain small businesses, jobs, and residents in our City



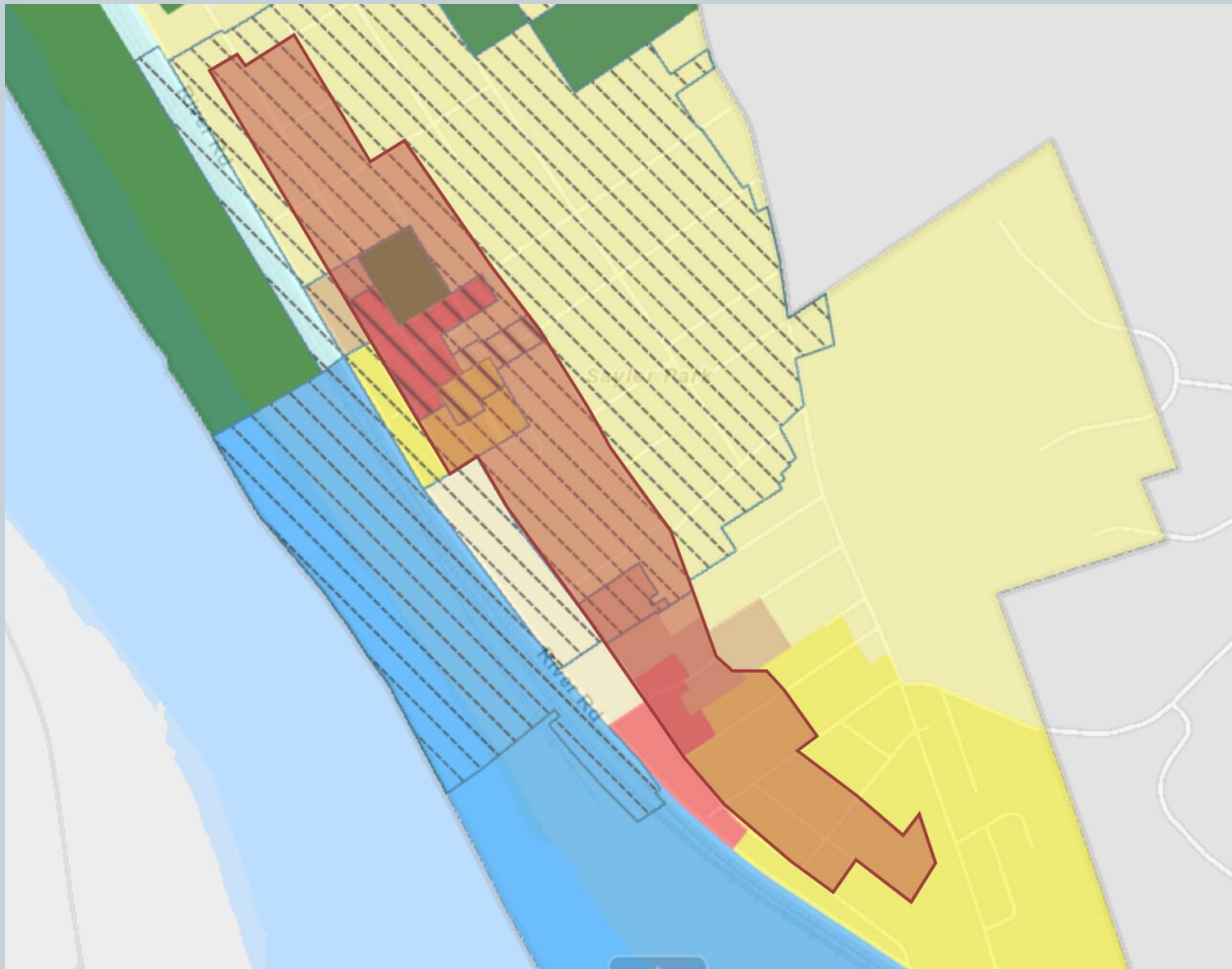
Application Sponsors



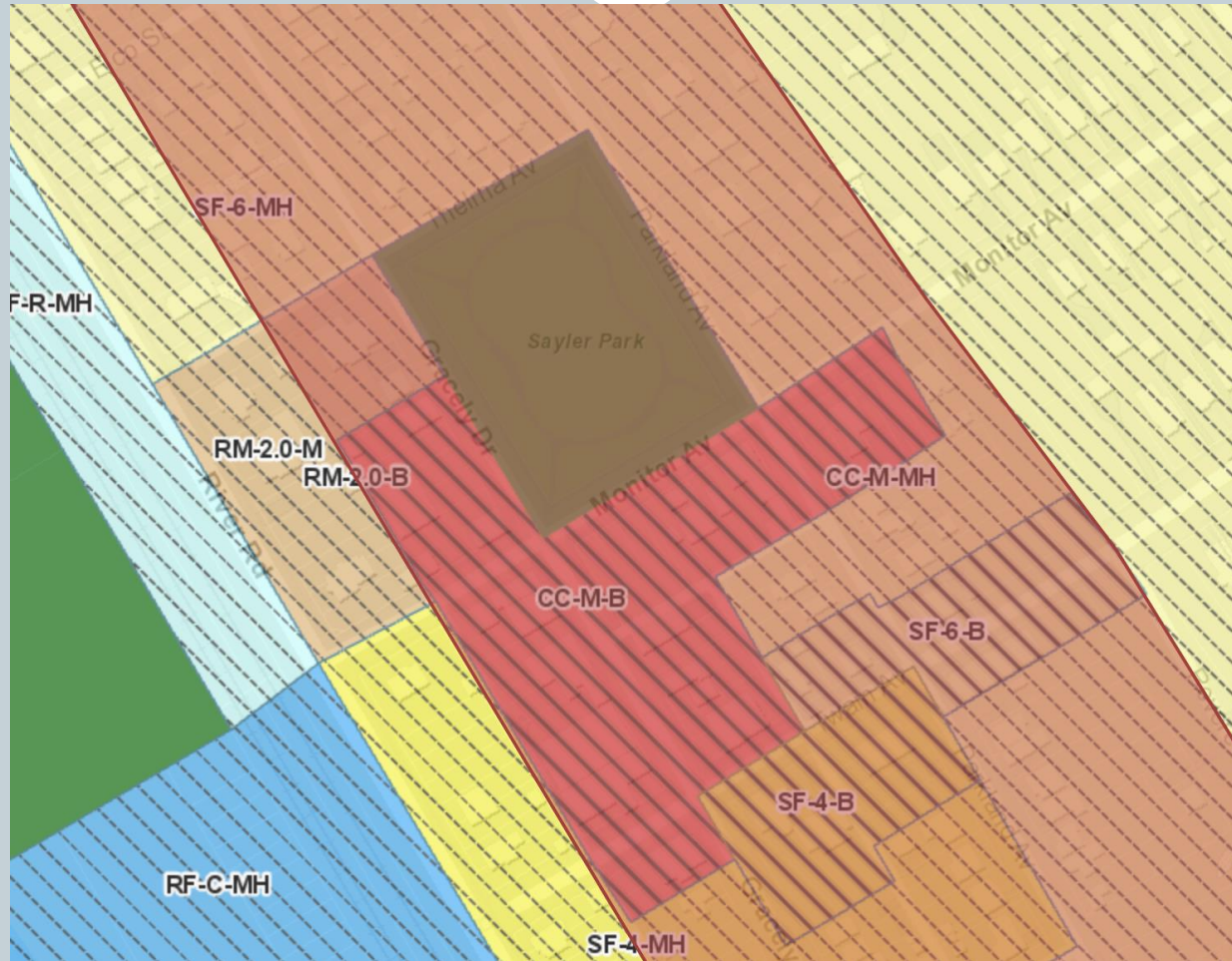
- Joint effort of
 - Sayler Park Village Council
 - Hamilton County Land Reutilization Corporation,
 - Port of Greater Cincinnati Development Authority
