

# Approval of an Addendum to the *Mount Lookout Neighborhood Business District Urban Design Plan (1998)* with a list of Contributing and Noncontributing Buildings

Equitable Growth and Housing Committee | June 21, 2022

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# Background

## Background:

2019: Request to review of the Zoning Code and Land Development Code

- Initially related to signage standards, to add consistency between codes
- To fix scrivener errors
- Additional change identified in "UDOD" chapter, due to an increase in applications for development

Version A text amendments to the UDOD Code not approved, DCPE staff held three additional community engagement sessions.

Version B text amendments to UDOD Code passed October 31<sup>st</sup>, 2021

Version A Amendments	Version B Amendments
demo and new construction reviewed by ZHE	Changed review to ZBA
laid out review process	No change.
added demo criteria	removed economic hardship from demo criteria
None.	Allowed UDP to include "contributing" and "noncontributing" buildings; defined those terms
None.	Added a 2-step review process for new construction
None.	Changed appeal of decisions from ZHE to the Court of Common Pleas

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# Background

Winter 2022, community councils given the option to work with DCPE staff to add contributing and noncontributing building lists to existing Urban Design Plans.

Mt. Lookout Community Council (MLCC) was the first community to respond.

City staff started the building classification process in December 2021.

**Project Schedule**

December 2021	January 2022	February	March	April	May
Process development	Inventory & Classification	Community Approval	CPC Approval	City Council Approval	