- Create jobs and help new small businesses
- Adds fifteen D5-J licenses to the neighborhoods



Sayler Park Entertainment District Map

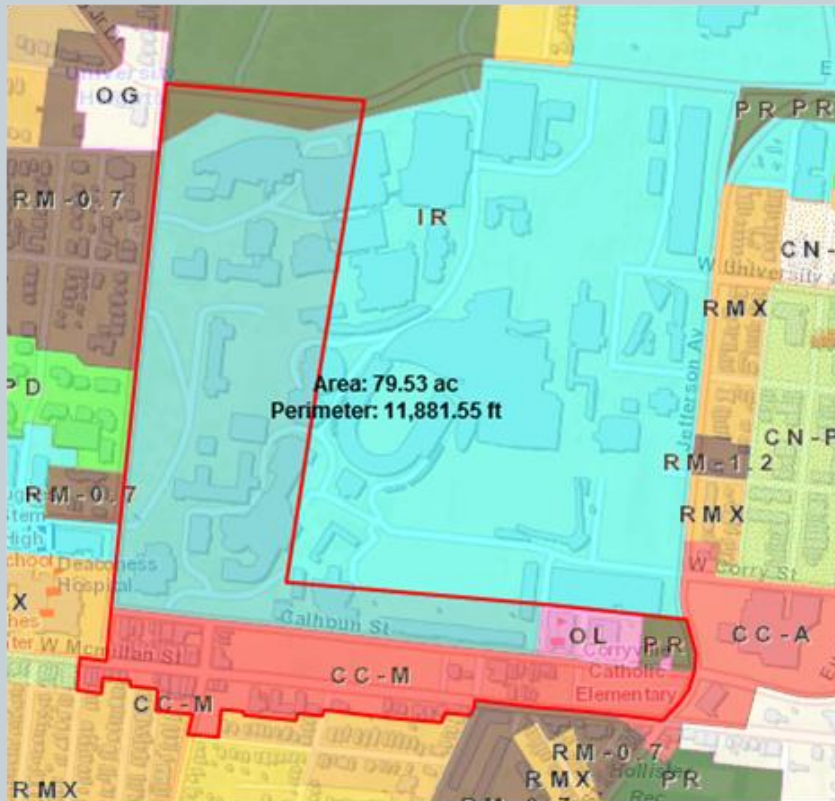


Additional Detail- Area of Focus



Required Acreage, Other Districts

CUF (includes large portions of UC's campus)