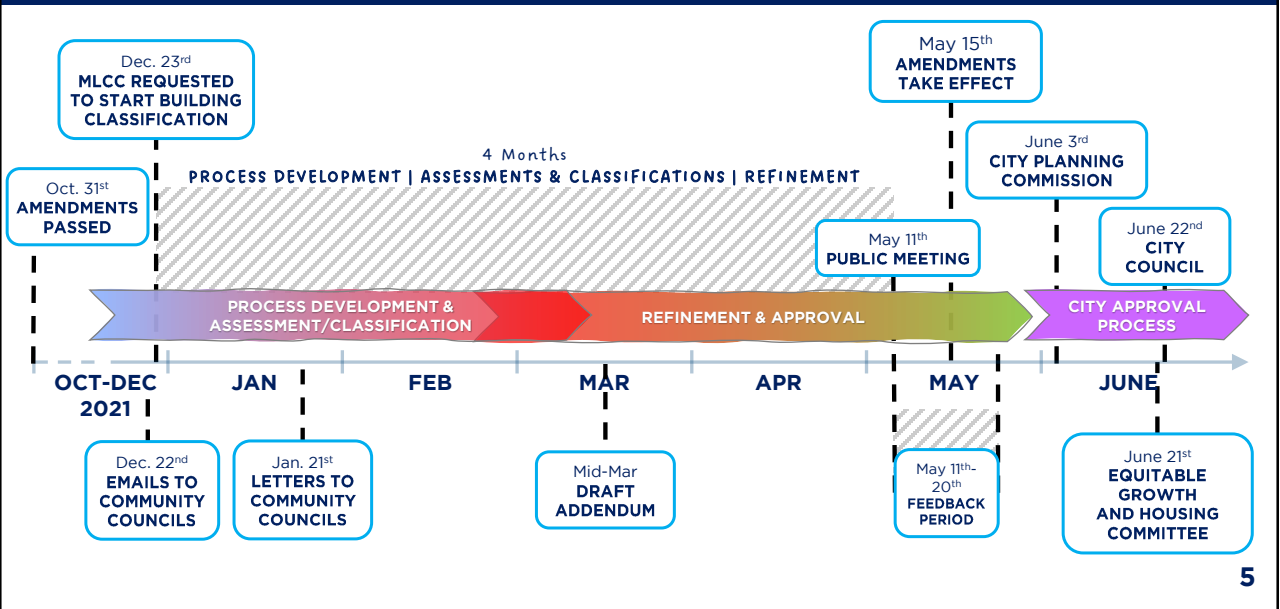
  

BUILDING ADDRESS	CLASSIFICATION	PAGE #
#1   821 DELTA AVENUE	CONTRIBUTING	17
#2   3199 DELTA AVENUE	NONCONTRIBUTING	18
#3   3197 LINWOOD AVENUE	CONTRIBUTING	19
#4   3195 DELTA AVENUE	CONTRIBUTING	20
#5   3187 LINWOOD AVENUE	CONTRIBUTING	21
#6   3183 LINWOOD AVENUE	CONTRIBUTING	22
#7   3181 LINWOOD AVENUE	CONTRIBUTING	23
#8   3173 LINWOOD AVENUE	CONTRIBUTING	24
#9   1002 CROCUS LANE	NONCONTRIBUTING	25
#10   3165 LINWOOD AVENUE	CONTRIBUTING	26
#11   3159 LINWOOD AVENUE	CONTRIBUTING	27
#12   3151 LINWOOD AVENUE	NONCONTRIBUTING	28
#13   3145 LINWOOD AVENUE	NONCONTRIBUTING	29
#14   3152 LINWOOD AVENUE	CONTRIBUTING	30
#15   3154 LINWOOD AVENUE	NONCONTRIBUTING	31
#16   3156 LINWOOD AVENUE	NONCONTRIBUTING	32

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# Timeline

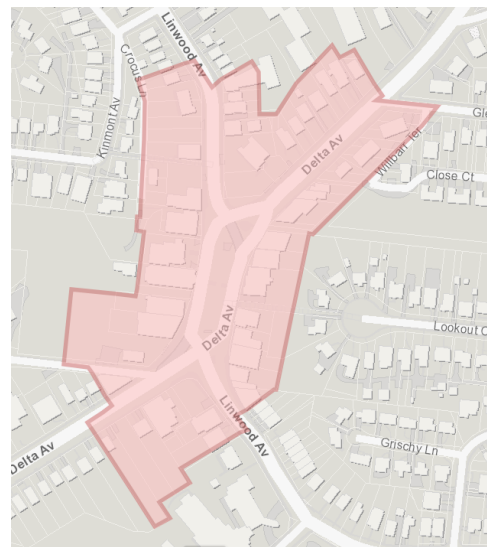


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# Process

## Purpose of UDODs:

- Protect and enhance the physical character of a business districts with an Urban Design Plan
- Prevent the deterioration of property;
- Encourage private investment
- Ensure that infill development does not adversely affect the physical character of the area



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# Process

## Contributing building:

unique or distinguishable physical attributes that **add to the cohesive character** consistent with the:

- siting
- location
- architectural characteristics
- Massing

## Noncontributing building:

**detracts from the established physical character** and setting of the business district's and **inconsistent with the predominant characteristics:**

- architectural style
- bulk
- shape
- Massing
- scale
- form
- obsolete, damaged, in a state of disrepair, dilapidated, or unsanitary.

# Process

## Building Assessments:

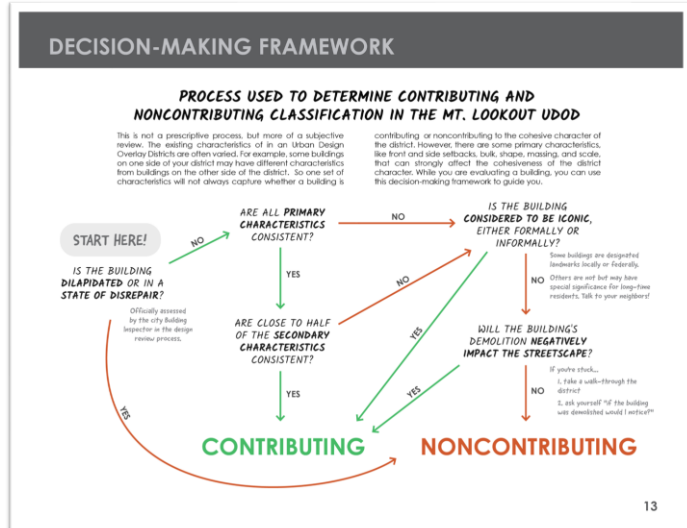
- Review of existing processes (conservation & historic districts)
- Identify urban design attributes based on C/NC definitions and UDP
- Record measurements
- Walk-through
- Take pictures
- Creating Maps
- Capturing district-wide attributes
- Prioritizing attributes into Primary and Secondary categories (Code, UDP)