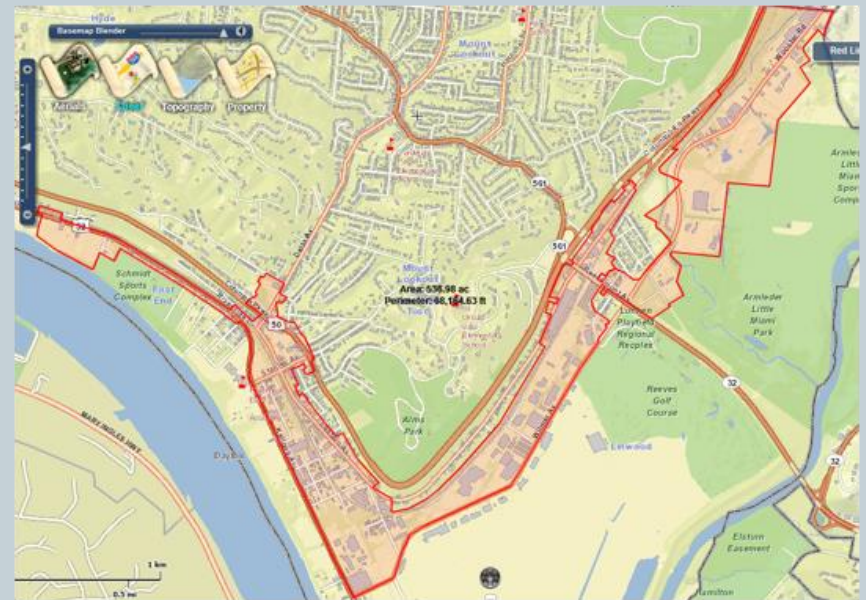
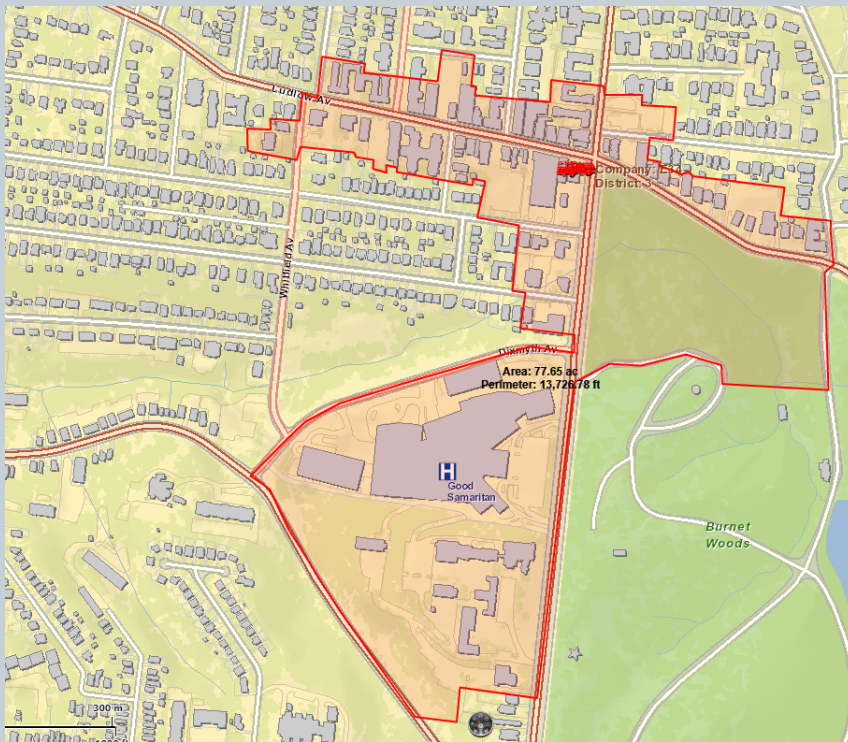
Short Vine (includes EPA building and grounds)



Required Acreage, Other Districts

**Clifton (Burnet Woods
and Good Sam)**

**3 East (includes hundreds
of acres to connect NBDs)**



Letters of Support



- Sayler Park Village Council
- Sayler Park Business Association



Benefits of the CED



- Must have a food service license to obtain a D5-J
- No 'carry outs'
- 15 small businesses will save approximately \$375,000 by not having to purchase licenses on the resale market
- Can re-invest these savings in equipment, staff, and build-out
- Prevents taking licenses from other neighborhoods
- Lowers barriers for small & minority-owned business
- Helps expanding businesses stay in the neighborhood rather than leave for a nearby neighborhood with the benefit of the CED designation.



Benefits to the Neighborhood

- More Jobs
- New Small Businesses
- Increased Entertainment Destinations. Supports redevelopment in the area.
- Increased Off-Peak Activity



Additional Benefits

- Cincinnati- Increased Earnings Taxes
- Hamilton County- Increased Sales Taxes
- State of Ohio- Increased Liquor License Revenues



Any Questions?