MOUNT LOOKOUT EXISTING CHARACTERISTICS		
<b>PRIMARY CHARACTERISTICS OF EXISTING BUILDINGS</b>		
<b>A FRONT SETBACK</b>	0'-10'	✓ The front setback is the most important factor in good urban design. If a setback is greater than 10 feet, the building will likely be considered noncontributing. Large setbacks are only superseded if the building is iconic to or specially associated with the district.
<b>B</b>	80% (49' facade) (51' front property line)	The district has 1-3 story buildings on average, excluding basement and attic space. The whole UDOD is zoned C4H, in which buildings between 15 and 30 feet are allowed. This zoning allows for the district to maintain a cozy feeling for pedestrians and can allow for a critical mass of residents, which adds to the economic stability of the business district.
<b>C # STORIES</b>	1-2	Generally, the space between buildings should be smaller and consistent with each other. If possible, the space between buildings should not be wider than 2.7 feet. Also, parking lots should not front the streets and instead are best located behind buildings with access to the lot from side streets, or small walkways to the street.
<b>D SIDE SETBACKS</b>	district averages (minus outliers)	
	left   right	3'   3'
<b>SECONDARY CHARACTERISTICS OF EXISTING BUILDINGS</b>		
<b>E SMALL STOREFRONTS</b>	2	✓ Buildings that are generally parallel to the street provide a cozy pedestrian experience and help to shape the public right-of-way.
<b>F</b>	parallel to street	✓
<b>G</b>	recessed entrances	✓
<b>H</b>	mostly glass	✓ Having mostly glass first floor shops provide eyes on the street and allows for pedestrians to see business products and people walking throughout the district or shopping in the businesses. Also, mostly glass frontages allow for light to spill out and provide additional light onto the sidewalks at night, which adds to a feeling of safety.
<b>I BLANK WALL LENGTH</b>	none	✓ Regularly spaced windows add balance and symmetry to the building, creating a pleasant pedestrian experience.
<b>J</b>	regularly spaced	✓
<b>K</b>	show windows (if R)	✓
<b>L</b>	punched style (2nd fl. +)	✓
<b>M RHYTHM OF BAYS</b>	yes	✓ There is generally symmetry within the building facade. No part of the building feels "heavier" or "lighter" than another.
<b>N BUILDING MATERIALS</b>	brick, painted brick, or glazed tile	✓ Brick and glazed tile are high quality materials that age well over time and resist deterioration. They are preferred to plastic, cardboard, and painted wood.
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Key: ✓ = attribute indicated in Mt. Lookout Urban Design Plan		
<b>NOTE ON DETERMINATIONS</b> The Contributing and Noncontributing status of the buildings in this document were determined to be consistent with the purpose of Urban Design Overlay District section 1437-01 of the Cincinnati Municipal Code.		
<b>§ 1437-01 - Specific Purposes.</b> The specific purposes of the Urban Design Overlay District (UDOD) are to:		
(a) Protect and enhance the physical character of selected business districts that have adopted Urban Design Plans;		
(b) Prevent the deterioration of property and lighting conditions;		
(c) Encourage private investment to improve and stimulate the economic vitality and social character of selected business districts; and		
(d) Ensure that in-fill development does not adversely affect the physical character of the area.		
<b>EXISTING CHARACTERISTIC COMPATIBILITY</b> Both the UDOD code and the approved Urban Design Plan, state that the building's architectural style, bulk, shape, massing, scale, form, and setbacks are consistent with the predominant characteristics of the district. These existing characteristic tables are meant to help community members see a snapshot of some of the general characteristics for the district.		

# Process

## Determine Classifications:

- Compliance with intent and purpose of UDOD
- Enhancing pedestrian experience
- Consistency with district-wide primary and secondary attributes
- If building is iconic to the neighborhood
- If demolition negatively impacts the streetscape



# Process

#1 | 821 DELTA AVENUE

CONTRIBUTING

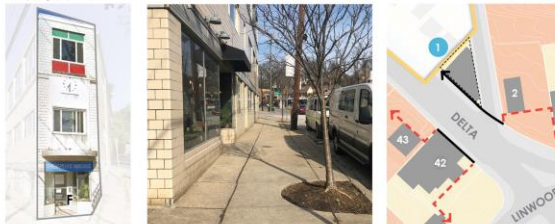
## Contributing example:

- ALL primary attributes consistent
- Over half of secondary attributes consistent

FRONT



FRONT CORNER



### PRIMARY CHARACTERISTICS

A	FRONT SETBACK	0' - on property line
B	frontage ratio	77% (73' facade : 95' front property line)
C	# STORIES	3
D	SIDE SETBACKS	similar to standard spacing in the district
	left   right	10'   11'

### SECONDARY CHARACTERISTICS

E	SMALL STOREFRONT(S)	2
F	parallel to street	yes
G	recessed entryway(s)	yes
H	mostly glass	yes
I	BLANK WALL LENGTH	none
<b>WINDOWS</b>		
J	regularly spaced	yes
K	show windows (1st fl.)	yes
L	punched style (2nd fl. +)	yes
M	RHYTHM OF BAYS	yes
N	BUILDING MATERIALS	glazed brick

# Process

#2 | 3199 DELTA AVENUE

NONCONTRIBUTING

## Noncontributing example:

- **Two** primary attributes inconsistent
- **Over half** of secondary attributes inconsistent



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PRIMARY CHARACTERISTICS	
A FRONT SETBACK	24-44'
B	frontage ratio: 29% (25' facade : 98' front property line)
C # STORIES	2.5
D SIDE SETBACKS	wider than most side setbacks in district
	left   right
	8   44
SECONDARY CHARACTERISTICS	
E SMALL STOREFRONT(S)	1
F	parallel to street: no
G	recessed entryway(s): no
H	mostly glass: no
I BLANK WALL LENGTH	none
WINDOWS	
J	regularly spaced: yes
K	show windows (1st fl.): no
L	punched style (2nd fl. +): yes
M RHYTHM OF BAYS	no
N BUILDING MATERIALS	clapboard/wood

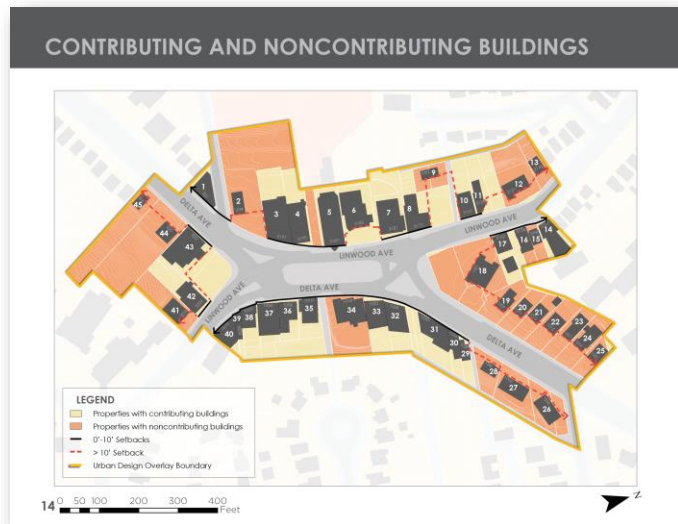
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# Key Understandings

DCPE staff tried to make this as **objective as possible**, but this is still a subjective review.

Urban Design standards are **different than historic district** standards.

C/NC is **one of six decision-making factors** for ZBA review of demolition only.



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# Contributing

Identified as **iconic** in Urban Design Plan.

Most **primary attributes are consistent** with the predominant district characteristics.



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# Contributing



#5 3187 Linwood Ave



#6 3183 Linwood Ave



#34 1010 Delta Ave



#35 1006 Delta Ave



#36 1000 Delta Ave



#39 3210 Linwood Ave

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# Contributing

All primary attributes are generally consistent with the predominant district characteristics.



# Contributing



#1 821 Delta Ave



#16 3162 Linwood Ave



#29 1036 Delta Ave



#3 3197 Linwood Ave



#4 3195 Delta Ave



#30 1030 Delta Ave



#31 1028 Delta Ave



#32 1020 Delta Ave



#13 3152 Linwood Ave



#28 1038 Delta Ave



#37 3200 Linwood Ave



#38 3204 Linwood Ave



#41 3209 Linwood Ave



#42 822 Delta Ave



#10 3159 Linwood Ave



# Noncontributing

Most of the **primary attributes** are **inconsistent** with the predominant district characteristics.



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# Noncontributing



#2 3199 Delta Ave



#11 3151 Linwood Ave



#12 3145 Linwood Ave



#14 3154 Linwood Ave



#15 3156 Linwood Ave



#17 1001 Delta Ave



#25 1056 Delta Ave



#26 1050 Delta Ave



#27 1046 Delta Ave

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# Noncontributing



#18 1009 Delta Ave



#19 1011 Delta Ave



#20 1013 Delta Ave



#21 1015 Delta Ave



#22 1017 Delta Ave



#23 1019 Delta Ave



#24 1021 Delta Ave



#44 816 Delta Ave



#43 820 Delta Ave



#33 1018 Delta Ave



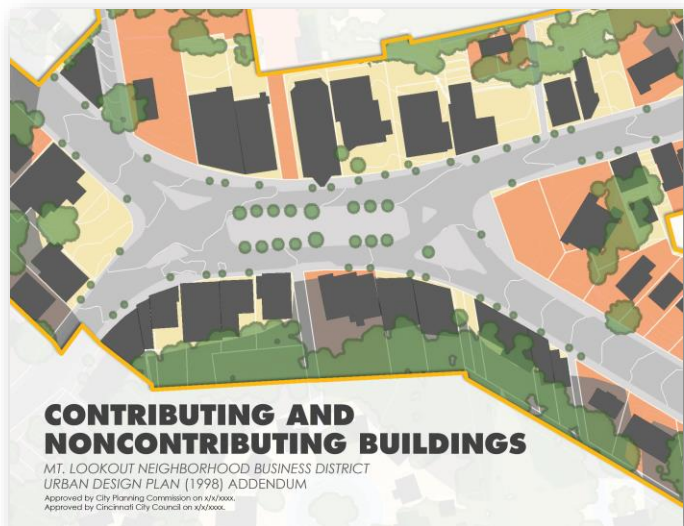
#40 3215 Linwood Ave

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# Analysis

- Went through **thorough analysis**
- Carefully **crafted decision-making framework** balancing neighborhood stakeholder groups
- Reflects **characteristics neighborhood wishes to preserve**
- **Potential guide for developers** to design projects in a way the neighborhood would likely support



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# PUBLIC COMMENT

## Public meeting on May 11th

- 20 attendees

## Overview of public comment

- Desire for better collaboration between the City/MLCC and business/property owners in the UDOD
- Implications of classifications on the demolition → led residents to think more carefully about designating too many buildings as contributing
- Clarified the addendum process
- General appreciation of DCPE and understandability of the addendum



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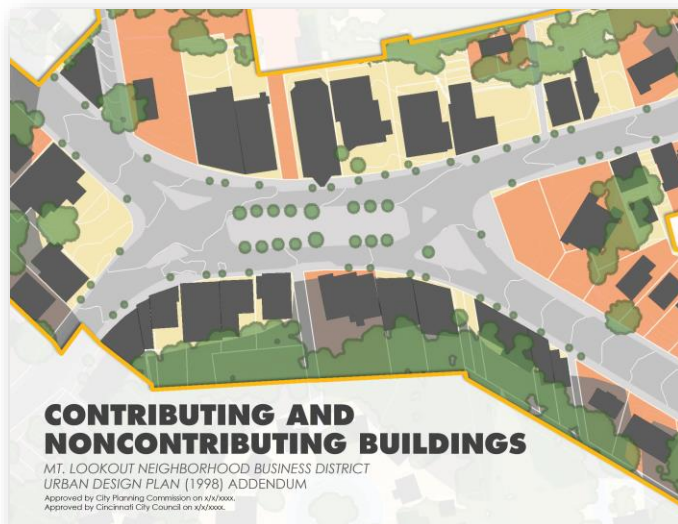
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# CONCLUSION

Went through a 6-month-long process of **detailed analysis** to create addendum.

**Fully supported** by the Mount Lookout Community Council.

Will act as a **proactive tool for future development.**



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## Consistency with *Plan Cincinnati* (2012)

### Compete Initiative Area

**Goal 2:** “foster a climate conducive to growth, investment, stability, and opportunity”

**Strategy:** “build a streamlined and cohesive development process”

### Collaborate Initiative Area

**Goal 1:** “work in synergy with the Cincinnati community ”

**Strategy:** “unite our communities”

**Action Step:** “make our community organizations the foundation for neighborhood change”

### Live Initiative Area

**Goal 2:** “create a more livable community”

**Strategy:** “become more walkable”

**Action Step:** “increase mixed-use, compact, walkable development throughout the basin and uptown surrounding our centers of activity, and along transit corridors”

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## Recommendation

The City Planning Commission recommends that City Council take the following action:

**APPROVE** a proposed addendum to the *Mt. Lookout Neighborhood Business District Urban Design Plan* (1998) with a list of contributing and noncontributing buildings in the Mount Lookout Urban Design Overlay District.

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